



# **SUPPLEMENTARY PAPER TO**

## **Council Meeting**

**Thursday 22 October 2020**

**Council Chamber, Rangitikei District Council  
46 High Street, Marton**

**Website: [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz)  
Telephone: 06 327-0099**

**Email: [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)  
Facsimile: 06 327-6970**

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# Report

Subject: **Addition of a Change Room building for the Bulls Community Centre**

To: Council Meeting

From: Arno Benadie, Group Manager – Assets and Infrastructure

Date: 16 October 2020

File: **5-CM-1 -1084**

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## 1. Purpose of the report

The purpose of this report is to present the costs for the investigations into the total construction costs of a new change room building to be added to the existing Bulls Community Centre.

## 2. Background

The new Bulls Community Centre has been designed and constructed as a multi-use building that accommodates Council front desk services, the Bulls learning hub, meeting spaces, a Plunket room and a Community Hall and stage. The Community hall and stage can be used for a variety of events, including school productions and other theatre related events. A request for additional space for users of the stage to use as a dressing area has been received. RDC staff has been requested to investigate the costs of such a new building to allow Council to consider the option of constructing this new building.

## 3. Progress to date

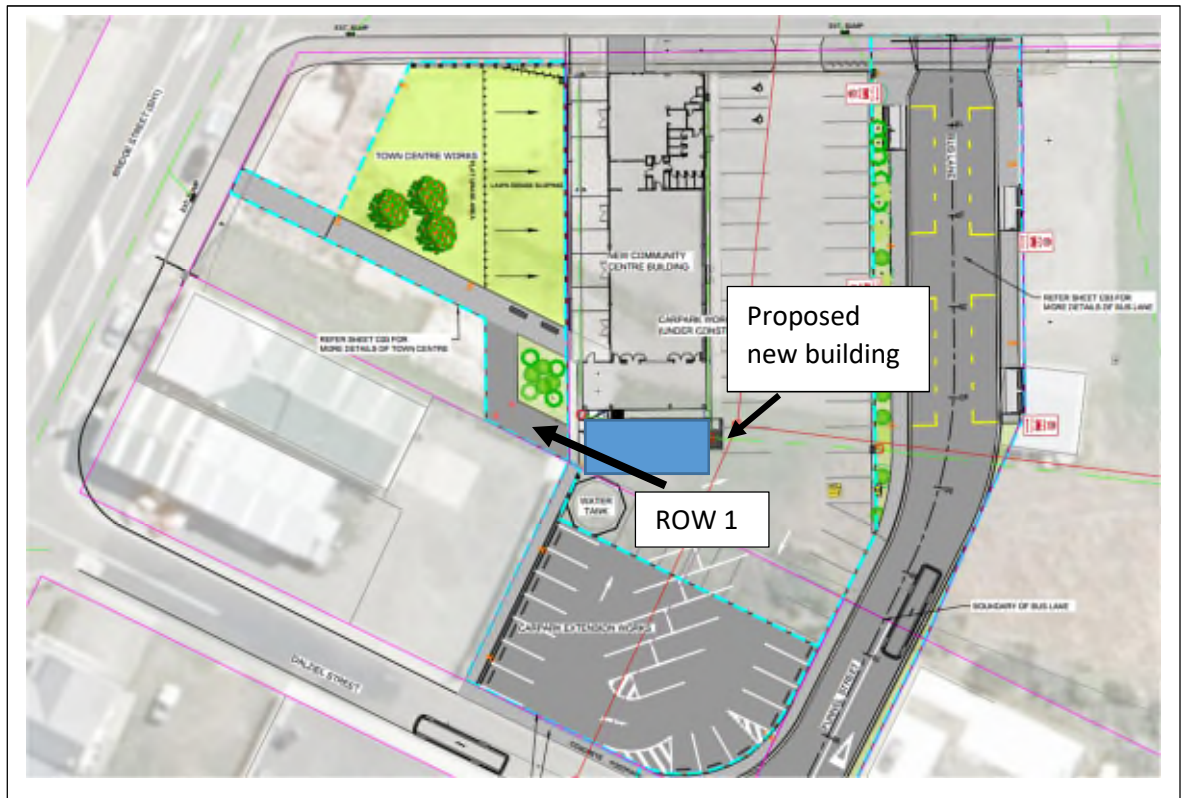
An accurate cost estimation for any new building requires an all-encompassing Project Cost Plan prepared by a professional quantity surveyor at the start of the project. The first step in the process of determining an accurate cost estimation of this additional building, is to identify what the construction of a building of this description and functionality would include to ensure that all required disciplines are involved in the cost estimation. RDC made use of the services of the Bulls Community Centre design Architect to assist with the creation of a list of disciplines that would be included, and an estimation of how much time each of these disciplines would need to cost their portion of the proposed new building.

The following list of disciplines and associated costs are:

Discipline	Cost Allowance
Quantity Surveyor	\$4,000 - \$6,000
Architect	\$5,000
Planner/Traffic Consultant	\$6,000 - \$7,000
Civil Drainage Engineer	\$2,000 - \$3,000
Fire Engineer	\$2,500 - \$3,000
Services Engineer	\$2,700 - \$3,600

Structural Engineer	\$1,500 - \$2,000
Security and Data consultants	\$750
Building Compliance (RMA and NZBC compliance)	\$500
Architect liaison costs	\$1,000 - \$6,000
<b>Feasibility Study Total cost</b>	<b>\$25,950 - \$36,850</b>

During this phase of feasibility investigations, it was found that there are severe limitations on where any such new building can be placed on the existing site.



The agreement for the purchase of the land that the Bulls Community Centre is built on, includes two areas that will be protected as a “Right of Way”. The “Right of Way 1” area is shown on the drawing above. This provision in the contract prevents RDC from constructing any structures over this portion of land. This issue will have to be resolved before work can progress.

The design Architects also reminded RDC that the original solution for the provision of a changing area for large productions and school events, was to make use of a marquee placed in the car park as and when required.

#### 4. Conclusion

The total cost of investigating the cost estimation for a new building to be added to the existing Bulls Community Centre will be in the range of \$25,950 to \$36,850. The progression of investigating the costs of a building in this location will be dependent on the resolution of the Right of Way provisions in the Sale Agreement with the vendor.

## **5. Recommendations:**

The following recommendations are proposed:

1. That the report 'Addition of a Change room building for the Bulls Community Centre' to the Council Meeting of 22 October 2020 be received.
2. That Council [approve/do not approve] unbudgeted expenditure of \$25,950 - \$36,850 to investigate the cost estimation for a new changing room building to be added to the existing Bulls Community Centre.

Arno Benadie  
Group Manager – Assets and Infrastructure



# BULLS SCHOOL

To Whom It May Concern,

RE: BULLS TOWN CENTRE - THE NEW BUILDING

First of all, thank you so much for the opportunity to do a walk through last week. we were very impressed by many aspects of the building and we know our tamariki will feel very proud to be involved in performing or presenting in this space.

There were a couple of things we discussed during our walk through and one in particular we would like to highlight.

- In relation to access to the stage which would be one of the main reasons we would be using the space (Prize Givings, Community Concerts, Major Productions, Cultural Displays) it would be amazing if we could have our children all together in a 'back room' that had direct access to the stage. This would eliminate the need for us to be spread out in small groups across the building and potentially getting under the feet of the audience or backtracking to use the toilet facilities.
- This would also support our tamariki in wheelchairs as the backstage entrance ramp is their best option as well - so from an inclusive point of view, it would be much more appropriate.
- By having a toilet area attached to the back building we would effectively not have a mixture of school children and adults using the main bathroom. We have no issues with it being unisex, but keeping children all together is just a simpler safer option all round in my opinion.

So, again we would like to reiterate our gratitude at being allowed a walk through with the appropriate experts there to ask questions and clarify the purpose of each space.

What a beautiful community asset, a real credit to all those involved.

Ngā mihi

Kim Gordon and Adrian Burn

On behalf of the Bulls and Clifton School Board of Trustees.



**From:** [John Lynch](#)  
**Sent:** Sunday, 13 September 2020 4:39 PM  
**To:** [Jane Dunn](#)  
**Cc:** [Brian Carter](#)  
**Subject:** Bulls Community Centre

Hi Brian and Jane

Thank you for the opportunity to look through the centre the other day. I am down in Queenstown and said I would drop you an email, excuse any typo's as on my phone.

Overall I think you have developed a tremendous asset for the community and have obviously looked to encompass everyone's needs within the building. There are a few areas from an operational perspective I think you need to consider which I will briefly list below.

1. There really needs to be changing facilities directly behind and accessible to the stage area. This area needs to have a couple of toilets and disability access. There is ample footprint behind the building to accommodate for the desired use of the centre and for a reasonable cost I would think. Use the space, always good to have room.

The current room 2 flights of stairs up is difficult, too far, has no toilets, no air conditioning and for disability means having to go to the other end of the building, down the lift, outside and then enter through the rear to reach the stage. Not an acceptable solution. There are also no toilets so if kids need to go to the toilet it is too far and potentially through public which would be of a concern. These are also public toilets and potentially mixing with external people using these toilets.

I realise this is additional cost on top of an already blown out budget, but could be added in the next couple of years. This facility will service the community for a number of years so you want it finished right.

2. The door between the library and mezzanine floor really should have been an acoustic solution not just a swinging door. During performances the library will have transfer of noise and could be difficult. Kids are generally pretty noisy too so perhaps the door can be modified to seal a bit better?

3. Toilets downstairs concern me. If open to the public as well as people using the facilities, this could mean mixing kids with members of the public or from buses etc. Safety and security of kids. Surely they would need to be locked off externally when kids present? I found the clear glass interesting too. I do wonder if your female users especially may find it a bit of a fish bowl and uncomfortable, again especially with the mix of people using. Unisex is an interesting scenario too as women tend to like to be well away from the men. I do think if you relocate buses next door, you look to put in a couple of specific toilets for them perhaps.

These things can be worked around initially but need consideration otherwise it is going to take some managing.

I am back from 21st if you want more detail etc and could elaborate if required. The last thing you want is the building not used because it is difficult.

# Memorandum

**To:** Council

**From:** Arno Benadie

**Date:** 15 October 2020

**Subject:** **Top Ten Projects – status, October 2020**

**File:** 5-EX-4

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This memorandum updates the information presented to the October 2020 Council meeting. The update consists of a short synopsis of the history of the project and how we arrived at the current position in each of the projects. This is followed by a summary update of project activities completed during the previous month.

## **1. Mangaweka Bridge replacement**

### **History**

- A detailed business case for the replacement of the Mangaweka Bridge was approved by the New Zealand Transport Agency (NZTA).
- The future of the existing bridge was considered, and in August 2019 Council agreed (as has the Manawatu District Council) to retaining the existing bridge as a walking and cycling facility, and supported the setting up of a trust to manage the future use of the bridge.
- The Tender process for the construction of the bridge has been completed
- The contract has been awarded to Emmetts Civil Construction Ltd, Stringfellows Contracting Ltd, and Dempsey Wood Civil Ltd. Construction started in September 2020.

### **Monthly update:**

Rangitikei District Council, Manawatu District Council and Mangaweka Heritage Inc. are currently negotiating a mutually agreed upon MoU for the ongoing management of the existing historic bridge.

The successful tenderer for the construction of the new replacement bridge is Emmetts Civil Construction Ltd, Stringfellows Contracting Ltd and Dempsey Wood Civil Ltd. The agreed contract period for the construction of the new bridge is from 4 September 2020 to 17 June 2022.

## **2. Marton to Bulls Wastewater centralisation project**

### **History**

- March 2018 an application for a new resource consent was lodged with Horizons Regional Council and placed “on hold” pending an outcome on the future of the Marton and Bulls Wastewater treatment plants.

- A full briefing was provided for the Assets/Infrastructure Committee's meeting on 9 August 2018, together with a District-wide strategy towards consenting.
- The preferred option was to establish a land-based disposal system for the combined Marton and Bulls wastewater flows.
- A renewal application for the Marton WWTP was submitted on 28 September 2018 and an updated consent application for the proposed Bulls and Marton centralisation scheme with discharge to land was due to be submitted in May 2019.
- Due to challenges in finding and purchasing the necessary land for disposal, the consenting strategy was altered in consultation with Horizons Regional Council in July 2019
- The current consent strategy proposes a staged approach with clearly defined milestones to ensure constant progression of the project. A final submission date has not been agreed with HRC.
- The New Zealand Defence Force (NZDF) considered the option of becoming a trade waste customer in the upgraded Bulls/Marton wastewater land disposal arrangement. During June 2020 NZDF signalled a change in their design direction and are now considering a permanent solution with Sanson and the Manawatu District Council.

#### **Monthly update:**

Work on determining the wastewater characterisation and total loads and flows to the Marton and Bulls WWTPs is ongoing. The search for suitable land is continuing, with no new parcels of land becoming available during October. Work on a detailed consenting plan continues and a process plan with clear milestones and deliverables will be submitted to Horizons Regional Council and Iwi for consideration. A workshop with technical wastewater experts and Resource Consent Planners was held in October. The technical experts will prepare a programme of works and timelines of what is required to move from the current position of two individual discharges to a single land based irrigation solution. The planners will create a consenting strategy to align with this programme of works to allow this works programme to be completed. This work is expected to be completed before the end of November 2020.

The Marton to Bulls pipeline has been listed as one of the projects to be funded by the three waters MOU funding grant to the value of \$3.5 Mil. Our project delivery plan noted a construction start date of March 2021 and completion by March 2022.

### **3. Upgrade of the Ratana wastewater treatment plant**

#### **History**

- An application for a new consent was lodged in April 2018, which means the existing consent continues to apply until a new consent is issued.
- The proposed programme to remove treated effluent from Lake Waipu and to dispose of it to land started on 1 July 2018 with an agreement with the Ministry for the Environment (MfE).
- This project is a collaboration between local Iwi, RDC and HRC and is partly funded (46%) by MfE
- The proposed duration of the project is 5 years starting in July 2018.
- The project plan includes the purchase of land, the installation of irrigation equipment and an upgrade of the existing Ratana wastewater treatment plant.



- The main focus to date has been the identification of suitable land in the area and negotiating with the land owners to secure a purchase.

#### **Monthly update:**

Negotiations with the Ministry for the Environment (MfE) regarding our request to change the deed of funding to accommodate a long term lease agreement rather than the current land purchase requirements continues. The report on soil conditions of two available parcels of land was presented and discussed with Horizons Regional Council (HRC). It was agreed that RDC will prepare a summary report documenting the advantages and disadvantages of both parcels of land, and to include further information about potential benefits for the environment and the community that could be leveraged from the land that is only available for lease. This report will be presented by HRC to MfE before a site visit with representatives from MfE, RDC, HRC and Iwi will be organised. The report to HRC will be completed by the end of October 2020.

#### **4. Sustainable provision of stock and irrigation water within the area now serviced by the Hunterville Rural Water Scheme, extended south to Marton, and provision of a safe, potable and affordable supply to Hunterville town**

##### **History**

- A site was identified in the Hunterville Domain for a test bore to investigate the production of a new water source for the Hunterville township
- At its meeting on 11 October 2018, Council awarded the Contract for construction of the Hunterville Bore to Interdrill Ltd
- At 340 metres depth water was found; investigation is now under way to determine its quality and quantity.
- Part of the capability grant received from the Provincial Growth Fund (PGF) was used to prepare the case for a feasibility study for a Tutaenui rural water scheme.
- The formal application for funding for a detailed business plan for the Tutaenui rural water scheme was submitted on 3 May 2019
- In November 2019, the Minister for Regional Economic Development announced a grant of \$120,000 from the Provincial Growth Fund for the preparation of a detailed Business Plan for a Tutaenui Community Agricultural Water Scheme. RDC will contribute a further \$65 000 to the project and Horizons Regional Council will contribute \$10 000 for a total project cost of \$195 000
- February 2020, the funding agreement signed by RDC and Ministry of Business, Innovation and Employment.

##### **Monthly Update:**

The funding agreement between the Ministry of Business, Innovation and Employment (MBIE) and RDC has been signed. According to this agreement we have the following project timelines:

- End 2020 – Funding agreement variation agreed and signed
- End September 2020 – Appointment design consultants
- End March 2021 – Draft report
- End April 2021 – Final Report

This project has been delayed by the Covid 19 lockdown period earlier in 2020. A delay in project timeframes has successfully been negotiated with the Provincial Development Unit. A contract variation has been created and signed by RDC, and work on the project will start in October. The steering group that has been involved in the process from inception will be contacted by the end of October 2020 as one of the first project milestones. Additional project management staff starting with RDC in October will be able to complete the engagement of the design consultants, and catch up to the agreed milestone dates noted above.

## **5. Bulls multi-purpose community centre**

### **History**

- A detailed design was completed for the new Bulls Community Centre and an application for a building consent was submitted early in 2018.
- The tender for the construction of the new building closed in August 2018 and W&W Construction 2010 Ltd was identified as the preferred contractor.
- A period of contractor negotiations followed and the final contract was signed in November 2018.
- The archaeological authority was issued on 16 October 2018.
- The target completion date at the time of signing the contract was February 2020.
- W & W Construction took possession of the site on 10 December 2018
- Negotiations to secure title have been concluded, and Council received title on 13 September 2019
- The project was temporarily paused on 23 October 2019 to allow a brief review and to ensure all parties continue to be aligned to the project deliverables.
- Construction work on the new building resumed in November 2019, with a revised finish date of September 2020.
- Practical Completion was achieved on 10 September 2020.
- The official opening of the building was held on 25 and 26 September 2020.

### **Monthly Update:**

The construction of the new building has now been completed and practical completion has been achieved. The contractor and Architects are working through a list of corrections and repairs before the Code Compliance Certificate (CCC) will be issued. The final CCC is expected to be achieved before the end of the December 2020. All furniture and audio visual equipment has been fitted and installed and is now completed.

Work will soon begin on a formal lessons learned activity.

The parking area extension, the bus lane and the town square has gone out to tender. The results from the tender and the costs of the additional works will be presented to Council before any further actions will be taken.

Work on the related request by elected members for an additional changing area continues and will be presented to Council at the October 2020 Council meeting.

## **6. Establishment of the new Council administration centre and the town library in Marton**

### **History**

- The Building Amendment Act 2017 sets Marton as an area of high seismic activity. This requires earthquake-prone buildings to be assessed within 5 years and remediated within 15 years. This means that over the next 20 years all earthquake-prone buildings in the Marton Town Centre will need to be remediated. This includes Council-owned sites.
- The Town Centre Plan was developed by Creative Communities for Council in 2014 in partnership with the local community.
- The Town Centre Plan identifies that Council should develop a new civic centre (for the library, information centre, Council front desk, meeting rooms, storage for community groups) in the heart of the Town Centre to act as a catalyst for revitalisation of the Main Street.
- During 2016, Council was presented with an offer to purchase the Cobbler, Davenport and Abraham and Williams buildings.
- During the development of the 2016-17 Annual Plan, Council consulted with the community regarding whether Council should purchase the site for the Marton Civic Centre. A total of 128 responses were received, with the majority of submitters in favour of purchasing the site
- Following the purchase of the site, during the development of the 2017-18 Annual Plan, Council consulted with the community about the options for developing the site.
- Of those people who supported continued work on the Town Centre site, they were asked whether Council should.
  1. Retain and refurbish the buildings
  2. Demolish the buildings and construct a new facility on the site.
  3. Retain part of the facades and build a new facility behind them.
- There was mixed views on what Council should do with the buildings - split between those wishing to retain the facades and those who thought Council should demolish and start new. However, the responses received were low, particularly from Marton, where only 38 responses were received. This shows further engagement with the community is required. As a response to the submissions Council decided to undertake more work to understand the costs between heritage preservation and a new build, including the potential opportunities for external grants to assist the funding of the project.
- WSP-Opus started work on the concept designs of the new building and completed at the end of February 2019.
- A 50% progress update as a workshop was provided to Council in May 2019 on two different options for the site (retention of as much heritage as possible and demolition and new build)
- A workshop with WSP Opus to review these costed designs was scheduled for August 2019. Council considered more work was needed before proceeding with consulting with the community about the options considered.

### **Monthly Update:**

Options for the Marton Civic Centre will be canvassed to the public as part of the LTP early engagement process (Framing Our Future) being undertaken from September. A summary

position statement is being prepared to ensure all staff and Councillors are up to date on this project ahead of LTP pre engagement.

## **7. Taihape Memorial Park development**

### **History**

- While Council set out its position on the initial stage of development on Memorial Park in the draft Long Term Plan consultation document, subsequent deliberations and discussions led to a request for a further report outlining various options and their costs. That was provided to the Assets/Infrastructure Committee's meeting on 12 July 2018.
- A public meeting (including the Park User Group) was held in August 2018 to gain clearer insights into community views and preferences.
- An estimate to renovate both the facilities under the Taihape grandstand as well as the grandstand itself was obtained. Colspec was engaged to undertake an initial scoping assessment; they provided a rough order of cost of \$2.4 million for renovating/upgrading the grandstand.
- The outcome of discussions with Clubs Taihape and other stakeholders was the suggestion of erecting co-located (and complementary) facilities at the end of the netball courts and leaving the grandstand as it is
- At its meeting on 30 November 2018, Council confirmed its intention to build a new amenities block at Memorial Park on the site beside the No. 3 field
- A design brief was prepared and Copeland Associates Architects were appointed to undertake the design work
- Barry Copeland (Copeland Associates Architects) subsequently met with Council and Clubs Taihape representatives. His view was that one two-storey building was the better option
- A budget provision of \$1.2 million for the amenities facility is included in the 2019/20 Annual Plan (with \$200,000 to be raised externally). Clubs Taihape has \$500,000 to commit to the project.
- Mr Copeland presented a concept design for spaces and how they could all gel together, together with cost estimates from BQH Quantity Surveyors at a meeting with representative from Council and Clubs Taihape on 7 June 2019
- Council opted for a fully completed two-storey building, at an estimated cost of \$2.935 million
- Meetings were held with Clubs Taihape on 22 July 2019 and 19 August 2019 to progress the Memorandum of Understanding with the Council for funding and managing the facility
- Discussions were held with all sporting codes individually to get their inputs and comments on the concept design. These discussions were concluded in December 2019. The option to include a contribution from Clubs Taihape has been declined by Council

### **Monthly Update:**

A more detailed report investigating the cost comparisons of bringing the Grand Stand building up to modern building codes and relevant earthquake standards, as well as converting the building into an amenities space similar to that proposed in the new amenities building

has been requested by Council. This investigation work will take longer than originally expected, and a tabled report is presented to Council at this meeting.

## **8. Taihape civic centre**

### **History**

Further engagement with the Taihape community to determine a preferred option for the development of the Taihape Civic Centre was planned for 2018/19, but is now likely to be during 2020 (as part of the input for the 2021-31 Long Term Plan). This engagement will be better informed following a final decision on the nature and scope of the development of community facilities on Memorial Park.

## **9. Putorino Landfill**

### **History**

- In October 2018 Rangitikei District Council was advised that a historic landfill has been exposed on the banks of the Rangitikei River at the eastern end of Putorino Road.
- During November 2018 it was agreed that Horizons Regional Council would secure the necessary consent and undertake the works required to shift the river flow path, which involved a combination of aggregate (metal) extraction and relocation.
- RDC would then undertake the site assessment and fund any agreed remediation work.
- Work on redirecting the river flow path was completed in May 2019.
- RDC engaged WSP to undertake the landfill site assessment work, and to identify and cost options for remediation/mitigation.
- This investigation work and options report was completed by the end of 2019
- Two Contractors has been engaged to consider the costs involved for a remediation option that would remove all landfill material from the site and replace the clean-fill material on the existing site.
- WSP has been engaged to start preparing the necessary consent applications for the remediation work to start as soon as possible.

WSP are in the process of preparing the full consent application, the documentation necessary for use in the event of making use of the emergency provisions in the RMA, and the Site Management Plan that will be required for emergency works or any contracted site works.

A report on the procurement strategy for the remediation works was presented to Council in September, and remediation work can now progress. RDC is in the process of negotiating contractual arrangements with the Contractor to allow work to start before the end of November 2020.

## **10. Rangitikei District Subdivisions:**

The following is a list of large subdivisions in the district with an update of progress to date:

**George Street, Bulls** – An equal cost share has been agreed for the upgrade of a storm water line to accommodate the increased number of lots in the final subdivision layout plan. The total cost of this storm water line is expected to be in the order of \$300 000. We are in the

process of applying for Resource Consent for the disposal of the storm water into the open drain adjacent to the subdivision. A hydrological assessment of this catchment was required for the consent application process, and found that there is a risk of the new subdivision storm water runoff causing flooding in Bulls. The assessment of the catchment will have to be expanded to cover the open drain through the Bulls urban area to the confluence with the Tutaenui Stream. This work will be commissioned by the end of October 2020 to determine what further upgrades to the open stream and culvers will be required.

Council has agreed a Bond with the developer to allow most of the remaining section titles to be released ahead of the storm water solution being implemented. Information is now with LINZ to implement the final section title requirements.

**Hereford Heights, Marton** – RDC committed to the construction of a new intersection to allow access to the new 80 lot subdivision. The detailed design of the new intersection has been completed and has identified the following item to be completed:

- Roading reconstruction and reshaping, including kerb and channel and footpaths
- Watermain will require some relaying on a new alignment to connect the subdivision pipework
- Lower the gas main supply
- Lower telecoms cables
- The position of the 225 mm dia stormwater requires locating before completing the pavement work

The work programme for the construction of the new intersection is:

Draft design received

Finalise draft design and quantities – 30 October 2020

Request for quotes - November 2020

Award contracts – 11 December 2020

Construction start date – TBC

The subdivision is close to attaining official completion of infrastructure construction and consent condition requirements (Section 223 and 224 certificates). A temporary access to the site will be installed to allow the developer to proceed with construction of houses while we finalise the construction of the intersection.

**Whanganui Rd subdivision, Marton** – this is a future subdivision that is being considered by the property owner. A district plan change will be required to allow for a zone change before this land will be subdivided. RDC have completed a residential scoping assessment to guide any future development and infrastructure requirements.

**Walton Street, Bulls** – The provision of storm water services for this subdivision uncovered a portion of land protected by a heritage reserve. Due to this parcel of protected land the original storm water design had to be altered to comply with an alternative solution. RDC worked with the developer to create a solution that will allow the subdivision to continue and will improve the RDC storm water network and service provision in this area. The new storm water solution has been constructed and completed.

**Ratana Papakāinga Housing** – Phase one of the Ratana Papakāinga will provide 28 new sections for housing development. The installation of services and roads was overseen by WSP and has now been completed.

**Hendersons Line, Marton** – A developer is in the process of investigating a subdivision to create 97 sections on Henderson’s Line. The investigations are in the early preliminary stages.

**Bredins Line, Marton** – The developer has signalled their intention to add a further 30 sections to the existing development. The developer’s design engineer is in regular contact with RDC to ensure good engineering outcomes for the provision of services to the site.

**Recommendation:**

That the memorandum ‘Top Ten Projects – status, October 2020’ to the 22 October 2020 Council meeting be received.

Arno Benadie  
Principal Infrastructure Advisor