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## **NOTICE OF MEETING**

**Notice is hereby given of the Meeting of the  
Infrastructure and Services Committee  
to be held in the Council Chamber,  
First Floor, Civic Administration Building,  
101 Esk Street, Invercargill on  
Monday 8 April 2019 at 4.00 pm**

Sir T R Shadbolt, KNZM JP  
Cr L S Thomas (Chair)  
Cr I R Pottinger (Deputy Chair)  
Cr A J Arnold  
Cr K F Arnold  
Cr A H Crackett  
Cr I L Esler

EIRWEN HARRIS MITCHELL  
MANAGER, SECRETARIAL SERVICES

## **Council's Values:**

- Responsibility      Take ownership of decisions and outcomes, both collectively and individually.
- We willingly share our knowledge.
  - We acknowledge our mistakes, work to resolve them and learn from them.
  - We give and receive feedback in a constructive manner to resolve issues.
  - We do our job with total commitment.
- Respect              Everyone is important, as are their views.
- We support and care for each other.
  - We stop to listen, learn and understand.
  - We communicate in an honest, up-front and considerate manner.
  - We maintain confidences and avoid hurtful gossip.
- Positivity           Always look on the bright side of life.
- We are approachable, interested and friendly.
  - We are open and receptive to change.
  - We acknowledge and praise the efforts of others.
  - We work together as a team to get the job done.
- Above and Beyond   Take opportunities to go the extra mile.
- We take the initiative to improve our work practices to get the best results.
  - We challenge ourselves and each other to make it better.
  - We take pride in providing the best possible outcomes.
  - We are ambassadors for our Council at all times.

## **Council's Vision for the City:**

Enhance our City and preserve its character, while embracing innovation and change.

## **Council's Vision:**

We are an energised, fun and innovative team that makes it better for each other and our community.

## **Council's Mission:**

Making it better by making it happen.

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9.	<b>PUBLIC EXCLUDED SESSION</b>	

Moved, seconded that the public be excluded from the following parts of the proceedings of this meeting; namely

- (a) *Minutes of the meeting held on 25 February 2019*
- (b) *Contract 849 – Esk Street Stormwater Renewal, Jed to Doon*
- (c) *Surrey Park Grandstand*

The general subject 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(1)(d) 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(1) for the passing of this resolution
(a) Minutes of the meeting held on 25 February 2019	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	<b>Section (7)(2)(i)</b>

- |   |   |                          |
|---|---|--------------------------|
| (b) Contract 849 –<br>Esk Street<br>Stormwater<br>Renewal, Jed to<br>Doon | Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). | <b>Section (7)(2)(i)</b> |
| (c) Surrey Park<br>Grandstand   | Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). | <b>Section (7)(2)(i)</b> |

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**INVERCARGILL CITY COUNCIL ELECTED MEMBERS  
INTEREST REGISTER**

<b>ELECTED MEMBERS</b>			
<b>NAME</b>	<b>ENTITY</b>	<b>INTERESTS</b>	<b>PROPERTY</b>
<b>RONALD LINDSAY ABBOTT</b>	Invercargill City Council Kiwi-Pie Radio 88FM Invercargill Invercargill Art Gallery Invercargill Venues and Events Management	Councillor Director / Broadcaster Council Representative / Board Member Director	
<b>REBECCA RAE AMUNDSEN</b>	Invercargill City Council Arch Draught Ltd BP Orr Ltd Task Ltd Arts Murihiku Dan Davin Literary Foundation Heritage South Glengarry Community Action Group SMAG Board Venture Southland Southland Regional Heritage Committee	Councillor Director Director Director Trustee Trustee/Chair Contractor Events Co-ordinator (Volunteer)  Council Representative Council Representative Council Representative	

**INVERCARGILL CITY COUNCIL ELECTED MEMBERS  
INTEREST REGISTER**

<b>ALLAN JAMES ARNOLD</b>	Invercargill City Council Ziff's Café Bar Ltd Buster Crabb Ltd Ziff's Tour Ltd Ziff's HR Ltd Ziff's Trust NZMCA Southland Aero Club Invercargill Club Invercargill East Rotary Southland Aero Club	Councillor Executive Director Executive Director Executive Director Executive Director Trustee Administrator Member Member Member Member Committee Member	
<b>KAREN FRANCES ARNOLD</b>	Invercargill City Council Funding Scheme	Councillor Trustee/Chair	
<b>TONI MARIE BIDDLE</b>	Invercargill City Council Invercargill Venue and Events Management Limited Southland Museum and Art Gallery Trust Board McIntyre and Dick	Councillor Director  Trustee  Partner – Executive Team	

<b>INVERCARGILL CITY COUNCIL ELECTED MEMBERS</b> <b>INTEREST REGISTER</b>
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<b>ALEX HOLLY CRACKETT</b>	Invercargill City Council Ride Southland Southland Youth Futures Advisory Board Venture Southland and Sub Committee Sport Southland McIntyre Dick	Councillor Chair Chair  Council Representative  Trustee Marketing Manager	High Street Invercargill
<b>IRWIN LLOYD ESLER</b>	Invercargill City Council Bluff Community Board Bluff Maritime Museum Otatara Landcare Group	Councillor Council Representative Council Representative Member	
<b>GRAHAM DAVID LEWIS</b>	Invercargill City Council Invercargill City Holdings Limited Southland Indoor Leisure Centre Charitable Trust Bluff 2024 Rejuvenation Invercargill Community Recreation & Sports Trust Hospice Southland Invercargill City Properties	Councillor Director Trustee  Officer Trustee  Trustee Director	

**INVERCARGILL CITY COUNCIL ELECTED MEMBERS  
INTEREST REGISTER**

<b>DARREN JAMES LUDLOW</b>	Invercargill City Council Radio Southland Invercargill City Holdings Limited Invercargill Venue and Events Management Southland Museum and Art Gallery Trust Board Healthy Families Invercargill Murihiku Maori Wardens Southland Community Law Centre Invercargill Community Recreation and Sport Trust Invercargill City Properties	Councillor Manager Director Director / Chairman  Trustee  Board Member Board Member Board Member Trustee  Director	770 Queens Drive Invercargill
<b>IAN REAY POTTINGER</b>	Invercargill City Council Southland Electronics Limited Santa Parade Organiser	Councillor Director Alice Pottinger (Wife)	171 Terrace Street Invercargill 9810
<b>TIMOTHY RICHARD SHADBOLT</b>	Invercargill City Council Invercargill Airport Limited Kiwi Speakers Limited SIT Ambassador	Mayor Director Director Contractor	



**INVERCARGILL CITY COUNCIL ELECTED MEMBERS  
INTEREST REGISTER**

<b>LESLEY FRANCES SOPER</b>	Invercargill City Council Breathing Space Southland Trust (Emergency Housing) Omaui Tracks Trust National Council of Women (NCW) Active Communities Invercargill Public Art Gallery Citizens Advice Bureau Southland ACC Advocacy Trust	Councillor Chair Secretary/Treasurer Member Chair/Trustee Board Member Board Member Employee	137 Morton Street Strathern Invercargill  24 Margaret Street Richmond Invercargill
<b>LINDSAY STEWART THOMAS</b>	Invercargill City Council Invercargill City Holdings Limited HWCP Management Limited	Councillor Director Director	

**INVERCARGILL CITY COUNCIL ELECTED MEMBERS  
INTEREST REGISTER**

<b>EXECUTIVE STAFF</b>			
<b>NAME</b>	<b>ENTITY</b>	<b>INTERESTS</b>	<b>PROPERTY</b>
<b>PAMELA GARE</b>	Invercargill City Council  DJ & PM Gare Family Trust	Director of Environmental and Planning Services  Trustee	
<b>CLARE HADLEY</b>	Invercargill City Council	Chief Executive	
<b>CAMERON MCINTOSH</b>	Invercargill City Council	Director of Works and Services	
<b>DAVID FOSTER</b>	Invercargill City Council	Acting Director of Finance and Corporate Services  Executive Director Foster and Associates Ltd	

**MINUTES OF A MEETING OF THE INFRASTRUCTURE AND SERVICES COMMITTEE  
HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION  
BUILDING, 101 ESK STREET, INVERCARGILL ON MONDAY 25 FEBRUARY 2019 AT  
4.00 PM**

**PRESENT:** Sir T R Shadbolt, KNZM JP  
Cr L S Thomas – Chairperson  
Cr I R Pottinger – Deputy Chairperson  
Cr A J Arnold  
Cr K F Arnold  
Cr I L Esler

**IN ATTENDANCE:** Cr R R Amundsen  
Cr L F Soper  
Mrs G Henderson – Bluff Community Board  
Mr C McIntosh – Director of Works and Services  
Mr R Pearson – Roading Manager  
Mr P Horner – Building Assets Manager  
Mr M Loan – Drainage Manager  
Mr A Murray – Water Manager  
Ms M Frey – Interim Parks Manager  
Ms M Brook – Manager Strategy and Policy  
Mr R Keen – Manager Three Waters  
Ms L Kuresa – Governance Officer

1. **APOLOGIES**

Cr A H Crackett.

Moved Cr Pottinger, seconded Cr Esler and **RESOLVED** that the apology be accepted.

2. **PUBLIC FORUM**

2.1 **Dogs on walking tracks at Daffodil Bay**

Mrs Judith Watson was in attendance to speak to this item.

Mrs Watson spoke about the necessity for dogs to be on leads while on walking tracks at Daffodil Bay, in particular, the three kilometre loop track with wooden stairways. She said there was a sign at the beginning of the track stating that dogs needed to be on a leash. During her training sessions at Daffodil Bay Loop Track, she continually encountered dogs off their leads. About two months ago she had a frightening encounter where she was going up and the dog was coming down. The dog was in full flight and very excited but the owner was nowhere in sight. She managed to make a very hasty retreat when she saw the dog coming towards her. The dog bailed her into a corner, barking at her and holding her there until the owner caught up and called him off. Without a word the owner and dog ran off. Since then the joy she had found on her walks on the Loop Track had disappeared. She had checked the brochure available from the Parks Office, titled "Sandy Point Domain" and noted that the Daffodil Bay Loop Track was shown as a dog on leash area.

On Page 79 of the Sandy Point Management Plan, Point 4.19 states, “the control of dogs on the reserve has been an issue from time to time and while there is signage and controls placed on the park, it is difficult to enforce these rules but better education of dog owners has helped”. She outlined three options that Council needed to look into:

1. Have a ranger regularly walking the tracks to enforce the dogs on a lead rule as indicated at the entrance to the track.
2. Remove the signage at the entrance to the track to allow people to believe that they were safe from dogs because they would always be on a lead.
3. Make the three kilometre walk a dog prohibited area.

In response to questions, the following answers were given:

1. I have walked at various times of the day. I may start at 8.00 am and finish around 1.00 pm. It was worse on Saturdays but the earlier I am, the better. It's consistent.
2. It would be good to have some enforcement. There have been young children walking that track with their parents and it only takes one encounter with a dog.

In response to a question by Cr Pottinger as to whether this matter would be coming back to this Committee or Regulatory Services Committee, Cr Thomas explained that the Dog Bylaw had just been changed but Council needed to look at the enforcement side of it.

Ms Brook advised that the Dog Bylaw and Policy had recently been updated to include Sandy Point as a dog off-leash area, so Council needed to ensure that all the policies and guidance documents were consistent.

Cr Thomas thanked Mrs Watson for taking the time to present to Council.

3. **INTEREST REGISTER**

The following changes would be made to the Interest Register:

- Cr A Arnold – Southland Aero Club – Committee Member to be added.
- Cr Thomas – Invercargill City Property Limited needed to be removed.

4. **NOTICE OF AN URGENT BUSINESS**

Moved Cr Thomas, seconded Cr K Arnold and **RESOLVED** that the matter with regard to Application for Temporary Camping Permit be taken under Urgent Business.

5. **MINUTES OF THE MEETING HELD ON 3 DECEMBER 2018**

Moved Cr Pottinger, seconded Cr Esler and **RESOLVED** that the minutes be approved.

6. **MONITORING OF SERVICE PERFORMANCE**

Moved Cr Pottinger, seconded Cr A Arnold and **RESOLVED** that the report be received.

7. **DEVELOPMENT OF POLICIES/BYLAWS**

7.1 **Amendments to Bylaws Due to Fire and Emergency New Zealand Legislative Changes**

Ms Brook took the meeting through the report.

Moved Cr K Arnold, seconded Cr Esler and **RESOLVED** that the report be received,

AND THAT

It be **RECOMMENDED** to Council that Invercargill City Council Bylaw 2010/2, Fire Prevention (Vegetation) be revoked as at 6 March 2019,

AND THAT

Invercargill City Council Bylaw 2010/2 - Environmental Health be amended to remove the words, "become a fire danger and/or", from both clauses 5(c) and 5.3(d) as at 6 March 2019.

7.2 **Temporary Amendment to Bylaw for Traffic Changes During ILT Hotel Site Demolition Works**

Mr Pearson took the meeting through the report.

In response to questions, the following answers were given:

1. If the retailers came back as a group and said to close Don and Esk Streets, that is the safest option available but it also causes the biggest disruption.
2. Don Street has access to all the carparks under the State Insurance Building and access around the Courts, so it's more disruptive to the people who use the area rather than street traffic.
3. I believe that the ILT will need to pay the costs. It's not a significant cost.

Moved Cr K Arnold, seconded Cr A Arnold and **RESOLVED** that the report be received,

AND THAT

It be **RECOMMENDED** to Council that Bylaw 2015/3 Rooding and Traffic – Schedule 1 – One Way Roads be amended to allow, for the period of demolition, Stage Two of the ILT Demolition Management Plan:

- Don Street from Kelvin Street to Dee Street – Travel be in both directions.
- Esk Street from Kelvin Street to Dee Street – The direction of travel from east to west.

AND THAT

Council resolves that at the conclusion of Stage Two of the work, Schedule 1 will return to:

- Don Street from Kelvin Street to Dee Street – The direction of travel is from east to west.
- Esk Street to Kelvin Street to Dee Street – The direction of travel is from west to east.

8. **ACTION SHEET**

Cr Thomas reported that he had spoken to the Chairman of Finance and Policy about the matter on the Action Sheet and a report was to come back to this Committee but he would follow up.

9. **TEMPORARY ROAD CLOSURES**

Mr Pearson took the meeting through the report.

Moved Cr Pottinger, seconded His Worship the Mayor and **RESOLVED** that the report be received,

AND THAT

It be **RECOMMENDED** to Council that the proposed event will not impede traffic unreasonably;

AND THAT

Council resolves under the Local Government Act 1974 (Section 342 and Schedule 10) that it approves the temporary road closure for these events for the times, dates and locations as specified in the report.

10. **UNDERGROUND WATER SUPPLY EXPLORATION FOR EMERGENCY ALTERNATIVE SOURCE**

Mr Murray took the meeting through the report. He explained that through the efforts of Venture Southland, who had facilitated a report from Land and Water Science there was now a stage wise methodology to progress it. He introduced Dr Clint Rissmann who was one of the authors of the Land and Water Science Report and could answer questions from the Committee if required.

In response to questions, the following answers were given:

1. As part of Phase 1 Dr Rissmann has assured that he can estimate what the water parameters or quality might be with using his scientific knowledge. They are estimates and will only be proven when we start to put pilot bores down in Phases 3 or 4 to find out what is down there.
2. We want to minimise the distance between the source and point of use, so it might be better to be closer to Invercargill than Gore. When we look at the population between Gore and Invercargill and assuming the funding will be population based, even if there was a joint Gore/Invercargill system, Invercargill residents will likely be meeting the major part of the cost.
3. Within the Land and Water Science Report there is an extract from an earlier report to the Invercargill City Council outlining the costs of various options. You will see that the lake development costs are three or four times the cost of an underground water supply. From an affordability point of view, it was best to progress the underground source to either discount it or to progress it. The cost for sourcing water from lakes is significant.
4. There is improved technology to treat underground water such as that from the Queens Park supply water and that is part of the exercise. We believe that a deep underground source within the Chatton Formation is a much better supply than what we had at Queens Park.

5. Phase 1 is to estimate what quality the underground water supply will be and then engage a water treatment specialist to assess the given water quality parameters and what treatment it needed.
6. Firstly it's an emergency supply, a supplementary supply to act in emergencies.

Cr K Arnold was concerned that the Committee was not receiving the information needed to make the right decision on matters, and that staff had already decided what was best without presenting the Committee all the information. As decision makers, when staff wanted money taken out of one area and put into another, the Committee needed the information to make those decisions.

Cr Pottinger believed that the report clearly showed the reasons why the Chatton Formation was the preferred option and it was the only option. It was prudent to carry on with this project. The report made so much sense geologically and set out a simple method to proceed with.

Mr McIntosh explained that the team were trying to get as much information as they could as there will be a decision to be made by Council at a subsequent time about the actual investment on this matter. As part of that the questions would be asked on what demands Council was trying to meet, what the need was, what was available and what the treatment cost was. Those were very important governance questions.

Moved Cr Pottinger, seconded Cr A Arnold and **RESOLVED** that the report be received,

AND THAT

It be **RECOMMENDED** to Council that Council approves the direction of \$100,000 allocated for supply of water to the Awarua Industrial Development to the project of exploration of underground water sources,

AND THAT

Council commits to Phase 1 and Phase 2 of the project to explore underground water as a source for an emergency / alternative water supply;

AND THAT

Council agrees to Phase 3 and 4 being considered in the 2020/21 Annual Plan process, subject to a peer review of the results of Phase 1 and Phase 2.

11. **OMAU RESERVE EASEMENT**

Ms Frey took the meeting through the report.

Moved Cr K Arnold, seconded Cr Esler and **RESOLVED** that the report be received,

AND THAT

It be **RECOMMENDED** to Council that a right of way easement over Omaui Reserve adjoining the property at 182 Mokomoko Road, Omaui, as per Policy 5.6.9.3.1 "Occupation Agreements" (page 83) in the Environmental Reserve Omnibus Management Plan be granted,

AND THAT

A change in classification from Recreation to Scenic Reserve is gazetted as per Policy 5.6.9.1.2 "Classification" (page 82) in the Environmental Reserves Omnibus Management Plan.

12. **STORAGE BUILDING ON RACECOURSE ROAD**

Ms Frey took the meeting through the report.

In response to questions, the following answers were given:

1. The site was former power company had so the contamination was some type of oil substance.
2. When people on site established a lot of extra work needed to be done, they started to look into what the costs were and they then decided not to do any more work until there was justification by the extra expense involved.
3. We now know that the land was purchased at discount because of the contamination.
4. We believe the cost is justified and this is the reason for the increase.

Moved Cr K Arnold, seconded Cr Thomas and **RESOLVED** that the report be received,

AND THAT

It be **RECOMMENDED** to Council that construction works on the Racecourse Road storage building continue on the basis that all materials are available and no further associated construction costs are anticipated.

13. **URGENT BUSINESS**

13.1 **Application for Temporary Camping Permit**

**Note:** Cr A Arnold declared a conflict of interest and refrained from commenting.

Ms Frey took the meeting through the report.

Moved Cr K Arnold, seconded Cr Esler and **RESOLVED** that the report be received,

AND THAT

It be **RECOMMENDED** to Council that permission be granted to the Southland Branch of the New Zealand Motor Caravan Association (NZMCA) to allow a temporary camp site at the Southland Power Boat Club and Invercargill Rowing Club grounds at Sandy Point on 12-14 April 2019.

**Note:** Cr A Arnold abstained from voting.



14. **PUBLIC EXCLUDED SESSION**

Moved Cr Thomas, seconded Cr Pottinger and **RESOLVED** that the public be excluded from the following parts of the proceedings of this meeting, namely:

- (a) *Minutes of meeting held 3 December 2018.*
- (b) *Contract 845 – Windsor Street Drainage Renewal*

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
(a) Minutes of meeting held 3 December 2018	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 7(2)(l)</b>
(b) Contract 845 – Windsor Street Drainage Renewal	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 7(2)(l)</b>

There being no further business, the meeting closed at 5.10 pm.

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## ACTION SHEET

Item	Action Required	Date for Completion	Person Responsible
Unsealed Road Issues	Raise the matter of Development Contributions with the Chair of Finance and Policy Committee.	<i>3 December 2018</i>	Cr Thomas

**TO: INFRASTRUCTURE AND SERVICES COMMITTEE**  
**FROM: ALISTER MURRAY, WATER MANAGER**  
**MEETING DATE: MONDAY 8 APRIL 2019**

**WATER TOWER – EARTHQUAKE STRENGTHENING, ACCESS AND TOURISM POTENTIAL**

**SUMMARY**

Following concern over risk of public injury after the Christchurch earthquakes, the Tower was closed, the water control room moved from the building immediately north of the Tower (the control building) and money put into reserve for strengthening works. The reserve was to be used once legislative requirements were finalised with respect to strengthening and Council could establish its response. More recently the suggestion to develop admission into the Tower as a tourism experience was made.

This report findings are that:

1. The cost of upgrading the Tower and control building is \$775,000 to meet the 34% legislative requirement and \$1,311,000 to meet 67% (recommended minimum). There is an amount of \$1,482,000 within this year's budget for these works.
2. The risk of building collapse and thus injury to people is greatly reduced by adopting the 67% level of strengthening compared to that for the 34% level. Thus it is in the public interest to adopt the 67% strengthening level.
3. Development of Tower access into a Tourism experience will require additional funds. There is no certainty that such funds will be forthcoming from outside fund providers. Additionally, there is an ongoing financial risk of loss in providing such a service.
4. Return to a lower level type of public admission run by a local service group, as was the case prior to the Tower closure, would not expose Council to a financial risk and would likely be quicker to implement.

**RECOMMENDATIONS**

That report Water Tower – Earthquake Strengthening, Access and Tourism Potential be received

AND THAT

Council commits to upgrade the Water Tower and control building to the 67% of the building code

AND THAT

Council seek commitment from local service organisations to operate admission into the Tower on the basis as was the case prior to the Water Tower's closure.

**IMPLICATIONS**

1.	<i>Has this been provided for in the Long Term Plan/Annual Plan?</i> Yes
2.	<i>Is a budget amendment required?</i> No
3.	<i>Is this matter significant in terms of Council’s Policy on Significance?</i> No
4.	<i>Implications in terms of other Council Strategic Documents or Council Policy?</i> None
5.	<i>Have the views of affected or interested persons been obtained and is any further public consultation required?</i> N/A
6.	<i>Has the Child, Youth and Family Friendly Policy been considered?</i> N/A

**FINANCIAL IMPLICATIONS**

None.

**BACKGROUND**

Following a preliminary assessment by Council’s consultant engineers, Beca, the Water Tower was closed to the public and Council’s Water Control Centre relocated to the Civic Administration Building in August 2012.

The Water Control Centre was housed in the building to the north of the Water Tower. Both buildings have a Heritage New Zealand status rating. The Beca Report had assessed both structures as being approximately 20% of the current building standard and thus ‘earthquake prone’.

In 2013 Beca conducted a more detailed assessment plus estimates of necessary earthquake strengthening works. At that time Council resolved to await the enactment of the Building Act and revision of its own policy on earthquake prone buildings before committing to action. It later put an amount into reserve to fund the earthquake strengthening work.

The Building Act was amended in 2017 in respect to earthquake strengthening of buildings. An amount of \$1,482,262 was transferred from reserve to allow earthquake strengthening of the Tower and building to the north to be undertaken this financial year.

More recently an idea has been suggested to incorporate the Water Tower as a tourism attraction with the suggestion of accessing funds from central government or other funders.

**PROGRESS TO DATE**

Beca Consultancy have submitted an updated report on earthquake strengthening in light of current legislation plus a report of what would be needed to be done to allow safe access up the Tower. Venture Southland have investigated tourism opportunities, also discussions have been held with Heritage New Zealand and our local building inspectorate.

## FINDINGS SO FAR

1. The seismic assessment under the new guidelines has not altered the previous report's findings which is that both the Water Tower and the building to the north (the control building) are categorised as 'earthquake prone.' Costings to upgrade both buildings are:

Upgrade both to 34% (the minimum legislative requirement)	\$775,000
Upgrade both to 67% (the recommended minimum)	\$1,311,000

Costings are GST exclusive and exclude any impact a geotechnical investigation may have, as that will be done as part of the detailed design.

The allocation within this year's budget is \$1,482,000.

2. Entry / exit requirements under the current building legislation, required for any works needing a building consent which is the case here, will mean that as there is only one point of entry / exit then:
  - a. No more than 50 people will be allowed in at any one time.
  - b. Supervision will be required while the Tower is open.
  - c. Fire detection systems will be required, probably in the form of high quality sensors for smoke detection.
  - d. The stairway will likely remain as is rather than complete replacement. Provided the aim of the Building Act of keeping people safe is met, rather than strict compliance with the Act's more prescriptive measures, then the Heritage New Zealand's ideal on maintaining the Water Tower's authenticity can be accepted. Similarly, the installation of a lift to facilitate access to the upper tower levels is not considered viable.
  - e. A ramp at the ground floor level will be required.
  - f. A Building Conservation plan will be required because of the buildings historic grading.
3. Venture Southland's evaluation on its potential as a paid tourist attraction examines two levels of 'Water Tower experience' options. The first is a basic museum experience, similar to that before the Tower closure but of a better quality. The second, a tourism quality experience. Admissions would vary being \$5 (visitors to the region) / \$2 (locals) and 50% discount for children for the basic museum experience and \$10 / \$5 / 50% discount for the tourism experience. The concept is that the Water Tower would be developed to either one or the other option but not both. The displays would be based on Invercargill's historic development with interpretation themed panels orientated to what could be seen through the Tower windows. The tourism experience would have a higher quality display.

Initial financial modelling indicates that either 'experience' has a risk of loss or a gain which taken over both options is in the order of plus or minus \$100,000 per annum.

## OBSERVATIONS / CONCLUSIONS

In regard to:

1. Degree of earthquake strengthening (34% versus 67%)

Whilst strengthening to the legislative minimum of 34% is permissible, the risk of collapse is assessed as five times greater than that strengthened to 67%. If the building is to be occupied, as would be the case if admission was allowed into the Tower in any form be it for maintenance or public access, then strengthening to the 67% level can be viewed as taking a responsible stance in keeping people safe. Also it should more easily facilitate considerations in assessing safe exit (refer 2b. above).

2. Development into a tourist attraction

From the Venture Southland advice it would seem that there is a financial risk to Council to developing Tower access into a tourism experience. Additionally, it is uncertain whether the funding for both development and meeting ongoing operational costs of supervised entry could be accessed. A safer and quicker approach would be to return to the low key Sunday afternoon only admissions run by a service group with a minimal admission charge as was the case prior to the Tower closure. This would of course depend on a local service group agreeing to take up the concession.

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