



AGENDA

Ordinary meeting of the

Works and Infrastructure Committee

**Thursday 26 March 2015
Commencing at 9.00am
Council Chamber
Civic House
110 Trafalgar Street, Nelson**

Membership: Councillor Eric Davy (Chairperson), Her Worship the Mayor Rachel Reese, Councillors Luke Acland, Ian Barker, Ruth Copeland, Matt Lawrey (Deputy Chairperson), Gaile Noonan and Tim Skinner

Guidelines for councillors attending the meeting, who are not members of the Committee, as set out in Standing Orders:

- All councillors, whether or not they are members of the Committee, may attend Committee meetings (SO 2.12.2)
- At the discretion of the Chair, councillors who are not Committee members may speak, or ask questions about a matter.
- Only Committee members may vote on any matter before the Committee (SO 3.14.1)
- It is good practice for both Committee members and non-Committee members to declare any interests in items on the agenda. They should withdraw from the table for discussion and voting on any of these items.

26 March 2015

A1330129

Page No.

Apologies**1. Confirmation of Order of Business****2. Interests**

- 2.1 Updates to the Interests Register
- 2.2 Identify any conflicts of interest in the agenda

3. Public Forum**3.1 Maitai Shared Path**

Charmian Koed will speak about the Maitai Shared Path Collingwood Street to Nile Street redesign.

3.2 Shared Pathways

Angela Fitchett and Helen Webber will speak about the interactions of walkers and cyclists on shared pathways.

4. Confirmation of Minutes – 12 February 2015**6-10**

Document number A1312332

Recommendation

THAT the minutes of the meeting of the Works and Infrastructure Committee, held on 12 February 2015, be confirmed as a true and correct record.

Please note that as the only business transacted in public excluded was to confirm the minutes, this business has been recorded in the public minutes. In accordance with the Local Government Official Information and Meetings Act 1987, no reason for withholding this information from the public exists.

**5. Status Report – Works and Infrastructure
Committee 26 March 2015**

11

Document number A1150321

Recommendation

THAT the Status Report – Works and Infrastructure Committee 26 March 2015 (A1150321) be received.

6. Chairperson's Report

BULIDINGS

**7. Council Owned Earthquake Prone Buildings –
Earthquake Assessment Update #3**

12-24

Document number A1290584

Recommendation

THAT the report Council Owned Earthquake Prone Buildings – Earthquake Assessment Update #3 (A1290584) and its attachments (A573820, A573853, A573921 and A1252682) be received;

AND THAT funding is brought forward from the 2015/16 financial year to address the critical structural weaknesses at the old Hunting and Fishing Building (81 Achilles Avenue) at an estimated cost of \$15,000 to mitigate the risk of the south wall collapsing;

AND THAT funding is brought forward from the 2015/16 financial year to address the critical structural weaknesses at the Four Seasons Building(250 Haven Road) at an estimated cost of \$10,000 to mitigate the risk of the southern end of the building collapsing;

AND THAT Council note that no work will be undertaken on the Woodturner Building at this stage as the building is not expected to collapse or cause serious injury during a moderate earthquake event.

TRANSPORT AND ROADING

8. Bridge Street Upgrade – Alma Street and Fiddle Lane

25-36

Document number A1321138

Recommendation

THAT the report Bridge Street Upgrade – Alma Street and Fiddle Lane (A1321138) and its attachments (A1323529, A1257824, A1323532) be received;

AND THAT approval is given to proceed with the upgrade of Fiddle Lane as per attachment 3 (A1323532) to enhance the aesthetic appearance of the lane.

Note:

- Youth Councillors Carla Lindley and Evy Ngawhika-Elliott will be in attendance at this meeting.

Minutes of a meeting of the Works and Infrastructure Committee

**Held in the Council Chamber, Civic House, 110 Trafalgar Street,
Nelson**

On 12 February 2015, commencing at 12.15pm

Present: Councillor E Davy (Chairperson), Her Worship the Mayor R Reese, Councillors L Acland, I Barker, R Copeland, M Lawrey, B McGurk, G Noonan, P Rainey, T Skinner, and M Ward

In Attendance: Group Manager Infrastructure (A Louverdis), Senior Asset Engineer - Solid Waste, (Johan Thiart), Manager Administration (P Langley), and Administration Adviser (F O'Brien)

1. Apologies

No apologies were received.

2. Confirmation of Order of Business

Councillor Davy advised that agenda item 8 "Maitai Path - Collingwood St to Nile St – Design change" had been removed from the agenda as additional information was required.

3. Interests

There were no updates to the Interests Register, and no interests with agenda items were declared.

4. Public Forum

There were no public forum presentations.

5. Confirmation of Minutes – 27 November 2014

Document number A1283438, agenda pages 7-15 refer.

Resolved

THAT the minutes of a meeting of the Works and Infrastructure Committee, held on 27 November 2014, be confirmed as a true and correct record.

Davy/Noonan

Carried

**6. Status Report - Works and Infrastructure
12 February 2015**

Document number A1150321, agenda page 16 refers.

Resolved

THAT the Status Report – Works and Infrastructure 12 February 2015 (A1150321) be received.

Davy/Lawrey

Carried

7. Chairperson's Report

There was no Chairperson's report.

TRANSPORT AND ROADING

8. Bridge Street Upgrade Stage II

Document number A1237706, agenda pages 17-21 refer.

Group Manager Infrastructure, Alec Louverdis presented the report. Regarding stage two dealing with white-lighting, councillors requested a clearer idea of what this was to look like. Mr Louverdis suggested working with a small group of councillors to establish requirements and provide feedback to Canopy NZ Ltd who were designing the upgrade. He also clarified that the latest lighting technology would be used to reduce maintenance costs and that the proposed sculptural lighting feature would be re-assessed following lighting implementation.

Her Worship the Mayor expressed concern about the diminished budget, stating that it was no longer possible to deliver the expectations of the community and that a permanent solution was required.

Resolved

THAT the report Bridge Street Upgrade Stage II (A1237706) and its attachment (A1257824) be received;

AND THAT approval is given to commence stage II of the upgrade with priority given to the provision of white light under the existing verandahs followed by lighting in Alma and Fiddle Lanes with the aim of completing works in the 2014/15 financial year;

AND THAT the appointment of Canopy NZ Ltd be extended to progress this work.

Lawrey/Noonan

Carried

SOLID WASTE

9. Draft Solid Waste Asset Management Plan 2015-2025

Document number A1306786, agenda pages 30-131 refer.

Senior Asset Engineer - Solid Waste, Johan Thiart presented the plan. Mr Louverdis clarified that the Plan was an update and that as it was linked to the Long Term Plan (LTP) 2015-2025 it would return again for final approval once the LTP was approved.

Resolved

THAT the report Draft Solid Waste Asset Management Plan 2015-2025 (A1306786) and its attachment (A1300889) be received.

Davy/Lawrey

Carried

In answer to a query about the reference to the Waste Stabilisation Fund on page 109, Mr Thiart clarified that a policy would be developed for the Fund.

Recommendation to Council

THAT the Draft Solid Waste Asset Management Plan 2015-2025 be adopted as the version to inform the Long Term Plan 2015-2025.

Davy/Barker

Carried

PUBLIC EXCLUDED BUSINESS

10. Exclusion of the Public

Recommendation

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

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) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1	<p>Works and Infrastructure – Public Excluded – 27 November 2014</p> <p>These minutes confirm the minutes of 16 October 2014 and also contain information regarding:</p> <p>Port Nelson Road Stopping</p>	<p>Section 48(1)(a)</p> <p>The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7</p>	<p>The withholding of the information is necessary:</p> <ul style="list-style-type: none"> • Section 7(2)(b) To protect information that may disclose a trade secret or the commercial position of a person • Section 7(2)(c) To protect information that is subject to an obligation of confidence • Section 7(2)(h) To carry out commercial activities • Section 7(2)(i) To carry out negotiations

The meeting went into public excluded session at 1.00pm.

- Please note that as the only business transacted in public excluded was to confirm the minutes, this business has been recorded in the public minutes. In accordance with the Local Government Official Information and Meetings Act 1987, no reason for withholding this information from the public exists.

11. Confirmation of Minutes – 27 November 2014

Document number A1283447

Recommendation

THAT the minutes of part of the meeting of the Works and Infrastructure Committee, held with the public excluded on 27 November 2014, be confirmed as a true and correct record.

Davy/Lawrey

Carried

There being no further business this part of the meeting ended at 1.03pm.

12. Re-admittance of the public

Recommendation

THAT the public be re-admitted to the meeting.

Davy/Lawrey

Carried

Attendance: The meeting resumed in public session at 1.03pm and there being no further business the meeting ended at 1.03pm.

Confirmed as a correct record of proceedings:

_____ Chairperson _____ Date

Status Report – Works and Infrastructure 26 March 2015

Date of meeting/Item	Action Resolution	Officer	Status
28/11/13 W&I Committee The Brook Area Walking and Cycling Improvements Project	<u>AND THAT</u> the proposals shown in Attachment 1 (A580995) be approved for implementation in 2014/15.	Alec Louverdis	26/03/15 NZTA's walk/cycle subsidised funding portion to be confirmed prior to commencing work. UNDERWAY
16/11/14 W&I Committee Highland Pipe Band Hall – New Lease and the Demolition of the Existing Building	<u>AND THAT</u> the Highland Pipe Band be granted a temporary lease of 81 Achilles Street, provided the a Detailed Seismic Assessment if 81 Achilles Street does not show up any critical structural weaknesses	Alec Louverdis	26/03/15 A report to this committee details findings of the detailed seismic assessment. Officers continue to work with the Highland Pipe Band to find an alternative location. ONGOING
27/11/14 W&I Committee Walkway – Stanley Crescent to Haven Road	<u>AND THAT</u> signage and road calming measures to improve pedestrian safety in Beachville Crescent between Maori Road and Stanley Crescent be further investigated as a viable long-term solution; <u>AND THAT</u> this will be undertaken to guide Long Term Plan deliberations.	Alec Louverdis	26/03/15 Officers will investigate a long-term solution (and timing thereof) in the new financial year. ONGOING

26 March 2015

REPORT A1290584

Council Owned Earthquake Prone Buildings – Earthquake Assessment Update #3

1. Purpose of Report

- 1.1 To provide an update on earthquake assessments of Council owned buildings undertaken since October 2014.

2. Delegations

- 2.1 The Works and Infrastructure Committee is delegated to make decisions on building services and structures.

3. Recommendation

THAT the report Council Owned Earthquake Prone Buildings – Earthquake Assessment Update #3 (A1290584) and its attachments (A573820, A573853, A573921 and A1252682) be received;

AND THAT funding is brought forward from the 2015/16 financial year to address the critical structural weaknesses at the old Hunting and Fishing Building (81 Achilles Avenue) at an estimated cost of \$15,000 to mitigate the risk of the south wall collapsing;

AND THAT funding is brought forward from the 2015/16 financial year to address the critical structural weaknesses at the Four Seasons Building(250 Haven Road) at an estimated cost of \$10,000 to mitigate the risk of the southern end of the building collapsing;

AND THAT Council note that no work will be undertaken on the Woodturner Building at this stage as the building is not expected to collapse or cause serious injury during a moderate earthquake event.

4. Background

- 4.1 Council resolved in July 2014 that further reports be presented to the Committee as detailed assessments and costs of strengthening works for Council owned buildings are received.
- 4.2 This report provides a summary of the latest assessments completed.
- 4.3 Council also resolved in October 2014 that no strengthening works to address the critical structural weakness in the Reliance Engineering building will be undertaken but that the critical structural weakness in the Anchor building be addressed.

Section 124 notices

- 4.4 Since October 2014, one further Section 124 notice has been issued to Council (old Hunting and Fishing building), taking the total section 124 notices currently in place to 12 (Founders Energy Centre, Founders Bakery, Highland Pipe band hall, Hunter Furniture, Mediterranean Food Warehouse, Melrose, Plant & Food, Refinery, State Advances, Trafalgar Centre, Zumo and now the old Hunting and Fishing building).
- 4.5 Following completion of strengthening works, the following Section 124 notices have been removed; Riverside Pool facade, Founders Duncan House and the Founders Granary.
- 4.6 Initial assessments on all Council owned buildings were completed in June 2013. In August 2013 Council approved the prioritisation of detailed assessments of those buildings with initial earthquake assessments below 33%NBS. The panel of consultants appointed to undertake this work were required to provide strengthening costs to 34%, 67% and 100% NBS with the aim of providing Council with comprehensive information that would assist them in future deliberations.
- 4.7 This requirement for a range of strengthening costs was not requested prior to 2013/14. The State Advances building had a detailed assessment undertaken in 2011/12 and at the time the reinforcing bar scanning technology available in Nelson in 2011 provided unreliable data and the size and spacing of reinforcing could not be verified, As a result a conservative approach was taken. The NCC Policy at this time also had the requirement that all buildings be strengthened to >67% NBS.
- 4.8 In order to bring the State Advances building in line with the additional work that has been undertaken on all the remaining buildings, consultants were asked to confirm the range of strengthening costs for this building. As part of this work, latest technology allowed the size and spacing of the reinforcing bars to be confirmed and this confirmed a detailed assessment of 50%NBS removing its earthquake prone status . This latest information will be submitted to the Building Unit to enable the Section 124 notice on this building to be formally lifted.
- 4.9 Detailed Assessments completed in 2012/13 included the Mediterranean food building, Refinery building, Zumo building and Plant & Food

building. These buildings also had ratings below 34% NBS and again in line with the current work, consultants are currently providing cost estimates to strengthen these building to 34%, 67% and 100% NBS. It is however not expected that this work will increase the ratings to above 34%NBS.

Progress on Structural Strengthening of Earthquake Prone Buildings

4.10 Strengthening works have been completed on the following:

- Founders Duncan House;
- Founders Granary Building;
- Temporary propping on Highland Pipe Band Building;
- Founders Energy Centre. Further geotechnical work at no additional cost has confirmed that the remedial works undertaken to date achieves a rating >67% NBS. No further strengthening work is required.

4.11 Construction work for Melrose House is continuing, completion is expected in March 2015.

4.12 Pre-construction work is progressing on Founders Bakery, Broadgreen House and the Anchor building with construction expected to be completed this financial year.

Financial

4.13 Funding is provided in the current financial year as below:

- Detailed assessments - \$360,000;
- Potential capital remediation works - \$690,039.

4.14 Both funding lines are fully committed for 2014/15. All committed work is progressing well and should be completed this financial year.

4.15 Additional funding of \$25,000 is requested to allow critical structural weaknesses to be addressed as recommended in this report.

5. Discussion

Assessment Summary Update

5.1 The table over the page details the seismic assessments completed since October 2014.

Name	ISA (Initial) (% NBS)	DSA (detailed) (% NBS)	CSW	Cost to strengthen (\$) Construction only		
				34%	67%	100%
Founders Chapel	13	47	No	N/R	\$16,000	\$19,000
Founders Chapel - Clock Tower portion	13	43	No			
Wakapuaka Crematorium	14	35	No	N/R	\$85,000	\$146,000
Old Hunting and Fishing building	16	<20	Yes	\$98,000	\$98,000	\$98,000
Old Trafalgar Grandstand	16	36	No	N/R	\$12,000	\$21,000
Founders Anchor Inn	18	38	No	N/R	\$45,000	\$74,000
Wakapuaka Hall	18	37	No	N/R	\$43,000	\$67,000
Founders Port Building	19	63	No	N/R	\$13,000	\$34,000
Founders Maritime Museum	19	46	No	N/R	\$40,000	\$50,000
Refinery Gallery – Timber workshops	20	46	No	N/R	\$23,000	\$60,000
Four Seasons Building	24	<34	yes	\$45,000 TBC	\$45,000 TBC	\$45,000 TBC
Woodturners building	29	<34	Yes	Short term solution :\$100,000+ ongoing maintenance costs Long term solution: >\$200,000		

NOTE: The costs noted above exclude design, consent fees, supervision, administration and contingency.

Hunting and Fishing Building, 81 Achilles Avenue

- 5.2 The detailed seismic assessment determined the building to have a seismic capacity of less than 20% NBS.
- 5.3 The assessment also identified two critical structural weaknesses (CSW) in the building. The first being a lack of transverse bracing (eastern and western walls) and the second being a lack of support to the south concrete gable wall.
- 5.4 In event of a moderate earthquake the CSW will lead to tilting of the east and west walls but these are not expected to collapse. The south wall is

of greater concern as this could collapse outwards causing serious injury to the public.

- 5.5 The cost (including design, consent fees, supervision, administration and contingency) to strengthen the building to >33% NBS is \$170,000.
- 5.6 The costs to address the critical structural weaknesses is estimated at \$15,000.
- 5.7 Officers recommend that this work be undertaken immediately providing additional funding is approved. The east, west and south walls will be temporarily propped to reduce the risks posed by the critical structural weaknesses.
- 5.8 Officers also recommend that if these critical structural weaknesses are not addressed then the building should remain vacant and that the current items stored therein be transferred to a different location.

Woodturners Building, 50 Sovereign St

- 5.9 The detailed seismic assessment determined the building to have a seismic capacity of less than 34% NBS.
- 5.10 The assessment also identified a critical structural weakness (CSW) in the building foundations. The building is located on an old landfill and the ground has settled up to 500mm leaving the building suspended above ground level supported on partially exposed piles. The settlement is ongoing.
- 5.11 In a moderate earthquake the CSW could lead to a shifting of the ground beams off the piles and a subsequent dropping of the slab, or a sideways tilt of the piles and building. It is not expected that either of these two failure modes would be life threatening.
- 5.12 A permanent solution to address the foundation is likely to be cost prohibitive with a cost estimate above \$200,000. A short term solution involving construction of a bund around the building would cost around \$100,000. This is considered a short term solution as it would require on going "topping up" as the ground continues to settle.
- 5.13 Officers recommend that no work be undertaken on this building at this stage.
- 5.14 Four Seasons Building, 250 Haven Road
- 5.15 The detailed seismic assessment determined the building to have a seismic capacity of less than 34% NBS.
- 5.16 The assessment also identified a critical structural weaknesses (CSW) in the building. The lack of bracing along the eastern building line towards the southern end could cause collapse into the adjacent State Highway 6.

- 5.17 The rough order costs to strengthen to >33% NBS is around \$45,000, this is currently being confirmed by a quantity surveyor.
- 5.18 Officers recommend that an interim measure in the form of a temporary brace be installed to mitigate the collapse potential of the building subject to a moderate earthquake. Installing this temporary system will elevate the building assessment from being earthquake prone to being <34% NBS.
- 5.19 The cost to address this critical structural weakness is estimated at \$10,000
- 5.20 Officers recommend that this work be undertaken immediately providing additional funding is approved
- 5.21 Officers also recommend that if the critical structural weaknesses is not addressed then the building should remain vacant and that the current items stored therein be transferred to a different location.

Priorities for 2014/15

- 5.22 All detailed assessments scheduled for completion in 2014/15 have been completed. Work to provide strengthening options and cost estimates to achieve 34%, 67% and 100% NBS is ongoing.

6. Options

- 6.1 The option is to approve or not approve the additional funding request to allow the critical structural weakness be addressed this financial year.
- 6.2 Delaying this work will result in the buildings being empty and not usable due to the life safety concerns posed.
- 6.3 The work Council is undertaking fits in well with the purpose of local government, as it provides for good quality local infrastructure, provides a public service and meets regulatory requirements that will guide good decision making.
- 6.4 Strengthening these buildings will increase the resilience of Nelson in the event of an earthquake.

7. Assessment of Significance against the Council's Significance and Engagement Policy

- 7.1 This is not a significant decision in terms of Council's Significance and Engagement policy.

8. Alignment with relevant Council Policy

- 8.1 This work aligns with the 2014/15 Annual Plan and proposed work in the upcoming Long Term Plan.

- 8.2 This work is aligned to Council's current Earthquake Prone, Dangerous and Insanitary Buildings Policy.
- 8.3 This work is consistent with Nelson 2060, particularly providing a strong economy and sustainable city.

9. Consultation

- 9.1 No consultation has been undertaken as this stage. Future significant decisions to be made by Council will be guided by consultation through the Long Term Plan or Annual Plan process.

10. Inclusion of Māori in the decision making process

- 10.1 No consultation has been undertaken with Māori.

11. Conclusion

- 11.1 Detailed assessments on buildings with ISAs less than 34% NBS commenced last financial year. And will be completed by June 2015.
- 11.2 Remedial works have commenced on some buildings.
- 11.3 Budgets exist to complete the detailed assessments and undertake limited remedial works as-and-when required following these assessments.
- 11.4 The updated status lists are shown on the accompanying attachments.
- 11.5 Three additional buildings (Hunting and Fishing building, Woodturners building and Four Season building) have been identified as achieving less than 34% NBS and having a critical structural weakness. Additional funding is requested to address the critical structural weakness at the old Hunting and Fishing building and old Four Seasons building.
- 11.6 Future decisions on the future of other building assets (demolition, retain, dispose) will need to be made by Council.

Mel Large
Team Leader Engineer

Attachments

- Attachment 1: List of initial assessments (<34% NBS) [A573820](#)
- Attachment 2: List of initial assessments (34% - 67% NBS) [A573853](#)
- Attachment 3: List of initial assessments > 67% NBS [A573921](#)
- Attachment 4: List of all detailed assessments completed including cost estimate to strengthen. [A1252682](#)

Complete List of Initial Assessments - Buildings		
High Risk -Buildings rated below 34% NBS		
Description	ISA (NBS%)	Revised %NBS following DSA
Anchor Building	5	22
Zumo Building	5	27
23 Halifax Street (Old Mediterranean Foods)	8	25
Melrose House	10	<34 (Being strengthened)
Highland Pipe band hall	11	14 (To be demolished)
Refinery Building - Concrete building	11	11
Founders Goodmans bakery	12	<34
Hunter Furniture Building	13	<34 Building East 50 Building West
Hunting & Fishing Building	16	<20
Stoke Hall	20	24
Reliance engineering Building	21	<34 (Not earthquake Prone)
Four Seasons (Haven Road)	24	<34
Trafalgar Centre	28	<34
Woodturners Building	29	<34 (Not earthquake Prone)
Broadgreen House	33	<34 (Not earthquake Prone)
Plant and Food (Wakefield Quay)	38	32
NOTE: The list excludes sheds, garages, toilets, shelters, bridges etc		

Complete List of Initial Assessments - Buildings	
Moderate Risk- Building rated between 34% and 66% NBS	
Description	ISA (%NBS)
Tahuna Campground - Info build	>34
Tahuna Campground - Office building	>34
Founders Windmill	>34*
Founders Granary	>34%
Tahuna Campground - Unit 85 & 86	34
Brook camp cabin Q	35
Andrews farm office	35
Wakapuaka Crematorium	>35*
Founders school	36
Maitai camp Kitchen	36
Old Trafalgar grandstand	36
Wakapuaka Community Hall	37
Founders Tobacconist	38
Founders General Store	38
Founders Anchor Inn	38*
Stoke Community Centre	39
Savings Bank	39
Riverside Pool Club Rooms	40
CAB Plunket house	40*
Founders Cottage Hospital	40*
Tahuna Police Station	41
Former Maitai Club	42
Youth Nelson (Pioneer Park)	42*
Elma Turner library	42*
Brook Camp Cabins J K M N O P R	43
Founders Chapel- Clock Tower Portion	43*
Founders Maritime Museum	46*
Tahuna Conference Center	45
Refinery Gallery timber	46*
Founders Chapel	47*
Founders Railway Cottage	47
Founders Firestation	49
Nightingale Library	50
Tahuna Campground - Family Unit	50
Tahuna Campground - Studio Units	50
State Advances Building	50*
Brook Camp Kitchen/TV	51
Hockey Pavilion (Old Building)	52
Broadgreen Root Cellar	53
Waahi Takaro Pro Shop	53
Tahuna Campground - Cottage	62
Founders Port Building	63
Riverside pool (excl frontage)	65
* Initial seismic assessments have been updated following completion of Detailed Seismic Assessment or initial assessment has been revised following new guidance documents for the IEP Process in November 2013. State Advances building rating improved following additional investigation work.	
Figures noted in bold represent building where strengthening has been completed	

Complete List of Initial Assessments - Buildings	
Low Risk Buildings rated above 66% NBS. No Action Required	
Description	ISA (%NBS)
Community Arts (25 Paru Paru)	67*
Founders Energy Centre	>67*
Founders Duncan House	>67*
Trafalgar Street Hall	>67*
Recycling - shop	>67
Recycling - ticket office	>67
Tahuna Campground - Guest Lounge	>67
Trafalgar Park Pavilion	67
Broadgreen Office	69
Founders Law	70
Founders Nelson Mail	70
Founders Bank of NSW	70
Founders Livery Stable	70
Founders Museum	70
Founders Baigent Workshop	70
Nayland Pool complex	74
Founders Rutherford cottage	74
Tahuna Campground - Unit 1 & 2	75
Tahuna Campground - Unit 3 & 4	75
Saxton Stadium	75
Founders Jaycee centre	75*
Orchard Flats Community Hall	76*
Beach Café & Toilets	76*
Saxton Netball Pavilion	80
Water Treatment Plant Building	85
Trafalgar Park - Media Facilities	85
Tahuna Campground - Unit 8 & 9	87
Isel House	97
Stoke Library	99
Youth Nelson Computer Room - Pioneer Park	100
Saxton Hockey/ Softball Pavilion	100
Saxton Oval Pavilion	100
Saxton Cricket Pavilion/Utility	100
Marsden Valley Sexton Office and amenities	100
Soccer Building	100
<p><i>* Initial seismic assessments have been updated following completion of Detailed Seismic Assessment or initial assessment has been revised following new guidance documents for the IEP Process in November 2013</i></p> <p><i>Figures noted in bold represent building where strengthening has been completed</i></p>	

Description	Revised %NBS following DSA	Critical Structural Weakness identified	Cost to strengthen (Construction Only)		
			NOTE: The costs noted above exclude design, consent fees, supervision, administration and contingency.		
			34%	67%	100%
High risk Buildings <34%NBS					
Refinery Building - Concrete building	11	No	\$485,000- TBC	\$690,000-TBC	N/A
Highland Pipe band hall	14	yes- temporary protection in place.	N/R Building to be demolished		
Anchor Building	22	Yes- To be addressed in 14/15 as per Council Resolution	\$67,000	\$293,000	\$333,000
Hunting & Fishing	<20	Yes	\$98,000	Noting additional to 34% required	Noting additional to 34% required
Stoke Hall	24	No	\$230,000	\$420,000	\$530,000
23 Halifax Street (Old Mediterranean Foods)	25	Yes-TBC	\$390,000	TBC	TBC
Zumo	27	TBC	TBC	TBC	TBC
Plant and Food (Wakefield Quay)	32	No	2.5million	\$2.7million	N/A
Hunter Furniture	<34 Building East 50 Building West	No	\$5,000	\$20,000	\$30,000
Melrose House	<34	Yes - Being upgraded	N/A	\$560,000 (TBC)	\$640,000 TBC
Founders Goodmans bakery	<34	yes - Being upgraded	N/A	\$15,000	Nothing additional to 67% required
Trafalgar Centre	<34	Yes- Being upgraded	TBC	TBC	TBC
Broadgreen House	<34%	Yes- Being upgraded to remove EQP status.	\$55,000	\$200,000	\$335,000
Four Seasons (Haven Road)	<34%	yes	\$45,000 TBC	Noting additional to 34% required	Noting additional to 34% required

Woodturners Building	<34	Yes- Failure mode is not expected to be life threatening	Short term solution :\$100,000+ ongoing maintenance costs Long term solution: >\$200,000	Noting additional to 34% required	Noting additional to 34% required
Reliance engineering	<34	Yes- Secondary load paths identified hence CSW not expected to be life threatening	\$30,000	Noting additional to 34% required	Noting additional to 34% required

Description	Revised %NBS following DSA	Critical Structural Weakness identified (That will lead to total collapse of building)	Cost to strengthen (Construction Only)		
			NOTE: The costs noted above exclude design, consent fees, supervision, administration and contingency.		
			34%	67%	100%
Moderate Risk Buildings >34% NBS <67%					
Founders Windmill	>34	no	N/A	\$68,000	Nothing additional to 67% required
Founders Granary	Upgraded to >34	No	N/A	\$22,000	\$53,000
Wakapuaka Crematorium	35	No	N/A	\$85,000	\$146,000
Old Trafalgar grandstand	36	No	N/A	\$12,000	\$21,000
Wakapuaka Community Hall	37	No	N/A	\$43,000	\$67,000
Founders Anchor Inn	38	NO	N/A	\$45,000	\$74,000
Elma Turner Library	42	No	N/A	\$20,000	\$90,000
Youth Nelson (Pioneer Park)	42	No	N/A	\$60,000	\$76,000
Founders Chapel	43	No	N/A	\$16,000	\$19,000
Founders Maritime Museum	46	No	N/A	\$40,000	\$50,000
Refinery building - Timber sheds	46	No	N/A	\$23,000	\$60,000
State Advances Building	50	No	N/A	\$503,000	\$791,000
Savings Bank	50	No	N/A	\$164,000	\$484,000
Founders Port Building	63	No	N/A	\$13,000	\$34,000
Low Risk Buildings >67% NBS					
Founders Duncan House	Upgraded to >67	No	N/A	N/A	\$23,000
Founders Energy Centre	Upgraded to >67	No	N/A	N/A	N/A
Community Arts	>67(TBC)	No	N/A	N/A	\$5,000
Trafalgar Street Hall	>67	No	N/A	N/A	\$16,000
Beach Cafe and Toilets	76	No	N/A	N/A	\$35,000
NOTE: The list excludes sheds, garages, toilets, shelters, bridges etc					

26 March 2015

REPORT A1321138

Bridge Street Upgrade – Alma Street and Fiddle Lane

1. Purpose of Report

- 1.1 To approve the scope and commencement of the works relating to upgrade of Fiddle Lane and provide an update on Alma Street and progress with the Bridge Street white light upgrade.

2. Delegations

- 2.1 Road upgrading falls within the delegations of the Works and Infrastructure Committee.

3. Recommendation

THAT the report Bridge Street Upgrade – Alma Street and Fiddle Lane (A1321138) and its attachments (A1323529, A1257824, A1323532) be received;

AND THAT approval is given to proceed with the upgrade of Fiddle Lane as per attachment 3 (A1323532) to enhance the aesthetic appearance of the lane.

4. Background

- 4.1 An amount of \$200,000 is included in the 2014/15 budget to progress with further works in Bridge Street
- 4.2 Council resolved in February 2015 as follows:

THAT the report Bridge Street Upgrade Stage II (A1237706) and its attachment (A1257824) be received;

AND THAT approval is given to commence stage II of the upgrade with priority given to the provision of white light under the existing verandahs followed by lighting in Alma and Fiddle Lanes with the aim of completing works in the 2014/15 financial year;

AND THAT the appointment of Canopy NZ Ltd be extended to progress this work.

Bridge Street Light Update

- 4.3 For your information Council Officers are proceeding with the design and installation of 5 additional white light under the existing verandas. The proposed solution is to continue with the style of lights installed during Stage 1 being LED lights (excluding the gels) on Cardiff poles as per Attachment 1.
- 4.4 Council Officers advise that an option of installing light fittings directly on the veranda was investigated but deemed unfeasible due to limitations posed by council not owning the buildings, increased ongoing maintenance costs and solutions for cabling the power supply would compromise the aesthetic appeal.
- 4.5 Officers have consulted with the spokesperson for Hospitality NZ and Uniquely Nelson for the preferred option. Both parties were satisfied with the proposal. Council officers will continue to provide them with updates as the work progresses.

5. Discussion

Fiddle Lane

- 5.1 The initial concept by Canopy (Refer to Attachment 2) was to improve the light levels and aesthetic appearance of Bridge Street, Fiddle Lane and Alma Street. Additional lights are not required on Fiddle Lane.
- 5.2 The proposal going forward involves hanging colourful artworks such as kites/ umbrellas across the lane way using the existing lights for striking visual effect. This would provide flexibility to rotate the art displays and could tie in with various festivals. This would also complement work installed during stage 1 of the works (planters and seating). Details of the proposed installation can be seen in Attachment 3.
- 5.3 Council Officers seek feedback on the project so that detailed design and cost estimate can progress this financial year.
- 5.4 It is further proposed that a local artist be secured to progress the artwork.
- 5.5 Progress on installation this financial year is dependant on obtaining all required permissions for the building owners and securing an artist.

Alma Street

- 5.6 A light level survey has been completed for Alma Street and determined that the existing light levels are below the required standard.
- 5.7 The survey identified that an existing flood light is not currently working and is the key contributor to poor light levels in the area. Work is

underway to repair this light fitting. Further to this minor improvements will be completed to the existing under veranda lights. The discussed lights are owned by Council.

- 5.8 Council officers will review the light levels in Alma Street once the minor improvements and maintenance work have been completed.
- 5.9 Carry forward of remaining budget is likely to be requested to allow Council officers time to work with the Stakeholders and Canopy to define the focus of this project going forward.

6. Options

- 6.1 The options are to approve or not approve the work as described in this report.

7. Assessment of Significance against the Council's Significance Policy

- 7.1 This is not a significant decision in terms of the Council's Significant and Engagement Policy.

8. Alignment with relevant Council Policy

- 8.1 Continuing with the work fits with Nelson 2060, providing for a sustainable city and helping provide for a strong economy.

9. Consultation

- 9.1 The upgrade and the preceding strategies were widely consulted on.
- 9.2 Engagement with the businesses and Police through councillors and staff has been undertaken to develop Stage II of the project.
- 9.3 Further consultation will be undertaken with building owners prior to installation of the proposed lighting and artworks.

10. Inclusion of Māori in the decision making process

- 10.1 Māori have not been consulted.

11. Conclusion

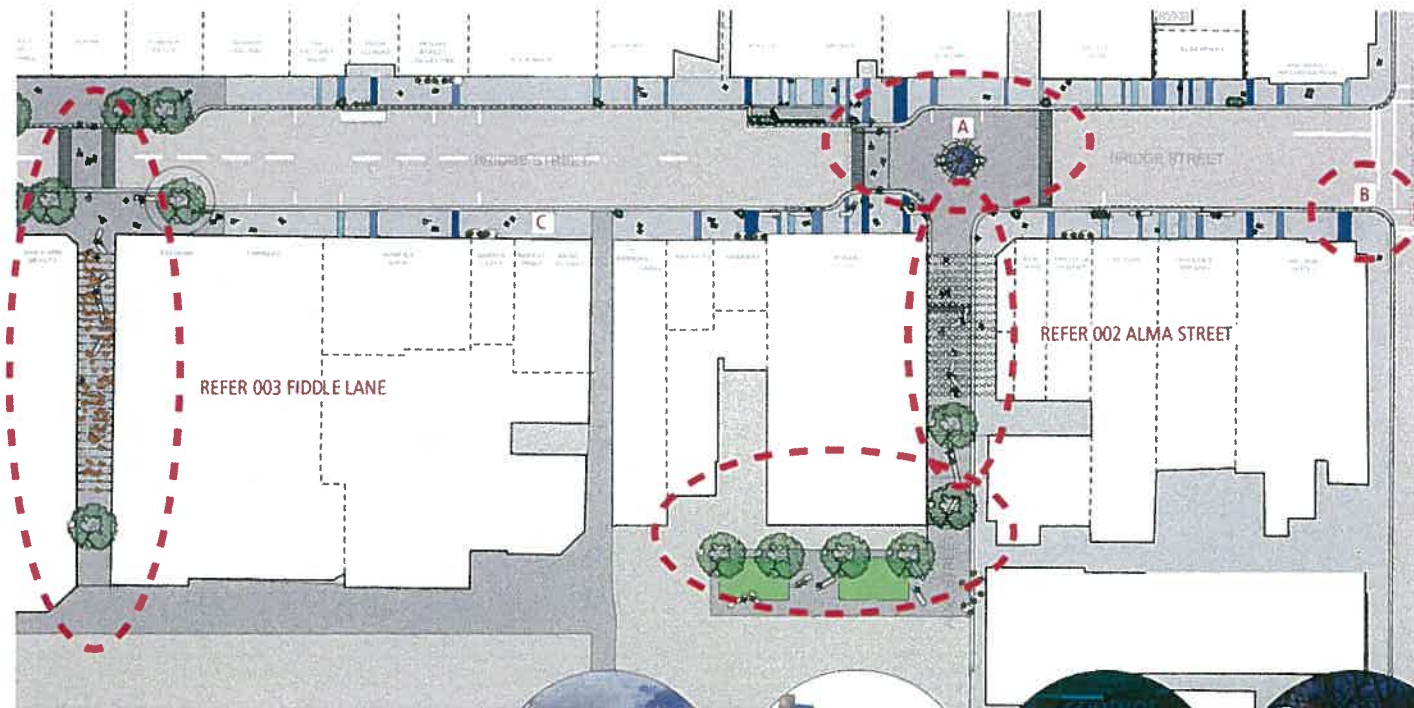
- 11.1 Funding exists in the current 2014/15 Annual Plan for continuation of the upgrading of Stage II of Bridge Street.
- 11.2 Work on upgrading lighting in Bridge Street as requested by Council on 12th February 2015 Works and Infrastructure Committee is planned to be completed by June 2015.
- 11.3 The proposed recommendation for Fiddle Lane aims to enhance the aesthetic appeal of the Lane by utilising existing lights to highlight the proposed artwork.

Mel Large
Team Leader Engineer

Attachments

- Attachment 1: Bridge Street Proposal [A1323529](#)
Attachment 2: Original concept by Canopy [A1257824](#)
Attachment 3: Fiddle Lane Proposal [A1323532](#)

Bridge Street Master Plan Story Board – For Information



OBJECTIVES FOR BRIDGE STREET

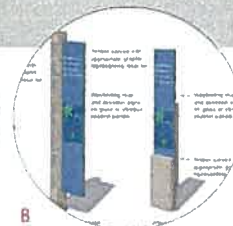
1. Create safer night time activity area than exists
2. Increase day time use of street by increasing signage and way finding
3. Brighten the area with the use of colour and lighting

PROPOSED APPROACHES

1. Upgrade street lighting as per initial proposal, introduce new luminaires
2. Introduce atmospheric lighting to soften and brighten the mood of the space at night
3. Introduce seating in key locations to attract daytime users to the area
4. Create overhead structure to allow for artistic installations down laneways
5. Upgrade existing mural on Fiddle Lane



A
Elevated Sculpture over intersection of Alma Street & Bridge Street



B
Nelson City Council way finding signage at corner of Bridge and Alma Street



C
Introduce more overhead street lighting attached to new poles as per stage 1. New lights to fill in dark spaces between existing lights.

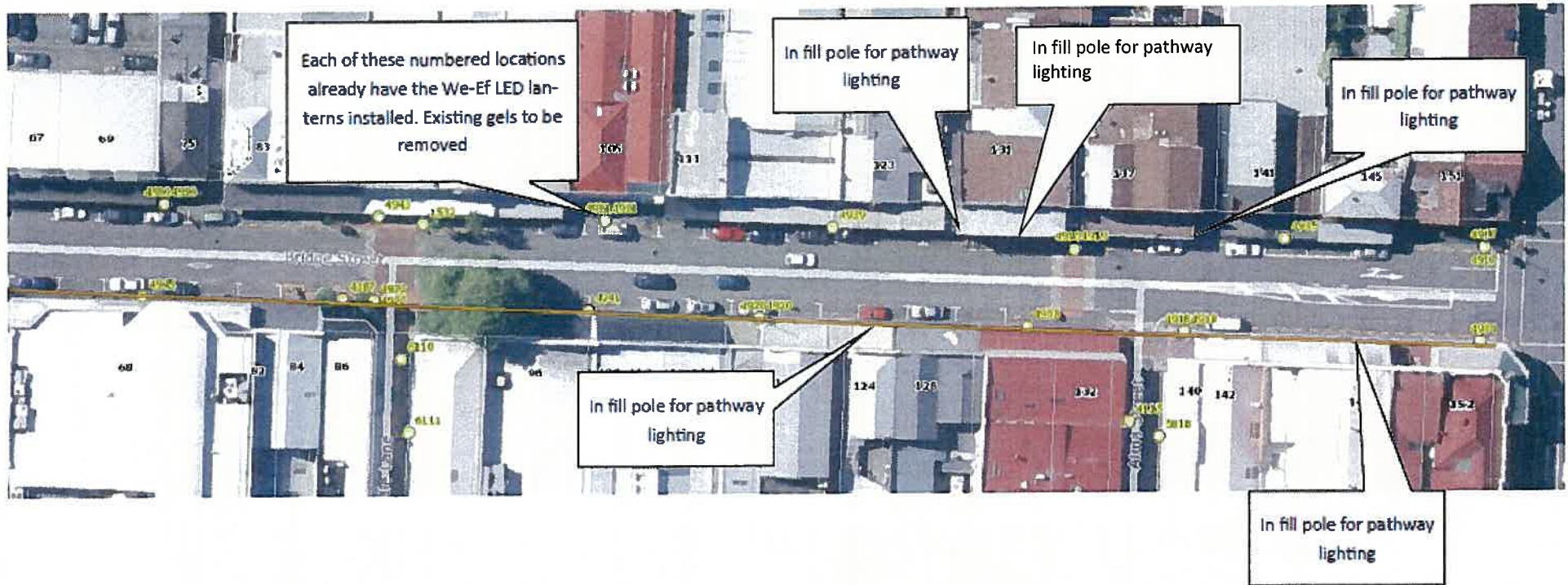
canopy

BRIDGE STREET ENHANCEMENT
MASTER PLAN Date: 05/03/15 Scale: NTS Job no: 1458 001

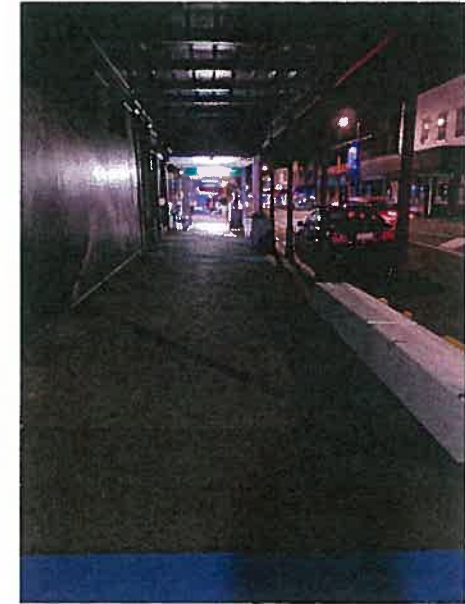
A1323529

Proposed Locations of New Lights

The proposed lights are LED lights (with no gels) on Cardiff Poles.



Problem Areas Identified



Bridge Street Light Proposal

Existing light with gels removed



Existing light with gels.



As seen in the above photographs, removing the gels creates the desired white light under the veranda and significantly improves the level of lighting. It is proposed that these gels be removed along Bridge Street from 123 Bridge Street to the intersection with Collingwood Street.

Painted surface treatment as per Auckland Waterfront project creates interest and freshens tired/stained asphalt paving areas.

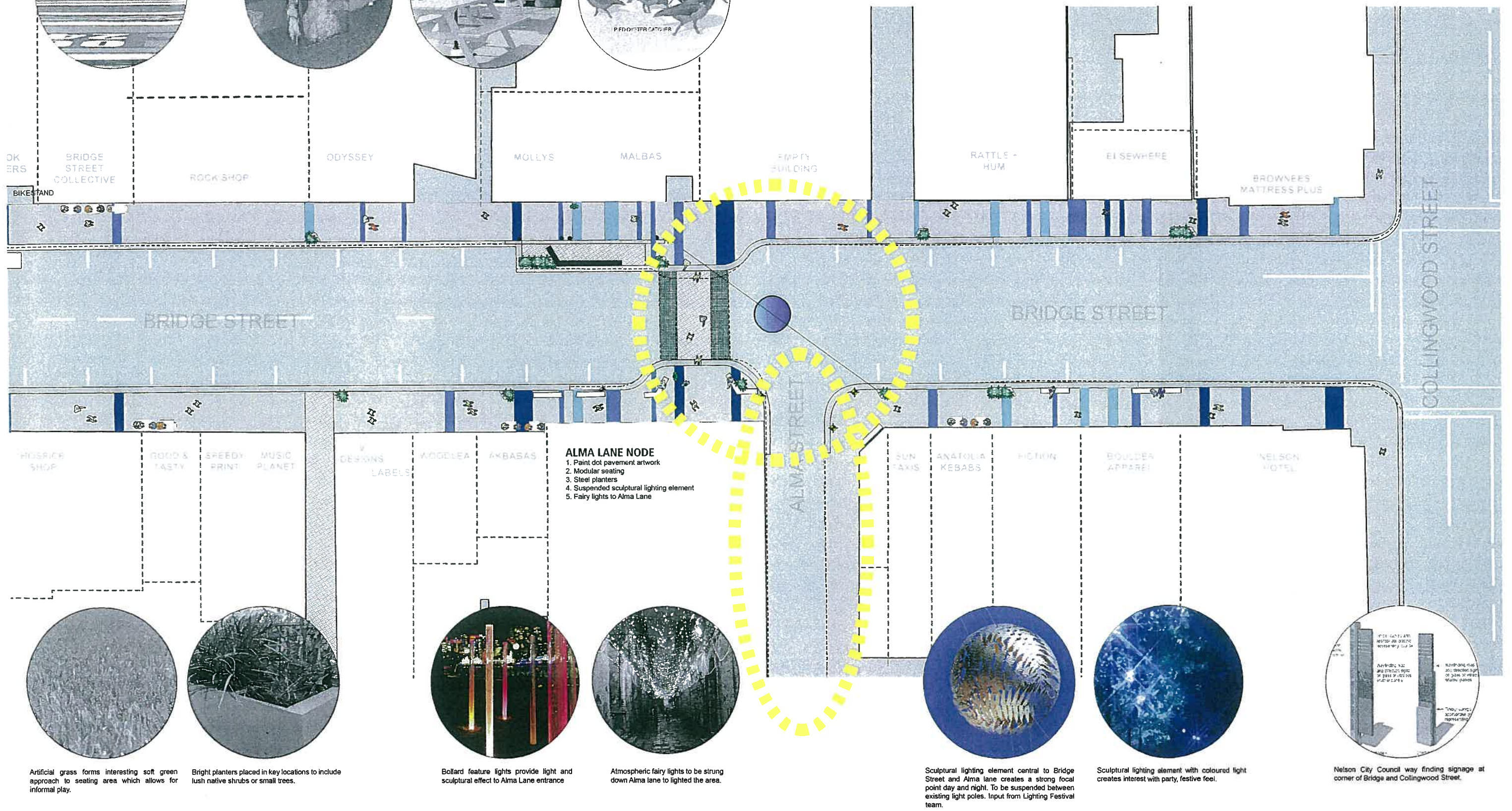
Acrylic print with graphic details to add colour to service boxes designed by Lucid Design

Paint existing picnic tables brightly to fit within new colour scheme.

Coastal 'bird' sculpture located in random positions along footpath edges

COLOUR PALETTE

Metallic blue colours of the paint dot pavement artwork inspired by the colours of the Tasman Sea with contrasting bright yellow street furniture elements.



ALMA LANE NODE
1. Paint dot pavement artwork
2. Modular seating
3. Steel planters
4. Suspended sculptural lighting element
5. Fairy lights to Alma Lane

Artificial grass forms interesting soft green approach to seating area which allows for informal play.

Bright planters placed in key locations to include lush native shrubs or small trees.

Bollard feature lights provide light and sculptural effect to Alma Lane entrance

Atmospheric fairy lights to be strung down Alma lane to lighted the area.

Sculptural lighting element central to Bridge Street and Alma lane creates a strong focal point day and night. To be suspended between existing light poles. Input from Lighting Festival team.

Sculptural lighting element with coloured light creates interest with party, festive feel.

Nelson City Council way finding signage at corner of Bridge and Collingwood Street.

A1257824

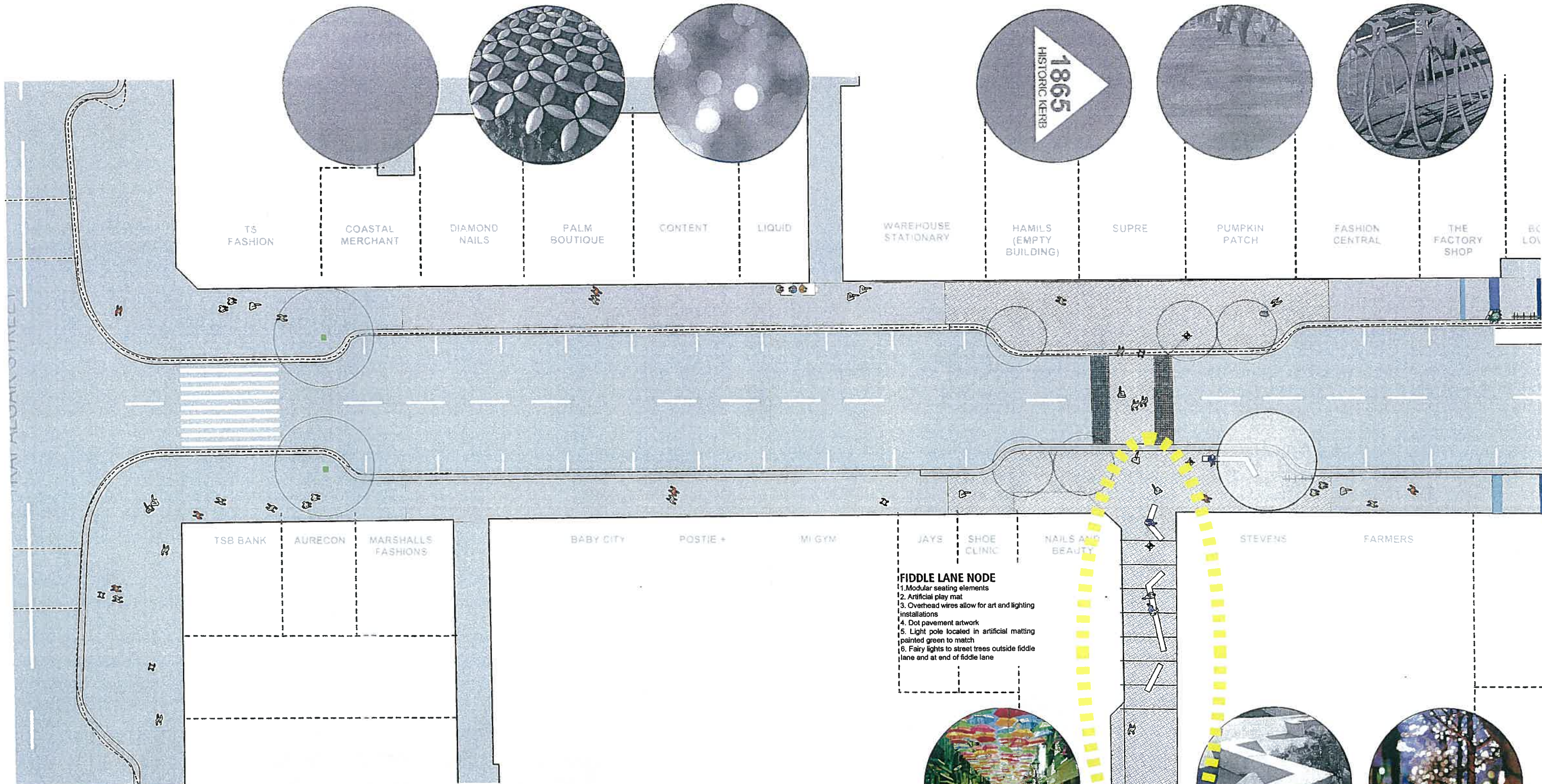
STORY OF THE SHORELINE

Story of the historic shoreline and the city's coastal location is depicted in dot pavement artwork with pattern relating to contour lines. Colours in metallic blue tones inspired by the Tasman Sea and local artist's pod artworks.

Stencil decals painted directly onto the existing asphalt for interpretation and way finding while adding colour. Example showing historic kerb detail.

Example of artistic pavement treatment revitalises paving area.

Replace existing bikestand with artistic sculptural option in bright yellow from colour palette.



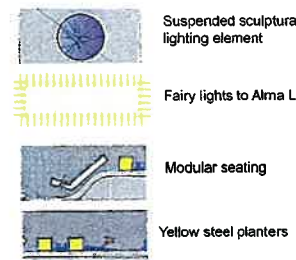
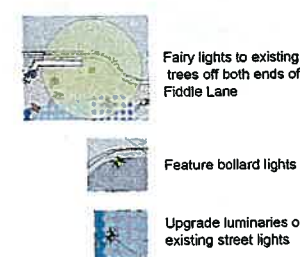
OBJECTIVES FOR BRIDGE STREET

1. Create safer night time activity area than exists
2. Attract more people to the street increasing signage and way finding
3. Brighten the area with the use of colour and lighting

PROPOSED APPROACHES

1. Upgrade street lighting as per initial proposal, introduce brighter luminaires with dimming capabilities
2. Introduce atmospheric lighting to soften and brighten the mood of the space at night
3. Introduce seating in key locations to attract daytime users to the area
4. Create overhead structure to allow for artistic installations down laneways
5. Explore opportunities for graphic art on pavement, service boxes and lids
6. Add a layer of refined street art that adds to the way finding objectives of the area while informing visitors about cultural or historic features of significance
7. Add signage to help people connect with adjacent features such as The Suter gallery, the Maitai walkway and the center of New Zealand
8. Introduce planters and pots in key locations to soften streetscape with lush native vegetation

PLAN LEGEND



FIDDLE LANE NODE

1. Modular seating elements
2. Artificial play mat
3. Overhead wires allow for art and lighting installations
4. Dot pavement artwork
5. Light pole located in artificial matting painted green to match
6. Fairy lights to street trees outside fiddle lane and at end of fiddle lane



Overhead wires allow for temporary and permanent art installations and lighting to enhance laneway



Modular seating components create an informal and sculptural response to seating requirements



Atmospheric fairy lights to be strung through existing trees outside Fiddle Lane on Bridge Street and at the carpark end of Fiddle Lane

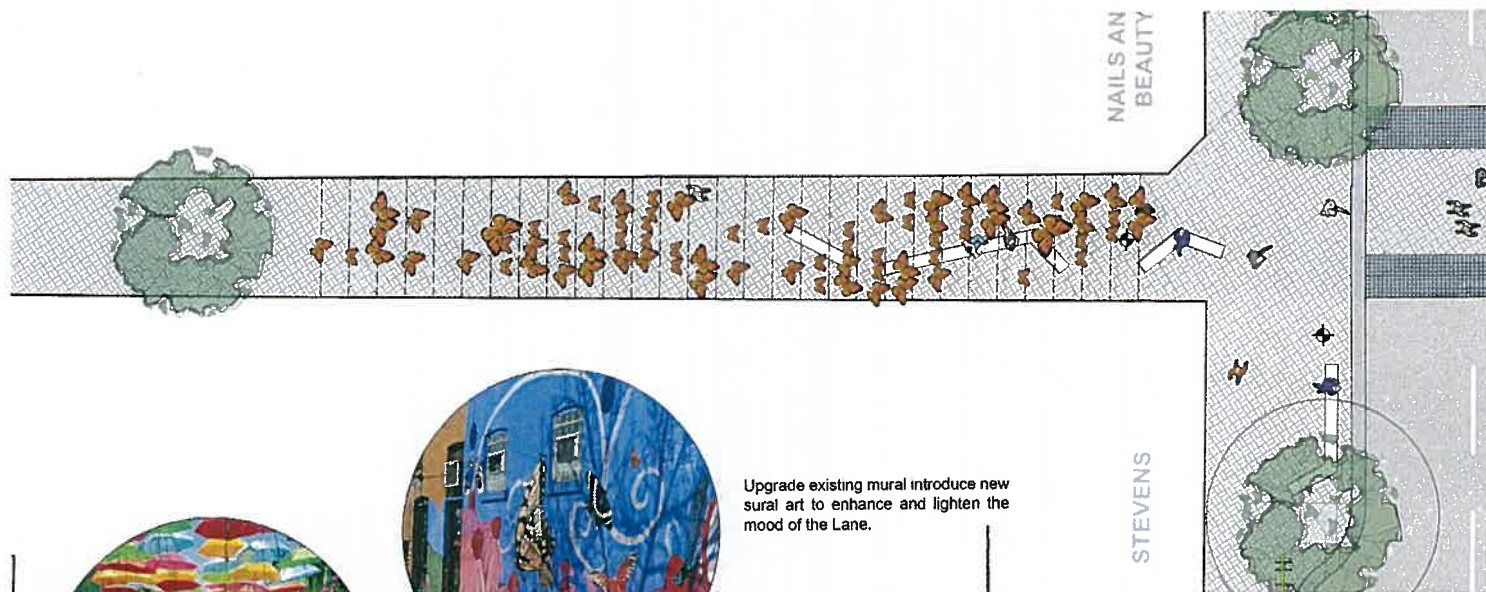
Existing Light Levels at Fiddle Lane

A light level survey determined that the existing light levels are above the required standard



A1323532

Fiddle Lane Proposal



Overhead wires allow for temporary and permanent art installations and lighting to enhance laneway



Upgrade existing mural introduce new mural art to enhance and lighten the mood of the Lane.

FIDDLE LANE ENHANCEMENT
Right: Night time rendering of Fiddle Lane showing modular seating and overhead art installation



canopy

BRIDGE STREET ENHANCEMENT
STORYBOARDS Date: 05/03/15 Scale: NTS Job no: 1458 003