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# 2021-2031 Property Asset Management Plan

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

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## General Volume

He Pukapuka Matua

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# I. Executive Summary

This Property Asset Management Plan (AMP) outlines how New Plymouth District Council (NPDC or the Council) manages the assets associated with the Council’s building and property asset portfolio, and will contribute to the community outcomes and priorities identified in the 2021-2031 Long Term Plan (LTP). This AMP covers the period from 1 July 2021 to 30 June 2031.

While much of this Property AMP: General Volume focuses upon the next 10 years in alignment with the LTP, asset management planning tends to consider much longer timeframes. The majority of the Council’s assets have lifecycles far greater than 10 years.

The Council’s Property Service provides a range of quality facilities that enhance the aesthetic of the New Plymouth district (the district), making it an attractive place in which to live, work and visit. The Council’s building and property assets support the delivery of other Council services.

The Property Service’s portfolio includes Puke Ariki and community libraries<sup>1</sup>, Govett-Brewster Art Gallery (GBAG) and Len Lye Centre (LLC), events venues, pools, housing for the elderly, community halls, public toilets, car parking buildings, the bus centre and Council offices. The Property Service also deliver services to other services and teams within the Council, such as providing leases and licenses to occupy public land and acquiring land for infrastructure (e.g. roads).

Key objectives for the Property Service are detailed below:

- A. To minimise adverse economic and environmental impacts of activities.
- B. To improve safety by ensuring that Property assets (land and buildings) are safe to use.

- C. To improve communication and provide information and education for customers on Levels of Service, costs and issues.
- D. To provide quality Property assets (land and buildings).
- E. To meet the development and growth needs of the district and accommodate any new or extended Property assets (land and buildings).
- F. To reduce costs by monitoring and managing cost drivers to ensure facilities and services are affordable, without compromising safety and quality.
- G. To provide an acceptable level of resilience in emergency situations.

Key issues for the Property Service are detailed below:

1. Ageing infrastructure.
2. Assets that require technology need to be replaced more often, even if the infrastructure is in good condition, due to their reliance on specific software.
3. Growth in community expectations e.g. new toilets and greenspaces.
4. Increased expectations on Levels of Service due to population growth e.g. frequency of cleaning toilets.
5. Increased Levels of Service due to customers wanting better and updated experiences at venues.
6. Changes in legislation require upgrading/change/removal of infrastructure e.g. buildings containing

asbestos, new requirements for healthy homes, seismic strengthening and health and safety.

Managing and maintaining property assets is resource intensive. To sustain current Levels of Service, the existing built asset base will require baseline Operational expenditure (Opex) of approximately \$50.4million and approximately \$85.3 million Capital expenditure (Capex) for renewals and Level of Service projects over the next 10 years.

Although no projects associated with growth of the district have been identified in this AMP, the biggest driver of increased demand for all Council services and use of Council assets is population growth. An important consideration for future property asset management is balancing any increase in service requirements with an increase in the number of occupied dwellings from which revenue can be collected. In this way, the Council’s facilities and services can remain affordable and attractive to customers.

As at 30 June 2019, the certified fair value of NPDC’s Property assets was \$161m for Buildings and \$320m for Land

A number of issues have been identified throughout this AMP. The improvement actions required over the 10 year period of the AMP have been collated. These will be monitored and actioned by the Property Team.

Specific details about each of the asset categories can be found in the **Property AMP: Volumes 1-8**.

A number of issues associated with asset management

have been identified throughout this AMP. The improvement actions required over the 10 year period of the AMP have been collated in this document. Some of the improvement actions relate to all the AMPs and are therefore included in **Section 10: Asset Management Improvement Programme** of the **Asset Management Strategy**. Improvement actions that will be monitored and actioned by the Property Team are listed in **Section 9: Improvement Plan** of this AMP.

<sup>1</sup> Note: In the 2018-2028 Property AMP, community libraries were also referred to as ‘libraries’ and ‘district libraries’.

## 2. Introduction

This Property AMP outlines how NPDC manages the assets associated with the Council’s building and property asset portfolio, including Puke Ariki and community libraries, GBAG and LLC, events venues, pools, housing for the elderly, the Civic Centre, and other buildings including community halls, public toilets, parking buildings, the bus station and Council depots. It also demonstrates how the Property Service will contribute to the community outcomes and priorities identified in the 2021-2031 LTP.

This AMP has been developed in accordance with the requirements of the Local Government Act 2002 (LGA). It covers the forecast activities and expenditure for a 30 year planning period, with an emphasis on the 10 year period from 1 July 2021 to 30 June 2031. It is intended that this AMP will be reviewed every year with a major update every three years prior to the LTP review process.

As well as managing the assets associated with the Council’s building and property asset portfolio, the Property Service also delivers services to other businesses and teams within the Council, including:

- **Lease management** - some 1100 leases, licences and tenancies over residential, industrial, commercial and rural land, including buildings and structures on Council land
- **Property advice** - advice over a wide range of building and land issues, including property that is leased or administered by Council from a third party. This also includes acquisitions, disposals, statutory requirements and designations.

- **Asset ownership and management** – the Property Service’s portfolio comprises around 1250 rateable properties, of which more than 550 are leasehold and the balance are freehold. The total land area included in the portfolio is approximately 1800 hectares. Details of the properties in the portfolio are summarised in **Section 2.1** below and further details can be found in the **Property AMP: Volumes 1-8**.
- **Maintenance management** – includes reactive and planned maintenance and statutory compliance
- **Capex management** – includes augmentation and renewals undertaken by the Projects Team on behalf of the Property Team to enhance or further develop the Council’s facilities
- **Management of Yarrow Stadium (excluded from this AMP)** - on behalf of the owner, Taranaki Stadium Trust

As noted above, the Council currently owns around 1650 parcels of land. Land interests are managed in different ways:

- **Restricted land** is land that provides a benefit or service to the community e.g. various types of reserve – esplanade, historic. It cannot be easily disposed of because of legal or other reasons.
- **Operational land** forms part of the normal operation of the Council and it has fewer restrictions in relation to sale
- **Leasehold land** - The Property Service hold the lessor’s interest in Waitara Endowment Lands and the Inglewood Library Reserve. The Property Service also hold various other miscellaneous leases and licences. With the

passing of the New Plymouth District Council (Waitara Lands) Act 2018 (see Table 4 below), the number of leases administered within the Waitara Endowment Area will diminish over time.

- **Other land interests** - Public access to streams, rivers, lakes and the coast in the Taranaki region (the region) is often provided by public roads, esplanade reserves, access strips or esplanade strips. The Council allocates esplanade strips as part of subdivision, mostly for public purposes. While the Council has a legal interest

in the land, ownership remains with the landowner. The Council’s interest in esplanade strips is recorded on the land asset register. Creation of a strip, plus the restrictions and requirements relating to its use and management are noted on the title and are binding on every party having an interest in the land. The Property Service currently has an interest in 432 esplanade strips, comprising a total area of 297.5 hectares.

The Property Team also owns nine areas of forestry land in the district as detailed in **Table 1**.

Table 1: NPDC forestry land

Site Name	Location	Total Land Area (ha)
Alfred Road	Alfred Road	5.5
Busing Forest	Scout Road	33.6
Colson Road	Colson Road	72.2
Dudley Road	Dudley Road	21.1
Duthie – Joint Venture	Meremere Road	25
Herekawe	Centennial Drive	4
King Road	King Road	13.7
McKay – Joint Venture	Okau Road	80
Mangamahoe	Plantatation Road	202

Two bridge assets are located on forestry land. One bridge is located in Busing Forest (Asset ID: 32807258) and the

other bridge is located in the Dudley Road forest (Asset ID: 21840881).

A variety of buildings located within Parks and Open Spaces are used for public and community purposes. These property assets are managed by the Property Team on behalf of the Parks and Open Spaces Team and are included in the **Property AMP: Volume 7 – Parks and Open Spaces Buildings**. A variety of water and waste buildings are also managed by the Property Team on behalf of the Three Waters Team and Resource Recovery Team. Details for these buildings are included in the **Property AMP: Volume 8 – Water and Wastes Buildings** and the **Waste Management and Minimisation AMP**.

## 2.1 Asset Descriptions

The assets included in this AMP are all the buildings the Council owns and manages. The Property Team is responsible for managing all Council buildings, with the exception of some specialised buildings at water treatment plants and pump stations. The assets included in this AMP are summarised in **Table 2**.

A range of Council staff are involved in preparing and delivering the Property AMP and providing support services for asset management. How these responsibilities are allocated, managed and delivered are shown in **Figure 1** in the **Asset Management Strategy**. The framework and key elements of the overall AMP are shown in **Table 1** in the **Asset Management Strategy**.

Table 2: Asset summary

Asset Category	Building Name	AMP Volume
Civic Centre	Civic Building	1
Events Venues and Pools	TSB Stadium Main Building	2
	TSB Showplace Main Building	
	TSB Bowl of Brooklands Main Building	
	Todd Energy Aquatic Centre (TEAC) Indoor Pool/Main Block	
	Waitara, Okato, Fitzroy, and Inglewood Pools	
GBAG and LLC	GBAG	3
	LLC	
Puke Ariki and Libraries	Museum (Puke Ariki Complex)	4
	Library (Puke Ariki Complex)	
	Waitara Library/ Service Centre	
	Inglewood Library/Service Centre	
Regulatory Services Buildings	Bus Station	5
	Downtown Car Park	
	Courtenay Street Car Park	
	Animal Control Building	
Housing for the Elderly	Housing for the Elderly	6



Parks and Open Spaces Buildings	Depots: Hobson Street (including archives), Niger Terrace, and Mould Street	7
	Public Toilets	
	Halls	
	Camping Grounds	
	Pukekura Park and Brooklands Zoo	
	Crematorium and Cemetery Buildings	
	General Parks and Open Spaces Buildings	
Water and Waste Buildings	New Plymouth Water Treatment Plant (NPWTP) Main Building	8
	New Plymouth Wastewater Treatment Plant (NPWWTP) Administration Building	
	New Plymouth WTP - Sewer	
	New Plymouth WTP - Water	
	Waste Management and Minimisation Buildings	

Further details for the asset categories can be found in the individual **Property AMP: Volumes 1-8**.

**Table 5** in **Section 5: Asset Management System** of the **Asset Management Strategy** outlines the asset data accuracy/confidence grades. In previous AMPs, asset data accuracy/confidence for asset descriptions was determined by the Property Team’s knowledge and experience. Asset data accuracy/confidence grades

have not been provided in this AMP as a more robust data quality system is needed to determine the grades more accurately. There is an improvement action for data accuracy/confidence grades in **Section 10: Asset Management Improvement Programme** of the **Asset Management Strategy**.

**Asset Information and Data**

The Property Service store and manage information and

- data for Property assets in various systems, including the following:

  - Enterprise Asset Management (EAM) system (part of TechnologyOne) for document management, financial management, customer information and requests, asset inventory, asset history, work order management and maintenance scheduling
  - ARCGIS for spatial records with general Geographic Information System (GIS) viewer MILES
- RedEye for all drawings, including working drawings
  - Sharepoint for the Drawing Management System (RedEye), asset data and Improvement Plan items
  - CS-VUE for monitoring compliance with resource consent conditions

### 3 Strategic Framework

NPDC’s strategic framework for the district is detailed in **Section 4: Strategic Framework** in the **Asset Management Strategy**. This section of the AMP outlines the alignment of the Council’s Asset Management Drivers and Objectives with the Property Service’s Objectives, key issues for the Property Service, and the relevant statutory and regulatory requirements.

# 3.1 Strategic Alignment













AMPs are a key component of the strategic planning and management of the Council. The following four Asset Management Drivers have been identified to guide the Asset Management and Network Planning Team and to prioritise investment in asset infrastructure over the 10 year period of the AMP:

1. **Taking care of what we have** – We need to ensure that we invest in maintaining, renewing or replacing our existing asset infrastructure to preserve and extend their useful life.
2. **Resilience and responding to climate change** – As we build new assets and renew our existing infrastructure we must ensure that we build in resilience to issues from natural hazards including, volcanic and seismic activity, sea level rise, coastal erosion, flooding events and droughts along with the consideration of the predictions of climate change.

3. **Planning for growth** – Our district will continue to grow and it is important that we manage that growth and provide the infrastructure in the appropriate areas to support new housing and employment areas.
4. **Meeting the needs of our community and reducing our impact on the environment** – As our community grows and changes we need to ensure that our infrastructure responds to those changing needs and that we also respond to increasing standards to support public health and environmental protection.




































These four drivers of decision making have been translated into specific Asset Management Objectives as shown in **Table 3**.

































Table 3: Asset Management Drivers and Objectives

Taking care of what we have	Resilience and responding to climate change
<div><div>Taking care of infrastructure assets means:</div><div><div>We understand that asset data and evidence based decision making are critical to optimising costs and maximising the value our services bring to our customers</div><div>We protect and enhance public health by providing quality services</div><div>We own and operate infrastructure that is safe for our staff, suppliers and customers</div></div></div>	<div><div>Resilience of assets means:</div><div><div>Our infrastructure protects and enhances our built environment and creates amenity value</div><div>We provide reliable services and infrastructure that is resilient to natural hazards and adapts to climate change</div><div>We provide system redundancy and emergency back up systems to our critical infrastructure</div></div></div>
Planning for growth	Meeting the needs of our community and reducing our impact on the environment
<div><div>Planning and providing for growth means:</div><div><div>We work in partnership with Tangata Whenua when we plan for our infrastructure</div><div>Our infrastructure is an enabler for economic activity and future growth</div><div>We educate our community so they can make informed choices about how they use our services and manage demand on our infrastructure and services</div></div></div>	<div><div>Meeting the needs of our community and reducing our impact on the environment means:</div><div><div>We manage the consumption of energy and associated greenhouse gas emissions to mitigate our impact on climate change.</div><div>We protect and restore the health of our natural environment.</div><div>We manage the use of resources in a sustainable way, minimising waste and seek out opportunities to use wastes as a resource to be reused or recycled</div></div></div>

Details for the key Property Service Objectives and the alignment of these to the Asset Management Drivers and Objectives are provided in Table 4.

Table 4: Alignment of Asset Management Drivers and Objectives, and Property Service Objectives

Property Service Objectives	Asset Management Drivers			
	1. Taking care of what we have	2. Resilience and responding to climate change	3. Planning for growth	4. Meeting the needs of our community and reducing our impact on the environment
A. To minimise adverse economic and environmental impacts of activities				
				
				
B. To improve safety by ensuring that Property assets (land and buildings) are safe to use				
				
				
C. To improve communication and provide information and education for customers on Levels of Service, costs and issues				
D. To provide quality Property assets (land and buildings)				
				
				

Property Service Objectives	Asset Management Drivers			
	1. Taking care of what we have	2. Resilience and responding to climate change	3. Planning for growth	4. Meeting the needs of our community and reducing our impact on the environment
E. To meet the development and growth needs of the district and accommodate any new or extended Property assets (land and buildings)				
				
				
F. To reduce costs by monitoring and managing cost drivers to ensure facilities and services are affordable, without compromising safety and quality				
				
				
G. To provide an acceptable level of resilience in emergency situations				
				
				



## 3.2 Key Issues for the Property Service

The key issues for the Property Service are detailed below:

1. Ageing infrastructure.

2. Assets that require technology need to be replaced more often, even if the infrastructure is in good condition, due to their reliance on specific software.

3. Growth in community expectations e.g. new toilets and greenspaces.
4. Increased expectations on Levels of Service due to population growth e.g. frequency of cleaning toilets.

5. Increased Levels of Service due to customers wanting better and updated experiences at venues.

6. Changes in legislation require upgrading/change/removal of infrastructure e.g. buildings containing asbestos, new requirements for healthy homes, seismic strengthening and health and safety.

## 3.3 Statutory and Regulatory Requirements

The relevant statutory and regulatory documents for the Property Service are detailed in **Table 5**.

Table 5: Relevant legislation and other documents

Document	Relevance to the Property AMP
Legislation	
LGA 2002 and 2010 Amendments	This Act sets the statutory requirements for local governments and includes the mandatory preparation and adoption of a 30 year Infrastructure Strategy that underpins each LTP.
Resource Management Act 1991 and Amendments	This is the primary legislation dealing with the management of natural and physical resources. It provides a national framework to manage land, air, water and soil resources, the coast, subdivision and the control of pollution, contaminants and hazardous substances.
Fire and Emergency New Zealand Act 2017 and Amendments	This Act provides the framework under which Fire and Emergency New Zealand operate.
Local Government (Rating) Act 2002 and Amendments	This Act empowers local government to level property taxes (rates). All land, unless otherwise excepted, is rateable.
Civil Defence Emergency Management Act 2002 and Amendments	This Act requires that an emergency management plan is maintained and reviewed annually and that it is accepted as suitable by independent review.
Health and Safety at Work Act 2015 and Amendments	The objective of this Act is to promote the prevention of harm to all people at work, and others in, or in the vicinity of, places of work.
The Hazardous Substances and New Organisms Act 1996 (HSNO) and Amendments	HSNO sites under the Health and Safety at Work Act along with the Health and Safety at Work (Hazardous Substances) Regulations (see below). It aims to protect the environment and the health and safety of people from the adverse effects of hazardous substances.
New Plymouth District Council (Waitara Lands) Act 2018 and Amendments	The Act enables leaseholders to buy their leasehold land. It also provides for the Council and Te Kowhatu Tu Moana (as registered owner of Vested Land and other transferred land that remains or becomes a reserve) to enter an agreement or the administration and management of reserve land and to prepare and review the management plan for that land.
Building Act 2004 and Amendments	<div>This Act applies to the construction of new buildings as well as the alteration and demolition of existing buildings.</div> <div>The Building (Earthquake-prone Buildings) Amendment Act 2016 is an amendment to the Building Act 2004 that sets the performance objectives for buildings and provides a system for managing earthquake-prone buildings.</div>

Document	Relevance to the Property AMP
Legislation	
Residential Tenancies Act 1986 and Amendments	The Act requires landlords to provide and maintain rental properties in a reasonable state of repair. It also requires landlords to provide properties in a reasonable state of cleanliness.
Policies	
Community Funding Investment Policy (2019)	The purpose of the Policy is to set out the parameters by which NPDC may offer grant investment, and/or community concessional lease subsidy to communities, groups, individuals and organisations within the district.
Fees and Charges Policy (2010)	This Policy, amongst other things, clarifies the legal mechanism for setting fees and charges, and ensures that they maximise community benefits from Council goods and services, and contribute to community outcomes.
Encroachments on Road Reserve Policy (2011)	The purpose of this Policy is to clarify the requirements for encroachments on road reserve and to enable transparent decision-making and management of encroachment licences in the district.
Dangerous Insanitary Buildings Policy (2011)	The purpose of this Policy is to clarify how the Council will manage dangerous and insanitary buildings in the district. The objective of the Policy is to reduce the danger to the public posed by dangerous and insanitary buildings.
Camping Ground Policy (2009)	This policy addresses the administration and management of camping grounds on Council administered land. It provides clarity on how these facilities will be managed to facilitate an enjoyable holiday experience that compiles with applicable legislation and regulation. It also stipulates how the camping grounds will minimise ratepayer cost and provide a viable business for lessees.
Govett-Brewster Art Gallery Policy (2015)	This Policy covers the GBAG Strategic direction including art development goals, audience development goals and institutional development goals. It also covers the collection management policy and procedures.
Housing for the Elderly Policy (2016)	The purpose of this Policy is to guide the provision and management of the NPDC Housing for the Elderly assets and service. The Council recognises that the number of elderly in the district is increasing and is committed to continuing to provide affordable housing for elderly people who meet eligibility requirements.

Document	Relevance to the Property AMP
Policies	
General Policies for Council Administered Reserves (2006)	This document consolidates policies that apply to all reserves owned and/ or administered by NPDC. It is intended to provide a common understanding between the Council and the community of how the reserves in the district will be managed. It aims to help achieve consistency and accountability in decision making while taking into account public interest.
Operative New Plymouth District Plan (2005) and Proposed District Plan (2019)	The District Plan includes objectives, policies and rules that manage the adverse effects of activities on the environment with a focus on land use and subdivision activities.
Other	
Camping Ground Regulations 1985 and Amendments	These Regulations set out the general requirements and standards for camping grounds.
Health and Safety at Work (Asbestos) Regulations 2016 and Amendments	<p>These Regulations set out requirements for a building owner if they know or reasonably ought to know that there is a risk of exposure to respirable asbestos fibres, they must, so far as is reasonably practicable, identify all asbestos that poses a risk of exposure, as well as any Asbestos Containing Material, which is any material containing asbestos.</p> <p>The Regulations require councils to prepare and maintain asbestos management plans for all of their workplaces.</p>
Health and Safety at Work (Hazardous Substances) Regulations 2017 and Amendments	<p>The regulation of hazardous substances that affect human health and safety in the workplace sit under the Health and Safety at Work Act. The Regulations set out the rules for work-related activities involving hazardous substances. There are three main things that need to be done:</p> <ul style="list-style-type: none"><li>• Make an inventory of all the hazardous substances manufactured, used, handled or stored at a workplace including hazardous waste</li><li>• Keep the inventory up-to-date and accurate</li><li>• Make sure the inventory is readily accessible to emergency services workers</li></ul>
Asbestos Management Plan (2018)	This is NPDC’s overarching document for the management of asbestos. The purpose of the Plan is to ensure that as far as reasonably practicable, no persons whether employed, visiting, or contracted to work on, Council’s premises are exposed to the risk of the inhalation of asbestos fibres.

Document	Relevance to the Property AMP
Surrender of Leasehold (2000	As a matter of policy all applications for the surrender of leasehold Council land must be referred to the Council for consideration, and a surrender of lease will be permitted only in exceptional circumstances, such as bankruptcy of the lessee or where extreme hardship to the lessee would result from the lease agreement remaining in force.
Liability of Independent Trustees of Lessee Trusts (2004)	The Council directs that independent trustees of Family and Charitable Trusts that are lessees of council-owned property have their liability limited to the net assets of the Trust available and in their hands to meet such liability – such limitation of liability being conditional on and subject to certain criteria.
Approval of Properties for Sale and Method of Sale Policy (2005)	This Policy sets out the process for the sale of properties identified as being surplus to the Council’s requirements. It also sets out the methods for sales.
IFRS 5 Policy (ECM#: 1345401)	The NZ IFRS 5 specifies accounting for assets held for sale, and the presentation and disclosure of discontinued operations.
Public Toilet Strategy (2000)	This Strategy sets out the Council’s approach for renewing, upgrading and providing additional public toilet facilities in the district.(Under Review )
Disability Strategy (2009) (Note: This document was renamed the Accessibility Strategy in 2012)	This Strategy focuses on how the Council can directly contribute towards reducing disability in the district.
Service Level Agreements, Leases, and Budgets	The service levels, strategies and information requirements described in the AMP are incorporated into contract specifications, Key Performance Indicators and reporting requirements.
The Seismic Assessment of Existing Buildings: Technical Guidelines for Engineering Assessments, July 2017 (Version 1)	The Guidelines relate to seismic assessments of existing buildings and apply to buildings of all eras and of all construction types and materials. They are also intended to be used for assessing existing building construction that is included in an upgrade of an existing building (e.g. seismic retrofit or alterations generally), or where a change of use is intended.
Healthy Homes Standards (2019)	These Standards introduced specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

# 4 Levels of Service

The Property Service’s Levels of Service are driven by the Council’s overall service objectives in the LTP, customer expectations, and legislative and technical requirements. The Capex and Opex investment programmes included in this AMP are based on effective asset management that delivers on these objectives, expectations and requirements.

## 4.1 Customer Levels of Service

The services delivered by the Property Team contribute towards achieving the Levels of Service set out for other functions of the organisation including Venues and Events (Events Venues and Pools), GBAG and LLC, Puke Ariki and Community Libraries, and Community Partnerships (see the **Property AMP: Volume 6 – Housing for the Elderly** for a further explanation of this function). They also contribute to the Levels of Service for the Parks and Open Spaces Service, the Three Waters Service, the Waste Management and Minimisation Service and Emergency management . Details for the Levels of Service and the links to community outcomes for:

- Parks and Open Spaces Buildings are located in the **Parks AMP: General Volume**
- Water Supply Buildings are located in the **Water Supply AMP: General Volume**

- Wastewater Buildings are located in the **Wastewater AMP: General Volume**
- Stormwater and Flood Protection Buildings are located in the **Stormwater and Flood Protection AMP: General Volume**
- Waste Management and Minimisation Buildings are located in the **Waste Management and Minimisation AMP**

There are no specific Levels of Service related to the operation of the Civic Centre (Shared Services) or Regulatory Services Buildings. However, these facilities generally support other Council services to deliver their Levels of Service. Specific levels of service that the Property contribute towards are as follows:



Table 6: Community Partnerships Levels of Service			What we want to achieve				
What will we do	How we will keep track		Actual 2019/20	Target 2021/22	Target 2022/23	Target 2023/24	Target 2030/31
We effectively coordinate and administer the housing for the elderly service.	The percentage of tenants satisfied with the service		96%	90%	90%	90%	90%

Table 7: GBAG and LLC Levels of Service			What we want to achieve				
What will we do	How we will keep track		Actual 2019/20	Target 2021/22	Target 2022/23	Target 2023/24	Target 2030/31
We provide access to an engaging range of comtemporary art from NZ and around the world	The annual number of exhibitions on offer.		9	7	7	7	7
	The annual number of visitor entries.		52,260	60,000	65,000	70,000	80,000
	The annual number of audience engagement events.		New Measure	50	55	60	75
	The percentage of residents satisfied with the service (satisfa tion survey*).		64%	65%	65%	65%	65%
	The percentage of customers satisfied with their overall experience at the Govett-Brewster Art Gallery and Len Lye Centre (in-house surveys.)		84%	82%	82%	82%	82%

\* All satisfaction survey targets are excluding 'don't know' responses

Table 8: Puke Ariki and Community Libraries Levels of Service			What we want to achieve				
What will we do	How we will keep track		Actual 2019/20	Target 2021/22	Target 2022/23	Target 2023/24	Target 2030/31
We provide an accessible and informative point of contact and booking service for visitors to New Plymouth District	The percentage of customers satisfied with the i-SITE Visitor Information Centre (in-house survey).		99%	98%	98%	98%	98%

Table 9: Venue and Events Levels of Service			What we want to achieve				
What will we do	How we will keep track		Actual 2019/20	Target 2021/22	Target 2022/23	Target 2023/24	Target 2030/31
We provide high quality community pools that encourage community participation in aquatic activities.	The percentage of customers satisfied with the Council's swimming facilities (satisfaction survey*).		97%	94%	94%	95%	98%
	The number of pool patrons per year		325,520	390,000	390,000	390,000	390,000
We provide a network of high quality venues that create opportunitues for the community to attend arts, cultural, sporting and recreation activities.	The number of attendees and event/bookings across all venues.		241,246 attendees	260,000 attendees	280,000 attendees	280,000 attendees	300,000 attendees
			998 events	1,000 events	1,000 events	1,000 events	1,200 events

\* All satisfaction survey targets are excluding 'don't know' responses

Table 10: Emergency Management Levels of Service			What we want to achieve				
What will we do	How we will keep track		Actual 2019/20	Target 2021/22	Target 2022/23	Target 2023/24	Target 2030/31
Ensure NPDC is ready for, can respond to and recover from emergencies.	Ensure the NPDC Emergency Operations Centre (EOC) is fit for purpose.		New Measure	Complete monthly system checks and an annual EOC capability audit.	Complete monthly system checks and an annual EOC capability audit.	Complete monthly system checks and an annual EOC capability audit.	NPDC EOC is a highly functioning operations centre for NPDC to co-ordinate any emergency from.

Table 11: Parks and Open Spaces Buildings Levels of Service			What we want to achieve				
What will we do	How we will keep track		Actual 2019/20	Target 2021/22	Target 2022/23	Target 2023/24	Target 2030/31
Provide quality public toilets across the district.	The percentage of the community satisfied with the quality of the district's public toilets (*satisfaction survey)		87%	80%	80%	80%	80%

\* All satisfaction survey targets are excluding 'don't know' responses



# 4.2 Technical Levels of Service

In addition to Customer Levels of Service, there are a number of technical and operational parameters required by legislation. A number of Council policies also govern how Property assets are managed. The Technical Levels of Service are identified below:

- The Property Service’s Approval of Properties for Sale and Method of Sale Policy determines the rules and process for considering the sale or retention of properties

- Legislation identified in **Table 5** above, including the Asbestos Act, Health and Safety at Work Act, and Residential Tenancies Act
- The Seismic Assessment of Existing Buildings: Technical Guidelines for Engineering Assessments, July 2017 (Version 1)
- Requirements and conditions of resource consents from Taranaki Regional Council (TRC) and NPDC

# 4.3 Levels of Service Projects

The Property Service has identified a number of projects to improve and maintain Levels of Service over the 10 year period of the AMP. The Level of Service Projects are listed in **Table 6**. The alignment of each project to the Asset Management Drivers and Key Issues for the Property Service (see **Section 3: Strategic Framework**) is also identified.

The Level of Service Projects for Parks and Open Spaces buildings are included in **Table 11**. Any projects involving Water Supply buildings, Wastewater buildings, Stormwater and Flood Protection buildings, and Waste Management and Minimisation buildings are located in the corresponding AMP General Volumes.

Table 12: Level of Service Projects

Project Budget Code	Project Description	Asset Management Driver	Key Issue
Community Partnerships			
HE3000	Housing For Elderly - 52 Wynyard Street Purchase	4	4
HE3001	Housing For The Elderly - Heaters and Ventilation	4	6
GBAG and LLC			
GB1001	Gallery Fitout & Equipment for Exhibitions	4	3 and 5
GB3000	GBAG LLC Collection Storage	4	3
Parks and Open Spaces			
PB3000	Vicarage Seismic Strengthening	2 and 4	6
PB3001	Richmond Cottage Seismic Strengthening	2 and 4	6
PB3004	Oakura Hall Seismic Strengthening	2 and 4	6
PB3005	Mangorei Hall Seismic Strengthening	2 and 4	6
PB3007	Hobson Street Depot Asbestos Removal	4	6
PB3009	Accessible Toilets - Accessibility Strategy	4	3
PB3013	Stormwater Hydrocarbon Interceptors Hobson Street Depot	2 and 4	6

Project Budget Code	Project Description	Asset Management Driver	Key Issue
PB3014	Lepperton Public Toilets (Waitara Community Board)	4	3, 4 and 5
Shared Services			
CB3001	Lease Management Tool	4	4
Venues and Events			
AQ2006	TEAC Service Level Improvements	4	4 and 5
AQ3002	Okato Pool Accessibility Upgrade	4	4 and 5
AQ3009	Fitzroy Pool Accessibility Upgrade	4	4 and 5
AQ3012	Inglewood Pool Shading (Inglewood Community Board)	4	4 and 5
CB2026	Multi-Sports Hub Development	4	4 and 5
CB3038	TSB Showplace Level 1 Stalls Upgrade		4 and 5
PE3003	TSB Bowl of Brooklands Air Conditioning	4	4 and 5
PE3008	TSB Stadium Scoreboards	4	2, 4 and 5

Key: = Strategic Projects (see Section 4: Strategic Framework of the Asset Management Strategy)

Further details for key Level of Service Projects are provided below:

**AQ2006: TEAC Service Level Improvements**

The lift at the TEAC is past its use by date due to the corrosive environment. This project has been held off for a potential redevelopment; however, it is at a stage where it needs to be replaced. The project will increase accessibility for users of the TEAC and demonstrates the Council’s ongoing commitment to investing in and renewing assets at the TEAC.

**CB2026: Multi-Sports Hub Development**

There is substantial evidence to suggest that the current provision of facilities in New Plymouth is not adequate to meet current demand or anticipated future growth for many sports codes. Facilities are aged or no longer fit-for-purpose. New Plymouth is unable to attract significant sporting tournaments and events due to a lack of multiple and compliant courts, fields, and turfs in one location.

The aim of the project is to assess the feasibility of the multi-sports hub and to build a Detailed Business Case (DBC). The DBC will outline the design of the preferred facility, the impact on infrastructure and services around the facility, patronage and utilisation by local sports groups and event organisers, forecast costs and revenue models and indicative funding streams.

An integrated multi-sport facility offers the opportunity for improved quality of delivery, increased facility utilisation, reduced burden on volunteers by reducing the duplication of efforts, consolidation of provision leading to reduced operating costs, economies of scale, shared spaces and services, energised destinations that

are attractive to participants and provide for economic benefits, shared resources and learning, and a sufficient scale of facility to provide management and operational expertise across multiple users. However, it is important to note that ‘hubbing’ will not resolve all facility challenges for New Plymouth and will only provide part of the solution.

The Capex forecast for the Level of Service Projects over the 10 year period of the AMP is shown in **Table 18** in **Section 8: Financial Summary**.

# 5 Future Demand

Asset management planning relies on forecasts and the identification of other factors, such as growth, age of the population and diversity of the community, to understand the demand on the Property Service's assets. As detailed in **Section 3: The New Plymouth District and the Taranaki Region** of the **Asset Management Strategy**, the Council's latest growth projections were developed in April 2020 and cover the period 2018 to 2051. The growth projections indicate that the district will grow by almost 25% by 2051 (from a population of 86,504 in 2021 to 104,129 in 2051). The age profile within the district is also changing and it is anticipated that there will be an increase in the number of people aged 65 and over, from 19% (16,651) of the total population in 2021, to approximately 27% (28,256) in 2051. The growth projections indicate that there will be an increasing demand for housing and infrastructure in the district.

Population growth in the district is the principal factor affecting the demand for and use of Council buildings and properties. The Council's demand analysis involves reviewing the key drivers impacting Property assets, and assessing the implications for future asset management. When considering changes to the capacity of any Property asset, the current ability of the asset and the Property Team's resources to provide facilities and services at the required levels are assessed.

Increased demand tends to place additional wear on Property assets, which can reduce the Remaining Useful Life (RUL) of an asset. Increased demand can also mean more capacity is required, which may raise service delivery costs over and above what the Council's customers can afford, or are willing to pay.

Further details for the Civic Centre, Events Venues and Pools, GBAG and LLC, Puke Ariki and Community Libraries, Regulatory Services Buildings, and Housing for the Elderly are provided below. Parks and Open Spaces Buildings, and Water and Waste Buildings are covered in the corresponding AMPs.

## Civic Centre

As the population of the district increases, the Council may be required to provide an increase in services. However, it is not anticipated that expansion of the Civic Centre will be required over the next few years. Future growth in workload can be accommodated by improving technology or business processes and by using space within Council buildings that is currently leased to external parties.

The areas within the Civic Centre that are leased to corporate tenants comprise good quality office space plus some off street parking. As leases expire, new leases will be negotiated, subject to the Council's need for space. Any changes to office layout resulting from changes to organisational structure will be performed on a year to year basis, according to requirements.

## Events Venues and Pools

With many of the Property Service's activities returning to near normal capacity in 2022/23 post COVID-19 the Venues and Events Service will be challenged by factors such as future growth in the district's population, an ageing population, ageing infrastructure, climate change and by increased popularity of the district as a tourist destination.

Other challenges are related to meeting customer satisfaction, safety standards and accessibility. In 2021/22 community expectations to attract events that stimulate the economy will need to be balanced with the potential cost of supporting event organisers/hirers and event suppliers whose access to resources have been impacted by COVID-19. Requests have been received from the community to expand event activity to include regional towns, present a family focused New Year's Eve event, a wider seasonal spread of events and to expand the Festival of Lights into the New Plymouth Central Business District (CBD).

TSB Stadium and TSB Showplace are operating at close to full capacity. Better regional access as a result of highway and airport redevelopment may increase visitor numbers, and provide opportunities to secure more events. With increased competition with other regions in attracting major events, NPDC need to ensure that there is sufficient operational capability and staff to manage and deliver new business as well as meeting changes in industry standards.

It is planned that Yarrow Stadium will return to full operations in 2023/24 but there is still some uncertainty about when the project will be completed. The reintroduction of Yarrow Stadium to full operational capability will have a positive impact on the events calendar but may also challenge the current level of resourcing.

Community use of the TEAC is very high and congested during peak times throughout the winter months. The ageing population and climate change will create more of demand on accessibility requirements and pool heating

throughout all community seasonal pools including the flagship Aquatic Centre.

## Govett-Brewster Art Gallery and Len Lye Centre

The GBAG and LLC will continue to develop exhibition, event and engagement programming that reflects current creative practice and creates an opportunity for the community to come together, engage with leading contemporary art, and create conversations that matter. The gallery's programming will respond to demographic changes by creating opportunities for all audiences to be involved with the gallery and its exhibitions. This includes developing targeted regular and one-off events that respond to the needs of the community, as well as broader conversations to help drive the district's creativity, inclusivity, and innovation.

NPDC is committed to growing the visitor base, with a particular focus on out-of-district attendance to stimulate economic activity and resilience in response to COVID-19 impacts, and help showcase New Plymouth as a world-class visitor and investment destination.

## Puke Ariki and Community Libraries

Highly regarded by local, national and international visitors, the museum at Puke Ariki will continue to offer services that contribute to the district as a premier destination. Over 70% of museum visitors are from the region and the Council is committed to building on this.

In a changing digital and technological world, the Council's library services and spaces are constantly evolving to meet customers' expectations. An estimated 53% of Puke Ariki's heritage collection is currently available digitally and there is an increasing demand for

digital services. This demand will be met by providing selected digital products and experiences that enhance existing programmes as well as expanding the database.

**Regulatory Services Buildings**

At this stage there is no increase or decrease in demand on the Bus Station, Downtown Car Park building, Courtenay Street Car Park building, or the Animal Control Building. As the population increases, this may change in the next AMP (2024-2034).

**Housing for the Elderly**

The growing and ageing population is likely to increase demand for community services and initiatives in the district. With overwhelming support for retaining Housing

for the Elderly tenancy services, the Council will evaluate ways to meet the growing demand for this service.

Although the Council is committed to offering tenants rent that is below market rental pricing, part of an evaluation may include investigating the impact of rent increases. While retaining the self-funding model, rentals will need to increase to fund the replacement of existing units that are no longer fit for purpose. This will allow future decisions regarding potential investment and/or divestment to ensure that the Housing for the Elderly stock remains fit for purpose. The Property Service will continue to ensure that properties are up to standard and fit for purpose, particularly in relation to the needs of the elderly such as accessibility supports.

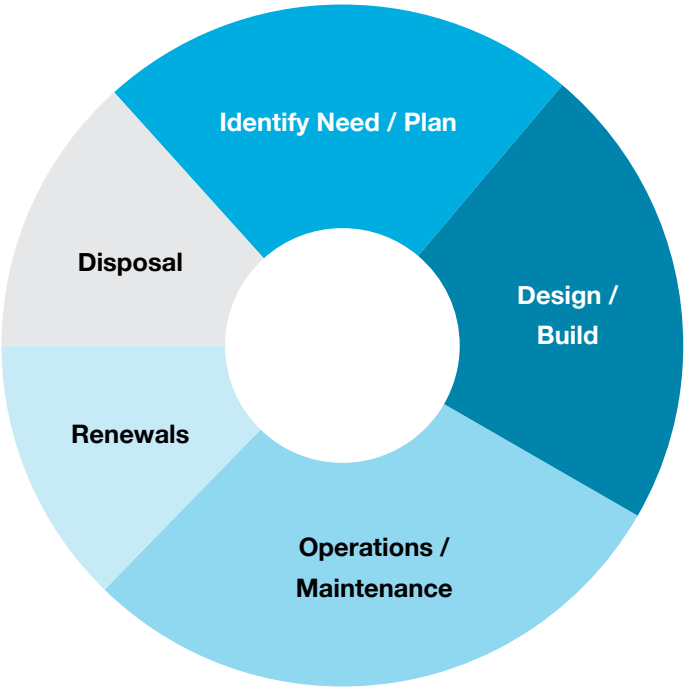
# 5.1 Growth Projects

There are approximately \$7m of Growth Projects planned during the 10 year period of the AMP. Details are within the Capex breakdowns

# 6 Lifecycle

The lifecycle of an asset has five main stages as detailed in **Figure 1** and detailed in **Section 7: Asset Lifecycle** of the **Asset Management Strategy**.

*Figure 1: Asset lifecycle*



General information about the lifecycle management of Property assets is below. Detailed lifecycle management is covered in the **Property AMP: Volumes 1-8**.

# 6.1 Identify Need and Plan

The need for new Property assets is identified through Annual Plan submissions. It is also identified through strategic town planning (i.e. Strategic Plans) and the New Plymouth District Plan (Operative and Proposed versions). This includes land the Council needs to purchase, for example, for reserves, road widening (i.e. land is designated), and utilities (i.e. for a reservoir). This work is undertaken in partnership with other Council Services (e.g. the Parks and Open Spaces Service, Transportation Service, and Three Waters Service).

Information is provided in **Section 6: Lifecycle** of the **Parks and Open Spaces AMP: General Volume**

and **Section 6: Lifecycle** of the **Transportation AMP** regarding the requirements for new assets to be built to the NZS 4404:2010 – Land Development and Subdivision Standard and to the specific requirements as defined in the NPDC and STDC adopted standard for Land Development and Subdivision Infrastructure, which is based on NZS 4404:2010 with local amendments. When an asset is vested with NPDC, the relevant Council service has full responsibility for the asset and it is included in the operations, maintenance and future renewal plans.

## 6.1.1 Asset Condition

**Table 6** in **Section 7: Asset Lifecycle** of the Asset Management Strategy outlines the condition grades for assets. In previous AMPs, asset condition was determined by the Property Team’s knowledge and experience. Condition grades for assets have been provided in this AMP, based on the Property Team’s knowledge and experience; however, a more robust data quality system is needed to determine the grades more accurately. There is an improvement action for asset condition data in **Section 10: Asset Management Improvement Programme** of the **Asset Management Strategy**.

Information about the latest condition surveys is provided in the **Property AMP: Volumes 1-8**. In general, these surveys were undertaken during the last two years (2018 to 2020); however, as this information has not yet been added to EAM the condition assessment information in this AMP is not up to date.

# 6.1.2 Remaining Useful Life

Asset condition is a key parameter in determining the RUL of an asset and can be used to predict how long it will be before an asset needs to repaired, renewed or replaced. Asset condition is also an indicator of how well an asset is able to perform its function.

The RUL of assets have been recorded in the **Property AMP: Volumes 1-8**. However, as noted in **Section 6.1.1** above, the majority of information regarding asset condition has not yet been added to EAM. There is an improvement action in **Section 10: Asset Management Improvement Programme** of the **Asset Management Strategy** to address this.

## 6.1.3 Critical Assets

There is currently no definition for critical assets and no critical assets have been identified in this AMP.

Asset criticality relates to the consequence of an asset failing to perform its intended function. This is an essential measure for prioritising maintenance and renewal activities. To date, this has been completed using the ‘judgement’ of experienced operational staff and technical contractors.

Although a criticality methodology has not been formally developed, the intention in future is to embed this knowledge into a one to four Criticality rating score

against each asset in the asset management system database. The one to four rating will be consistent with the consequence descriptions developed for the risk assessment procedure. The criticality ratings to be used are shown in the table below. More detailed criticality descriptors will need to be developed to provide an assessment framework tuned to the known risks for the various facilities .



Criticality Rating	Description
1	Non-Critical
2	Moderate
3	Important
4	Critical
NA	Not Applicable
TBD	To Be Determined

Examples of assets deemed as ‘critical’ to in relation to potential disruption and risk mitigation include:

- Major HVAC assets –Boilers,Chillers
- Lifts
- Fire safety systems
- Back up power

Future work will be undertaken by the Property Team to identify critical Property assets. This is an improvement action and is recorded in **Section 9: Improvement Plan**.

**Table 7 in Section 7: Asset Lifecycle** of the **Asset Management Strategy** outlines the criticality ratings for assets. As no critical assets have been identified in this AMP, no criticality ratings have been provided. A robust data quality system is needed to determine the

ratings more accurately, and there is an improvement action for asset data in **Section 10: Asset Management Improvement Programme** of the **Asset Management Strategy**.

## 6.2 Design and Build

The Projects Team manage the design of larger projects and the smaller projects (including small Opex Projects) are managed by the Property Team.

The Property Service commissions external consultants for project designs and construction management. The physical work is undertaken by contractors.

Recent work in this area has been undertaken in 2019/20 by Adren Peters Architects with the **Housing for the Elderly Masterplan**.

## 6.3 Operations and Maintenance

The general asset operation and maintenance approach for Property assets is detailed below. The Property Service undertakes activities to ensure efficient operation and serviceability of assets, so that the assets retain their service potential over their useful life.

In regard to Property assets, generally other Council services operate the assets and the Property Team maintain them. The Property Service has term maintenance contracts with external contractors, with approved contractors undertaking maintenance activities.

The Property Team currently undertakes condition assessments, coordinating with Operations Teams in other Council services. In the future this work will be assisted by condition assessment feedback from contractors. This is an improvement action and is recorded in **Section 9: Improvement Plan**.

The work regarding asbestos in buildings (see **Section 7.2.2** below) has been completed by an external contractor.

Brief details for each of the asset categories is provided below. Specific operations and maintenance activities are detailed in each of the **Property AMP: Volumes 1-8**.

### Civic Centre

The Civic Centre asset is managed based on the knowledge and experiences of the Property Team.

### Events Venues and Pools

Events Venues and Pools assets are managed based on the knowledge and experiences of the Property Team and the Recreation and Events Team.

Govett-Brewster Art Gallery and Len Lye Centre

GBAG and LLC assets are managed based on the knowledge and experiences of the Property Team and the Recreation and Events Team.

Puke Ariki and Community Libraries

Puke Ariki and Community Libraries assets are managed based on the knowledge and experiences of the Property Team and the Recreation and Events Team.

Regulatory Services Buildings

Regulatory Services Buildings assets are managed based on the knowledge and experiences of the Property Team and the Customer and Regulatory Team.

Housing for the Elderly

Housing for the Elderly assets are managed based on the knowledge and experiences of the Property Team.

Parks Buildings

Parks Buildings assets are managed based on the knowledge and experiences of the Property Team and the Parks and Open Spaces Team.

Water and Wastes Buildings

Water and Wastes Buildings assets are managed based on the knowledge and experiences of the Property Team and the Three Waters Team.

6.3.1 Opex Projects

General operating expenditure is allocated for scheduled and routine maintenance of Property assets (see **Table 17** in **Section 8: Financial Summary**).

**Table 13** shows the Opex Projects that are related to the Capex Projects, which are planned during the 10 year period of the AMP. These projects have seed funding allocated for the initial planning stage and/or when the project is completed.

The alignment of each project to the Asset Management Drivers and Key Issues for Stormwater and Flood Protection (see **Section 3: Strategic Framework**) is also identified.

Table 13: Opex Projects related to Capex Projects

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
Community Partnerships			
HE3000	Housing For Elderly -52 Wynyard Street Purchase	1 and 4	4
GBAG and LLC			
CB3003	GBAG LLC HVAC Boiler Renewals	1	1 and 3
CB3004	GBAG LLC HVAC Chiller Renewal	1	1 and 3
CB3005	GBAG LLC Goods Lift Renewal	1	1 and 3
GB3000	GBAG LLC Collection Storage	1 and 4	3
Parks and Open Spaces			
PB3000	Vicarage Seismic Strengthening	1, 2 and 4	6
PB3001	Richmond Cottage Seismic Strengthening	1, 2 and 4	6
PB3003	Public Toilets - Weld Road Renewal	1	1 and 3
PB3004	Oakura Hall Seismic Strengthening	1, 2 and 4	6
PB3005	Mangorei Hall Seismic Strengthening	1, 2 and 4	6

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
PB3006	Inglewood Town Hall - Replace Floor In Kitchen & Toilet	1	1 and 3
PB3007	Hobson Street Depot Asbestos Removal	1 and 4	6
PB3008	Zoo Animal Kitchen Upgrade	1	1 and 3
PB3009	Accessible Toilets - Accessibility Strategy	1 and 4	3
PB3010	Inglewood City Hall Roof Replacement	1	1 and 3
PB3012	Crematorium Plant - Cremator Hotface Re-Line	1	1 and 3
PB3013	Stormwater Hydrocarbon Interceptors Hobson Street Depot	1 and 4	6
PB3014	Lepperton Public Toilets (Waitara Community Board)	1 and 4	3, 4 and 5
Puke Ariki and District Libraries			
CB3006	Puke Ariki Woven Wall	1	1 and 3
CB3007	Puke Ariki Museum Lift 1	1	1 and 3
CB3008	Puke Ariki Library Roof Renewal	1	1 and 3
CB3009	Puke Ariki Museum Roof Renewal	1	1 and 3

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
CB3010	Puke Ariki Library Lift 1	1	1 and 3
CB3011	Puke Ariki Library HVAC Renewals - Chillers and Ahu	1	1 and 3
CB3012	Puke Ariki Museum Glass Lift Renewal	1	1 and 3
CB3013	Puke Ariki Library and Museum Boilers Renewal	1	1 and 3
CB3014	Puke Ariki Museum (Arborio) Kitchen Extract System Renewal	1	1 and 3
Regulatory Services			
CB3002	Downtown Carpark Lift Replacement	1	1 and 3
PG3001	Dog Pound Upgrade	1	1 and 3
Shared Services			
CB3001	Lease Management Tool	1 and 4	4
CB3017	Archives Building Heatpumps (2) Replacements	1	1 and 3
CB3019	Civic Centre Renewals-North Roof	1	1 and 3
CB3020	Civic Centre Renewals - Security	1	1 and 3
CB3021	Civic Centre Renewals-South HVAC. Diffusers.	1	1 and 3

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
CB3022	Civic Centre Renewals-South HVAC Chiller 1	1	1 and 3
CB3025	Civic Centre Renewals-South Fitout Floor 2	1	1 and 3
CB3027	Civic Centre Renewals-South Fitout Gf Staff 3	1	1 and 3
CB3028	Civic Centre Renewals-South Fitout Gf Main Counter Area	1	1 and 3
CB3029	Civic Centre Renewals-LGF Fitout - Locker Room, Records	1	1 and 3
CB3030	Civic Centre Renewals-North HVAC Diffusers	1	1 and 3
CB3031	Civic Centre Renewals-North HVAC - General	1	1 and 3
CB3032	Civic Centre Renewals-North Fire Services	1	1 and 3
CB3033	Civic Centre Renewals-South HVAC Boiler	1	1 and 3
Venues and Events			
AQ2006	TEAC Service Level Improvements	1 and 4	4 and 5
AQ3002	Okato Pool Accessibility Upgrade	1 and 4	4 and 5
AQ3009	Fitzroy Pool Accessibility Upgrade	1 and 4	4 and 5

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
AQ3011	Inglewood Pool Heating Replacement	1	1 and 3
AQ3017	Waitara Pool Heating Replacement	1	1 and 3
CB2026	Multi-Sports Hub Development	1 and 4	4 and 5
CB3035	TSB Stadium Radiant Heater Replacement	1	1 and 3
CB3037	TSB Showplace Theatre Royal- Split Air Conduction	1	1 and 3
CB3038	TSB Showplace Level 1 Stalls Upgrade	1 and 4	4 and 5
CB3041	TSB Showplace Water Ingress Throught Concrete Floor	1	1 and 3
PE3003	TSB Bowl of Brooklands Air Conditioning	1 and 4	4 and 5

The forecasts for Opex Projects which are related to Capex Projects over the 10 year period of the AMP are provided in **Table 19** in **Section 8: Financial Summary**. The Property Team uses the allocations within these forecasts for managing Property assets on behalf of other teams.

There is one Opex Project for Property assets that is not related to a specific Capex Project, being the Council Buildings Seismic Re-assessments. The forecast for this Opex Project over the 10 year period of the AMP is provided in **Table 20** in **Section 8: Financial Summary**.

# 6.4 Renewals

The Property Service provides for the progressive replacement of individual assets that have reached the end of their useful life. Deteriorating asset condition primarily drives renewal needs.

The Property Team inspected their assets in 2019/20 and have developed with a 10 year renewal plan for 2021-2031. The renewal plan is based on when the asset will need to be renewed or replaced, including when it is at the end of its useful life, or where legislation requires renewals i.e. asbestos requirements.

Details for Renewals Projects are provided in **Table 14**. The alignment of each project to the Asset Management Drivers and Key Issues for the Property Service is also identified (see **Section 3: Strategic Framework**).

As noted in **Section 2: Introduction**, a variety of buildings located within Parks and Open Spaces are used for public and community purposes and are managed by the Property Team on behalf of the Parks and Open Spaces Team. Details for renewals of these assets are included in the **Property AMP: Volume 7 – Parks and Open Spaces Buildings**.

Table 14: Renewals Projects

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
Community Partnerships			
CB1007	Community House	1	1 and 3
HE1033	Housing for the Elderly	1	1 and 3
GBAG and LLC			
CB1011	GBAG - Programmed Renewals	1	1 and 3
CB3003	GBAG LLC HVAC Boiler Renewals	1	1 and 3
CB3004	GBAG LLC HVAC Chiller Renewal	1	1 and 3
CB3005	GBAG LLC Goods Lift Renewal	1	1 and 3

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
Parks and Open Spaces			
CB1015	Hobson Street Depot Renewals	1	1 and 3
CB1018	Public Halls - Furniture and Fittings	1	1 and 3
CB1019	Public Halls - Buildings	1	1 and 3
CB1023	Toilet Strategy - Renewals	1	1 and 3
CB1030	Motorcamp Renewals -Waitara & Onaero	1	1 and 3
CB1056	Crematorium Buildings renewals	1	1 and 3
PB1021	Parks & Reserves Buildings renewals	1	1 and 3
PB1026	Crematorium Plant renewals	1	1 and 3
PB3003	Public Toilets - Weld Road Renewal	1	1 and 3
PB3006	Inglewood Town Hall - Replace Floor In Kitchen & Toilet	1	1 and 3
PB3008	Zoo Animal Kitchen Upgrade	1	1 and 3
PB3010	Inglewood City Hall Roof Replacement	1	1 and 3
PB3012	Crematorium Plant -Cremator Hotface Re-Line	1	1 and 3



Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
Puki Ariki and Libraries			
CB1009	Waitara Service Centre Renewals	1	1 and 3
CB1010	Puke Ariki Library & Museum - BAU Renewals	1	1 and 3
CB1012	Inglewood Library Renewals	1	1 and 3
CB3000	Puke Ariki Library and Museum	1	1 and 3
CB3006	Puke Ariki Woven Wall	1	1 and 3
CB3007	Puke Ariki Museum Lift 1	1	1 and 3
CB3008	Puke Ariki Library Roof Renewal	1	1 and 3
CB3009	Puke Ariki Museum Roof Renewal	1	1 and 3
CB3010	Puke Ariki Library Lift 1	1	1 and 3
CB3011	Puke Ariki Library HVAC Renewals - Chillers and Ahu	1	1 and 3
CB3012	Puke Ariki Museum Glass Lift Renewal	1	1 and 3
CB3013	Puke Ariki Library and Museum Boilers Renewal	1	1 and 3
CB3014	Puke Ariki Museum (Arborio) Kitchen Extract System Renewal	1	1 and 3

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
CB3015	Inglewood Carpet Renewals	1	1 and 3
CB3016	Puke Ariki Carpet Renewals	1	1 and 3
Regulatory Services			
CB1005	Downtown Carpark renewals	1	1 and 3
CB1024	Dog Pound renewals	1	1 and 3
CB3002	Downtown Carpark Lift Replacement	1	1 and 3
PG3001	Dog Pound Upgrade	1	1 and 3
Shared Services			
CB3017	Archives Building Heatpumps (2) Replacements	1	1 and 3
CB3019	Civic Centre Renewals-North Roof	1	1 and 3
CB3020	Civic Centre Renewals - Security	1	1 and 3
CB3021	Civic Centre Renewals-South HVAC. Diffusers.	1	1 and 3
CB3022	Civic Centre Renewals-South HVAC Chiller 1	1	1 and 3
CB3025	Civic Centre Renewals-South Fitout Floor 2	1	1 and 3
CB3027	Civic Centre Renewals-South Fitout Gf Staff 3	1	1 and 3

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
CB3028	Civic Centre Renewals-South Fitout Gf Main Counter Area	1	1 and 3
CB3029	Civic Centre Renewals-LGF Fitout - Locker Room, Records	1	1 and 3
CB3030	Civic Centre Renewals-North HVAC Diffusers	1	1 and 3
CB3031	Civic Centre Renewals-North HVAC -General	1	1 and 3
CB3032	Civic Centre Renewals-North Fire Services	1	1 and 3
CB3033	Civic Centre Renewals-South HVAC Boiler	1	1 and 3
CB3044	Civic Centre Furniture & Equipment Renewal	1	1 and 3
Venues and Events			
AQ2001	TEAC Plant Renewals	1	1 and 3
AQ2002	Waitara Pool Plant	1	1 and 3
AQ2003	Okato Pool Plant	1	1 and 3
AQ2004	Inglewood Pool Plant	1	1 and 3
AQ2005	Fitzroy Pool Plant	1	1 and 3
AQ3004	Aquatic Centre Hydro Slide Panels and Roof Replacement	1	1 and 3

Project Budget Code	Project Budget Code Description	Asset Management Driver	Key Issue
AQ3005	Aquatic Centre Indoor Air Ventilation Replacement	1	1 and 3
AQ3006	Aquatic Centre Indoor Main Filtration Replacement	1	1 and 3
AQ3010	Fitzroy Pool Structure Renewal - Membrane Installation	1	1 and 3
AQ3011	Inglewood Pool Heating Replacement	1	1 and 3
AQ3013	Inglewood Pool Structure Renewal - Membrane Installation	1	1 and 3
AQ3017	Waitara Pool Heating Replacement	1	1 and 3
CB1002	Bowl of Brooklands Renewals	1	1 and 3
CB1003	TSB Stadium Renewals	1	1 and 3
CB3035	TSB Stadium Radiant Heater Replacement	1	1 and 3
CB3036	TSB Showplace Main Roof Replacement (1980's Portion )	1	1 and 3
CB3037	TSB Showplace Theatre Royal- Split Air Conduction	1	1 and 3
CB3040	TSB Showplace TSB Theatre Seats Replacement	1	1 and 3
CB3041	TSB Showplace Water Ingress Throught Concrete Floor	1	1 and 3

**Table 22** in **Section 8: Financial Summary** shows the overall 10 year expenditure forecast for the Renewals Projects.

## 6.5 Disposals

The Property Service generally disposes of assets when they are at the end of their useful life, are dangerous or are no longer required. Disposals generally relate to the sale, removal or demolition of buildings. In these circumstances, land is kept.

As noted in **Table 5**, the Approval of Properties for Sale and Method of Sale Policy (2005) sets out the process for the sale of properties identified as being surplus to the Council’s requirements. It also sets out the methods for sales. The disposal of assets is undertaken in accordance with this policy. Further, under the IFRS 5 Policy (ECM#: 1345401) (see **Table 5**) an asset must be classified as “held for sale” if it meets the following criteria:

1. The asset must be available for immediate sale in its present condition, subject only to terms that are usual for an asset of that type; and
2. The sale must be highly probable
  - a. The appropriate level of management must be committed to a plan to sell the asset – a resolution from Council will cover this criteria

- b. An active programme to locate a buyer and complete the plan must have been initiated
- c. The asset must be actively marketed for sale at a price that is reasonable in relation to its current fair value
- d. The sale should be expected to be completed within one year from 30 June of the previous year.

Six properties have recently been sold. Three or four buildings have been earmarked for demolition in the future.

Specific details for the disposal of the Property Service’s assets are provided in the **Property AMP: Volumes 1-8**.

# 7 Risk Management

## 7.1 Risk Assessment

Risk assessments are conducted, recorded, managed, escalated and monitored in accordance with NPDC’s Corporate Risk Management Framework: Policy and Process (ECM#: 1479536). A summary of how the policy and process operate and a list of the current key risks

relevant to the Council’s assets is included in **Section 8: Risk Management** of the **Asset Management Strategy**. The list includes risks that are applicable across all asset categories and those particular to the Property Service.

### 7.1.1 Project Risks and Prioritisation

**Table 15** lists the Level of Service Projects and shows the level of risk and prioritisation for each project. Information for the risk levels is provided in **Section 8: Risk Management** of the **Asset Management Strategy**. Priority 1 projects are scheduled to take place within the first three years of this AMP and Priority 2 projects are scheduled to take place within the first six years of this AMP.

Table 15: Risk level and prioritisation for Level of Service Projects

Project Budget Code	Project Description	Priority	Risk Level
Community Partnerships			
HE3000	Housing For Elderly - 52 Wynyard Street Purchase	1	High
HE3001	Housing For The Elderly - Heaters and Ventilation	1	High
GBAG and LLC			
GB1001	Gallery Fitout & Equipment for Exhibitions	Unknown	Unknown
GB3000	GBAG LLC Collection Storage	2	Medium
Parks and Open Spaces			
PB3000	Vicarage Seismic Strengthening	2	High
PB3001	Richmond Cottage Seismic Strengthening	2	High
PB3004	Oakura Hall Seismic Strengthening	2	High
PB3005	Mangorei Hall Seismic Strengthening	2	High
PB3007	Hobson Street Depot Asbestos Removal	1	Medium
PB3009	Accessible Toilets - Accessibility Strategy	3	High

Project Budget Code	Project Description	Priority	Risk Level
PB3013	Stormwater Hydrocarbon Interceptors Hobson Street Depot	1	Medium
PB3014	Lepperton Public Toilets (Waitara Community Board)	2	Medium
Shared Services			
CB3001	Lease Management Tool	1	Medium
Venues and Events			
AQ2006	TEAC Service Level Improvements	2	Medium
AQ3002	Okato Pool Accessibility Upgrade	2	Medium
AQ3009	Fitzroy Pool Accessibility Upgrade	1	High
AQ3012	Inglewood Pool Shading (Inglewood Community Board)	3	Medium
CB2026	Multi-Sports Hub Development	2	Medium
CB3038	TSB Showplace Level 1 Stalls Upgrade	1	Medium
PE3003	TSB Bowl of Brooklands Air Conditioning	2	Medium
PE3008	TSB Stadium Scoreboards	1	Low

Key:  = Strategic Projects (see Section 4: Strategic Framework of the Asset Management Strategy)

**Table 16** lists the Renewals Projects and shows the level of risk and prioritisation for each project.

Table 16: Risk level and prioritisation for delayed Level of Service Projects

Project Budget Code	Project Budget Code Description	Priority	Risk Level
Community Partnerships			
CB1007	Community House	Unknown	Unknown
HE1033	Housing for the Elderly	1	High
GBAG and LLC			
CB1011	GBAG - Programmed Renewals	Unknown	Unknown
CB3003	GBAG LLC HVAC Boiler Renewals	2	Medium
CB3004	GBAG LLC HVAC Chiller Renewal	2	Medium
CB3005	GBAG LLC Goods Lift Renewal	2	Medium
Parks and Open Spaces			
CB1015	Hobson Street Depot Renewals	Unknown	Unknown
CB1018	Public Halls - Furniture and Fittings	Unknown	Unknown
CB1019	Public Halls - Buildings	Unknown	Unknown
CB1023	Toilet Strategy - Renewals	Unknown	Unknown

Project Budget Code	Project Budget Code Description	Priority	Risk Level
CB1030	Motorcamp Renewals -Waitara & Onaero	4	Medium
CB1056	Crematorium Buildings renewals	Unknown	Unknown
PB1021	Parks & Reserves Buildings renewals	Unknown	Medium
PB1026	Crematorium Plant renewals	Unknown	Unknown
PB3003	Public Toilets - Weld Road Renewal	3	Medium
PB3006	Inglewood Town Hall - Replace Floor In Kitchen & Toilet	1	Medium
PB3008	Zoo Animal Kitchen Upgrade	2	High
PB3010	Inglewood City Hall Roof Replacement	1	High
PB3012	Crematorium Plant - Cremator Hotface Re-Line	2	High
Puki Ariki and Libraries			
CB1009	Waitara Service Centre Renewals	Unknown	Unknown
CB1010	Puke Ariki Library & Museum - BAU Renewals	Unknown	Unknown
CB1012	Inglewood Library Renewals	Unknown	Unknown
CB3000	Puke Ariki Library and Museum	Unknown	Unknown



Project Budget Code	Project Budget Code Description	Priority	Risk Level
CB3006	Puke Ariki Woven Wall	2	Medium
CB3007	Puke Ariki Museum Lift 1	Unknown	Unknown
CB3008	Puke Ariki Library Roof Renewal	2	High
CB3009	Puke Ariki Museum Roof Renewal	1	Medium
CB3010	Puke Ariki Library Lift 1	2	Medium
CB3011	Puke Ariki Library HVAC Renewals - Chillers and Ahu	1	High
CB3012	Puke Ariki Museum Glass Lift Renewal	2	Medium
CB3013	Puke Ariki Library and Museum Boilers Renewal	2	Medium
CB3014	Puke Ariki Museum (Arborio) Kitchen Extract System Renewal	2	Medium
CB3015	Inglewood Carpet Renewals	1	Medium
CB3016	Puke Ariki Carpet Renewals	1	Medium
Regulatory Services			
CB1005	Downtown Carpark renewals	Unknown	Unknown
CB1024	Dog Pound renewals	Unknown	Unknown
CB3002	Downtown Carpark Lift Replacement	1	Medium

Project Budget Code	Project Budget Code Description	Priority	Risk Level
PG3001	Dog Pound Upgrade	1	Medium
Shared Services			
CB3017	Archives Building Heatpumps (2) Replacements	2	Medium
CB3019	Civic Centre Renewals-North Roof	1	Medium
CB3020	Civic Centre Renewals - Security	2	Medium
CB3021	Civic Centre Renewals-South HVAC. Diffusers.	2	Medium
CB3022	Civic Centre Renewals-South HVAC Chiller 1	2	Medium
CB3025	Civic Centre Renewals-South Fitout Floor 2	1	Medium
CB3027	Civic Centre Renewals-South Fitout Gf Staff 3	1	Medium
CB3028	Civic Centre Renewals-South Fitout Gf Main Counter Area	2	Medium
CB3029	Civic Centre Renewals-LGF Fitout - Locker Room, Records	2	Medium
CB3030	Civic Centre Renewals-North HVAC Diffusers	Unknown	Unknown
CB3031	Civic Centre Renewals-North HVAC -General	Unknown	Unknown

Project Budget Code	Project Budget Code Description	Priority	Risk Level
CB3032	Civic Centre Renewals-North Fire Services	Unknown	Unknown
CB3033	Civic Centre Renewals-South HVAC Boiler	Unknown	Unknown
CB3044	Civic Centre Furniture & Equipment Renewal	Unknown	Unknown
Venues and Events			
AQ2001	TEAC Plant Renewals	Unknown	Unknown
AQ2002	Waitara Pool Plant	Unknown	Unknown
AQ2003	Okato Pool Plant	Unknown	Unknown
AQ2004	Inglewood Pool Plant	Unknown	Unknown
AQ2005	Fitzroy Pool Plant	Unknown	Unknown
AQ3004	Aquatic Centre Hydro Slide Panels and Roof Replacement	1	High
AQ3005	Aquatic Centre Indoor Air Ventilation Replacement	1	High
AQ3006	Aquatic Centre Indoor Main Filtration Replacement	1	High
AQ3010	Fitzroy Pool Structure Renewal - Membrane Installation	Unknown	Unknown
AQ3011	Inglewood Pool Heating Replacement	2	High

Project Budget Code	Project Budget Code Description	Priority	Risk Level
AQ3013	Inglewood Pool Structure Renewal - Membrane Installation	2	Medium
AQ3017	Waitara Pool Heating Replacement	2	High
CB1002	Bowl of Brooklands Renewals	Unknown	Unknown
CB1003	TSB Stadium Renewals	Unknown	Unknown
CB3035	TSB Stadium Radiant Heater Replacement	Unknown	Unknown
CB3036	TSB Showplace Main Roof Replacement (1980's Portion )	2	Medium
CB3037	TSB Showplace Theatre Royal- Split Air Conduction	1	Medium
CB3040	TSB Showplace TSB Theatre Seats Replacement	2	Medium
CB3041	TSB Showplace Water Ingress Throught Concrete Floor	1	Medium

# 7.1.2 Risks and Prioritisation for Delayed Projects

There are a number of Level of Service Projects that will be delayed during the 10 year period of the AMP. **Table 17** lists the Level of Service Projects and shows the level of risk that the Council is carrying by postponing these projects. (Note: these projects are from the projects list dated November 2020).

Table 17: Property asset valuation 2019

Project Budget Code	Project Description	Priority	Risk Level
GBAG and LLC			
GB3004	GBAG LLC Collection Storage	Unknown	Unknown
Parks and Open Spaces			
CB1054	Pukekura Park Bellringer Pavilion Replacement	2	High
PB3002	Public Toilets - Lake Rotomanu Facilities	1	Medium
Puki Ariki and Libraries			
CB3042	Bell Block Library Redevelopment	2	Medium
CB3043	Waitara Library Redevelopment	2	Medium
Venues and Events			
AQ3016	TEAC Redevelopment	2	Low
PE3000	TSB Stadium External Screen	3	Low

Project Budget Code	Project Description	Priority	Risk Level
Venues and Events			
PE3005	TSB Bowl of Brooklands Ticketbox	2	Low
PE3006	TSB Bowl of Brooklands Toilet Block	2	Medium
PE3007	TSB Stadium Construct Additional Storage Area	1	Medium

**Key:**   = Strategic Projects (see **Section 4: Strategic Framework of the Asset Management Strategy**)

**Table 18** lists the delayed Renewals Projects and shows the level of risk that the Council is carrying by postponing these projects.

Table 18: Capex and Opex expenditure forecast summary

Project Budget Code	Project Description	Priority	Risk Level
Parks and Open Spaces			
CB1025	Public Halls - Waitara War Memorial Hall Theatre	Unknown	Unknown
CB2002	Parks Fernery Nova House Replacement	2	High
PB3011	Crematorium Chapel Upgrade	3	Low

Project Budget Code	Project Description	Priority	Risk Level
Shared Services			
CB3023	Civic Centre Renewals - Chambers	2	Medium
CB3026	Civic Centre Renewals-South Fitout Floor 3	3	Low
Shared Services			
AQ3003	Aquatic Centre - Non-Fixed Building Assets Renewal	Unknown	Unknown
AQ3008	Aquatic Unplanned P&E Renewals	1	High
AQ3014	Seasonal Pools - Non-Fixed Building Assets Renewal	1	High
AQ3015	Seasonal Pools Unplanned P&E Renewals	2	High
CB3039	TSB Showplace Level 3 Gallery Toilets	2	Medium

# 7.2 Infrastructure Resilience Approach

Information regarding NPDC’s infrastructure resilience approach is provided in **Section 8: Risk Management** of the **Asset Management Strategy**. Additional information for the Parks and Open Space Service is provided below.

## 7.2.1 Natural Hazards and Climate Change

Some assets are at risk of catastrophic failure from natural hazard events such as earthquakes, volcanic eruptions, tsunami and floods. The Council has developed Site Emergency Plans and Business Continuity Plans to facilitate continued operations for the Property Service’s buildings in the event of an emergency. These plans are saved on the Council’s Intranet and are tested regularly and refined where required.

### 7.2.1.1 Earthquake

It is only in the last forty years that modern earthquake standards have been incorporated into house design. As a matter of course the Property Service now undertake an earthquake assessment at the earliest stage of any refurbishment projects. This may result in projects being delayed and increased costs to strengthen the building to the Building Act standards.

A number of Council owned buildings urgently require a seismic re-assessment. The Property Team has

determined that pre-project seismic assessments have results that are a wide departure from the Initial Evaluation Procedure assessments or previous assessments carried out from 2012 onwards. New Detailed Seismic Assessments will need to be carried out on the Council’s major buildings, for example, Puke Ariki library and

the Civic Centre, in accordance with ‘The Seismic Assessment of Existing Buildings: Technical Guidelines for Engineering Assessments, July 2017 (Version 1)’. This is an improvement action recorded in **Section 9: Improvement Plan**.

## 7.2.2 Compliance with Legislation

Relevant legislation and other documents for the Property Service are listed in **Table 5** in **Section 3: Strategic Framework**. Some examples are provided below.

### Healthy Homes

The requirements for healthy homes under the Healthy Homes Standards (2019) has had a big impact on the Property Service due to the need to provide insulation, ventilation, smoke alarms and heating in houses. A significant amount of work has already been done to increase the standard of housing; however, there is still more work to do. The Housing For The Elderly - Heaters and Ventilation project (Project: **HE3001**) will help meet the healthy homes requirements.

### Asbestos

Under the Health and Safety at Work (Asbestos) Regulations (2016) the Council has obligations to identify all asbestos that poses a risk of exposure as well as any asbestos containing material.

NPDC has completed a review of all its building assets, from libraries to public toilets, to confirm whether or not materials containing asbestos are present. Any areas of concern that we’ve discovered have been cleaned up and the remaining asbestos materials are safe. This is part of NPDC’s focus on providing a safe workplace for employees, as well as for contractors and the general public. Sites that contain Asbestos will have it documented on their Hazard Register.

All sites that have either confirmed or suspected asbestos have an independent management plan, which is found in hard-copy at each site. These are also available in digital format in ECM, and in TechOne where the plan is linked against the asset. In addition, as per the legislation we have placed an orange sticker on all materials – such as walls and pipes – that contain asbestos. These materials are safe as long as they are not damaged or uncontained in some way.

There are processes in place to follow by contractors or staff for any work done to buildings and monitoring existing contained asbestos

### Legionnaires Disease

Building owners have certain responsibilities to prevent the growth of legionella bacteria in their buildings. There are a number of formal mechanisms to ensure testing for legionella bacteria takes place on a regular basis. Some of these are governed by the Building Act, others by the Health Act.

Legionellosis is an infection caused by the bacterium legionella pneumophila. The disease has two distinct forms:

- Legionnaires’ disease, the more severe form of infection, which includes pneumonia
- Pontiac fever, a milder illness.

Legionella bacteria can be found in both water and soil in the New Zealand environment and can breed in built environments, such as cooling towers.

To prevent the growth of the bacteria, cooling towers must be designed appropriately, treated and tested regularly.

All buildings that contain a mechanical ventilation system must have a compliance schedule. The Compliance Schedule Handbook contains proposed inspection and maintenance procedures for these systems that can be detailed in a compliance schedule.

The compliance schedule sets out requirements for

inspection, testing and maintenance. Building owners are responsible for ensuring mechanical ventilation systems are maintained and inspected according to the compliance schedule.

A notice to fix can be issued to you if you fail to comply with these requirements, with other possible fines and penalties.

Tests with results greater than or equal to 1000 cfu/ml should be notified within 48 hours to the local medical officer of health at the public service of the district health board.

NPDC has one building –Puke Ariki Museum that has a cooling tower ,and is compliant



## 7.2.3 Pandemics

During a Level 4 lockdown, the Council's buildings are closed; however, they are still run and maintained by the Property Team as an essential service.

# 8 Financial Summary

This section provides a summary of the relevant financial information for the Property AMP. All financial forecasts relate to the list of projects confirmed in December 2020

(and detailed in this AMP) and are shown in inflation adjusted dollar values.

## 8.1 Funding Strategy

The funding strategy for the Property Service's assets is provided below. Information for Parks and Open Spaces buildings, Water Supply buildings, Wastewater buildings, Stormwater and Flood Protection buildings, and Waste Management and Minimisation buildings is provided in the corresponding AMPs.

### Civic Centre

Funding for the Civic Centre is recovered from leases, rents and fees.

### Events Venues and Pools

This service is funded through general rates, user fees and charges, grants, sponsorship, grants and donations.

### Govett-Brewster Art Gallery (GBAG) and Len Lye Centre (LLC)

The GBAG and LLC service is funded primarily through general rates, plus fees and charges. Revenue is also raised through fundraising, partnerships, donations, grants

and sponsorship, and commercial activities including venue hire, the cinema, exhibition tours, retail shop sales and rent and a profit share from Monica's Eatery.

Additional funds for art acquisitions, and some aspects of operation, are provided by the Govett-Brewster Foundation and through endowment funds.

The Property Service applies for contestable Ministry of Education funding to deliver learning experiences outside the classroom every three years.

### Puke Ariki and Community Libraries

This activity receives its core funding from the Council but also raises revenue through sponsorship, grants, commission from bookings made through the i-SITE, shop sales, hireage of spaces, and rent from the Taranaki Daily News Café and Arborio restaurant.

### Regulatory Services Buildings

Funding for the car parking buildings is recovered from leases, rents and fees.

Funding for the bus station is recovered from short term tenancies and rates

Funding for the animal control building is recovered from fees

### Housing for the Elderly

The Housing for the Elderly Service is self-funded in that all maintenance, upkeep and other services are funded from rental income. With overwhelming support for retaining the Housing for the Elderly tenancy services, the Property Service will evaluate ways to meet the growing demand for services. While the Property Service

is committed to offering tenants rent that is below market rental pricing, part of the evaluation may include investigating the impact of rent increases. While the Property Service intend to retain the self-funding model, rents will need to increase to fund replacement of existing units that are no longer fit for purpose. This will also allow future Council investment and/or divestment decisions to ensure older stock remains fit for purpose. The Property Service will continue to ensure that properties are up to standard and fit for purpose, particularly in relation to the needs of the elderly, such as accessibility supports.

# 8.2 Asset Valuation

The last three yearly statutory valuation of fixed assets was conducted in 2019.

The Civic Centre and car parking buildings operate commercially hence valuations are based on market assessments. Funding for these buildings is also recovered from leases, rents and fees.

Valuation information for:

- Parks and Open Spaces Buildings is included the valuation summary in the **Parks AMP: General Volume**
- Water Supply Buildings is included the valuation summary in the **Water Supply AMP: General Volume**

- Wastewater Buildings is included the valuation summary in the **Wastewater AMP: General Volume**
- Stormwater and Flood Protection Buildings is included the valuation summary in the **Stormwater and Flood Protection AMP: General Volume**
- Waste Management and Minimisation Buildings is included the valuation summary in the **Waste Management and Minimisation AMP**

The valuation of Property assets including land , summarised in **Table 19**.

Table 19: Capex forecast for Level of Service Projects

Significant Activity	Land Value	Cross current Replacement cost	Fair Value Optimised Depreciated Replacement Cost)	Annual Depreciation
Transportation	\$5,933,300	\$1,671,200	\$1,050,700	\$27,385
Stormwater	\$185,000			
Flood Protection	\$770,000			
Water	\$3,548,000	\$7,536,800	\$3,080,312	\$113,185
Wastewater	\$2,420,000	\$13,314,200	\$6,620,386	\$221,208
Solid Waste Management	\$3,605,000	\$7,590,500	\$4,666,800	\$211,462
Recreation and Events	\$7,890,000	\$67,928,600	\$30,177,914	\$1,264,203

Significant Activity	Land Value	Cross current Replacement cost	Fair Value Optimised Depreciated Replacement Cost)	Annual Depreciation
Govett Brewster Art Gallery	\$1,800,000	\$25,425,000	\$21,185,874	\$486,235
Puke-Ariki and Libraries	\$7,220,000	\$66,715,000	\$38,638,989	\$1,220,699
Parks	\$201,876,421	\$71,548,950	\$32,135,310	\$1,085,244
Community Development	\$5,680,000	\$19,465,800	\$10,526,500	\$237,976
Council Offices	\$4,900,000	\$52,327,000	\$9,000,000	\$446,616
Management of Investments and Funding	\$8,487,000			
Management of Investments and Funding (Waitara Lands)	\$54,595,500			
Regulatory Services	\$10,975,000	\$22,155,300	\$3,419,000	\$111,303
	\$319,885,221	\$355,678,350	\$160,501,785	\$5,425,516

# 8.3 Capex and Opex Forecast Summary

A summary for general Opex and Capex during the LTP period (2021-2031) for Property assets is provided in **Table 20**.

Table 20: Opex Projects related to Capex Projects forecast

Expenditure Forecast Summary												
Activity	21/22	22/23	23/24	24/25	25/26		26/27	27/28	28/29	29/30	30/31	LTP Total
General Operating Expenditure	3,885,716	4,210,284	4,141,865	4,104,493	4,067,151		4,519,382	4,339,885	4,553,845	5,322,034	4,743,868	43,888,523
Direct Cost of Activities	0	522,261	0	0	0		0	0	0	0	0	522,261
Shared Services (Overhead)	534,750	547,584	563,466	577,530	591,968		606,781	621,968	638,117	655,336	673,036	6,010,537
Total Opex	4,420,466	5,280,128	4,705,331	4,682,023	4,659,120		5,126,163	4,961,853	5,191,962	5,977,370	5,416,905	50,421,320
Renewals	1,981,622	2,354,351	5,144,233	4,663,307	3,472,680		2,267,255	5,156,271	2,164,491	3,908,045	2,186,342	33,298,598
Service Level	583,480	4,417,363	5,260,839	8,632,472	12,008,885		8,463,091	5,191,447	480,160	-	-	45,037,737
Growth	70,420	347,838	714,918	1,405,286	2,162,135		1,461,865	845,119	-	-	-	7,007,581
Total Capex	2,635,522	7,119,552	11,119,990	14,701,065	17,643,701		12,192,211	11,192,837	2,644,651	3,908,045	2,186,342	85,343,917

# 8.4 Level of Service Projects Capex Forecast Summary

The Capex forecast for the Level of Service Projects is shown in **Table 21**.

Table 21: Opex Project

Levels of Service Forecast																
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
Community Partnerships																
HE3000	Housing For Elderly -52 Wynyard Street Purchase	\$0	\$1,339,130	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$1,339,130	0	100	0
HE3001	Housing For The Elderly - Heaters and Ventilation	\$150,900	\$154,515	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$305,415	0	100	0
Parks and Open Spaces																
PB300	Vicarage Seismic Strengthening	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$300,100	\$0	\$0	\$300,100	0	100	0
PB3001	Richmond Cottage Seismic Strengthening	\$0	\$0	\$0	\$0	\$0	\$171,225		\$0	\$0	\$0	\$0	\$171,225	0	100	0
PB3004	Oakura Hall Seismic Strengthening	\$0	\$0	\$0	\$0	\$0	\$102,735		\$0	\$0	\$0	\$0	\$102,735	0	100	0

Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
Parks and Open Spaces																
PB3005	Mangorei Hall Seismic Strengthening	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$180,060	\$0	\$0	\$180,060	0	100	0
PB3007	Hobson Street Depot Asbestos Removal	\$0	\$51,505	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$51,505	0	100	0
PB3008	Zoo animal Kitchen upgrade	\$0	\$0	\$0	\$0	\$0	\$114,150		\$0	\$0	\$0	\$0	\$114,150	0	100	114
PB3009	Accessible Toilets - Accessibility Strategy	\$0	\$0	\$318,000	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$318,00	0	100	0
PB3013	Stormwater Hydrocarbon Interceptors Hobson Street Depot	\$0	\$0	\$106,00	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$106,000	0	100	0
PB3014	Lepperton Public Toilets (Waitara Community Board)	\$0	\$0	\$0	\$0	\$0	\$399,525		\$0	\$0	\$0	\$0	\$399,525	0	100	0
Puke Ariki and Libraries																
CB3043	Waitara Library Redevelopment	\$0	\$0	\$0	\$0	\$4,454,800	\$4,566,000		\$0	\$0	\$0	\$0	\$9,020,800	0	82	18
Shared Services																
CB3001	Lease Management Tool	\$0	\$35,023	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$35,023	0	100	0

Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
Venues and events																
CB2026	Multi-Sports Hub Development	\$503,000	\$2,484,560	\$5,106,557	\$10,037,758	\$9,716,220	\$4,571,321		\$6,036,566	\$0	\$0	\$0	\$38,455,982	0	86	14
AQ3002	Okato Pool Accessibility Upgrade	\$0	\$0	\$159,000	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$159,000	0	100	0
AQ3009	Fitzroy Pool Accessibility Upgrade	\$50,300	\$103,010	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$153,310	0	100	0
CD3038	TSB Showplace Level 1 Stalls Upgrade	\$0	\$618,060	\$636,000	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$1,254,060	30	70	0
Total		\$704,200	\$4,785,803	\$6,325,557	\$10,037,758	\$14,171,020	\$9,924,956		\$6,036,566	\$480,160	\$0	\$0	\$52,466,020			

Key:  = Strategic Projects (see Section 4: Strategic Framework of the Asset Management Strategy)



# 8.5 Opex Projects Related to Capex Projects Forecast Summary

The overall 10 year forecast Opex Projects that are related to Capex Projects is shown in Table 22.

Table 22: Capex forecast for Renewals Projects

Opex Projects related to Capex Projects Forecast													
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
Community Partnerships													
HE300	Housing For Elderly - 52 Wynyard Street Purchase	\$5,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$5,000
GBAG and LLC													
CB3003	GBAG LLC HVAC Boiler Renewals	\$0	\$0	\$0	\$0	\$0	\$17,021		\$0	\$0	\$0	\$0	\$17,021
CB3004	GBAG LLC HVAC Chiller Renewal	\$0	\$0	\$26,343	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$26,343
CB3005	GBAG LLC Goods Lift Renewal	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$5,967	\$0	\$0	\$5,967
GB3000	GBAG LLC Collection Storage	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$59,665	\$0	\$0	\$59,665

Opex Projects related to Capex Projects Forecast													
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
Parks and Open Spaces													
PB3000	Vicarage Seismic Strengthening	\$10,000	\$10,240	\$10,537	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$30,777
PB3001	Richmond Cottage Seismic Strengthening	\$33,333	\$34,133	\$35,123	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$102,590
PB3003	Public Toilets - Weld Road Renewal	\$1,667	\$1,707	\$1,756	\$0	\$5,535	\$5,674		\$5,816	\$5,967	\$6,128	\$6,293	\$40,541
PB3004	Oakura Hall Seismic Strengthening	\$8,333	\$8,533	\$8,781	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$25,647
PB3005	Mangorei Hall Seismic Strengthening	\$10,000	\$10,240	\$10,537	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$30,777
PB3006	Inglewood Town Hall - Replace Floor In Kitchen & Toilet	\$30,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$30,000
PB3007	Hobson Street Depot Asbestos Removal	\$5,000	\$0	\$525	\$540	\$554	\$568		\$584	\$595	\$611	\$630	\$9,605
PB3008	Zoo Animal Kitchen Upgrade	\$3,333	\$3,413	\$3,512	\$0	\$0	\$0		\$584	\$595	\$611	\$630	\$12,678
PB3009	Accessible Toilets - Accessibility Strategy	\$3,333	\$3,413	\$3,512	\$0	\$0	\$0		\$4,088	\$4,162	\$4,274	\$4,407	\$27,190

Opex Projects related to Capex Projects Forecast													
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
PB3010	Inglewood City Hall Roof Replacement	\$10,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$10,000
PB3011	Crematorium Chapel Upgrade	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$12,586	\$12,586
PB3012	Crematorium Plant -Cremator Hotface Re-Line	\$0	\$0	\$0	\$16,200	\$0	\$73,756		\$75,602	\$77,565	\$79,658	\$81,809	\$404,588
PB3013	Stormwater Hydrocarbon Interceptors Hobson Street Depot	\$5,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$5,000
PB3014	Lepperton Public Toilets (Waitara Community Board)	\$7,000	\$6,656	\$6,849	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$20,505
Puke Ariki and Libraries													
CB3006	Puke Ariki Woven Wall	\$0	\$0	\$0	\$5,400	\$0	\$114		\$117	\$119	\$122	\$126	\$5,997
CB3007	Puke Ariki Museum Lift 1	\$15,000	\$0	\$10,501	\$10,804	\$11,074	\$11,351		\$11,680	\$11,892	\$12,213	\$12,591	\$107,106
CB3008	Puke Ariki Library Roof Renewal	\$25,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$25,000
CB3009	Puke Ariki Museum Roof Renewal	\$80,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$80,000

Opex Projects related to Capex Projects Forecast													
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
CB3010	Puke Ariki Library Lift 1	\$0	\$0	\$31,611	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$31,611
CB3011	Puke Ariki Library HVAC Renewals - Chillers and Ahu	\$0	\$0	\$0	\$27,000	\$0	\$0		\$0	\$0	\$0	\$0	\$27,000
CB3012	Puke Ariki Museum Glass Lift Renewal	\$0	\$0	\$0	\$0	\$22,140	\$0		\$17,520	\$17,838	\$18,319	\$18,886	\$94,703
CB3013	Puke Ariki Library and Museum Boilers Renewal	\$0	\$0	\$26,343	\$0	\$1,107	\$1,135		\$1,168	\$1,189	\$1,221	\$1,259	\$33,423
CB3014	Puke Ariki Museum (Arborio) Kitchen Extract System Renewal	\$0	\$0	\$0	\$0	\$0	\$11,347		\$0	\$0	\$0	\$0	\$11,347
Regulatory Services													
CB3002	Downtown Carpark Lift Replacement	\$5,000	\$0	\$6,300	\$6,482	\$6,645	\$6,811		\$7,008	\$7,135	\$7,328	\$7,554	\$60,263
PG3001	Dog Pound Upgrade	\$0	\$0	\$5,269	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$5,269
Shared Services													
CB3001	Lease Management Tool	\$24,000	\$7,211	\$1,785	\$1,837	\$1,883	\$1,930		\$1,986	\$2,022	\$2,076	\$2,140	\$46,869
CB3017	Archives Building Heatpumps (2) Replacements	\$0	\$0	\$0	\$5,400	\$0	\$5,676		\$5,840	\$5,946	\$6,106	\$6,295	\$35,263

Opex Projects related to Capex Projects Forecast													
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
CB3019	Civic Centre Renewals-North Roof	\$50,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$50,000
CB3020	Civic Centre Renewals - Security	\$0	\$0	\$0	\$0	\$0	\$11,347		\$0	\$0	\$0	\$0	\$11,347
CB3021	Civic Centre Renewals-South HVAC .Diffusers	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$23,866	\$0	\$0	\$23,866
CB3022	Civic Centre Renewals-South HVAC Chiller 1	\$0	\$0	\$0	\$0	\$5,535	\$0		\$0	\$0	\$0	\$0	\$5,535
CB3025	Civic Centre Renewals-South Fitout Floor 2	\$50,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$50,000
CB3027	Civic Centre Renewals-South Fitout Gf Staff 3	\$0	\$102,400	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$102,400
CB3028	Civic Centre Renewals-South Fitout Gf Main Counter Area	\$0	\$0	\$0	\$0	\$0	\$113,470		\$0	\$0	\$0	\$0	\$113,470
CB3029	Civic Centre Renewals-LGF Fitout - Locker Room, Records	\$0	\$0	\$0	\$0	\$0	\$56,735		\$0	\$0	\$0	\$0	\$56,735
CB3030	Civic Centre Renewals-North HVAC Diffusers	\$0	\$0	\$0	\$5,400	\$0	\$0		\$0	\$0	\$0	\$0	\$5,400

Opex Projects related to Capex Projects Forecast													
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
CB3031	Civic Centre Renewals-North HVAC - General	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$23,866	\$0	\$0	\$23,866
CB3032	Civic Centre Renewals-North Fire Services	\$25,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$25,000
CB3033	Civic Centre Renewals-South HVAC Boiler	\$1,667	\$1,707	\$1,756	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$5,130
Venues and Events													
AQ3002	Okato Pool Accessibility Upgrade	\$5,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$5,000
AQ3007	Aquatic Centre Lift Renewal	\$20,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$20,000
AQ3009	Fitzroy Pool Accessibility Upgrade	\$0	\$3,839	\$11,673	\$12,010	\$12,310	\$12,619		\$12,984	\$13,219	\$13,576	\$13,996	\$106,227
AQ3011	Inglewood Pool Heating Replacement	\$0	\$0	\$10,537	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$10,537
AQ3017	Waitara Pool Heating Replacement	\$0	\$0	\$3,161	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$3,161
CB2026	Multi-Sports Hub Development	\$201,200	\$206,020	\$526,850	\$540,000	\$553,500	\$1,134,700		\$1,744,650	\$2,386,600	\$3,063,750	\$3,146,500	\$13,503,770



Opex Projects related to Capex Projects Forecast													
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
CB3035	TSB Stadium Radiant Heater Replacement	\$5,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$5,000
CB3037	TSB Showplace Theatre Royal- Split Air Conduction	\$5,000	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$5,000
CB3038	TSB Showplace Level 1 Stalls Upgrade	\$0	\$102,400	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$102,400
CB3039	TSB Showplace Level 3 Gallery Toilets	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$12,586	\$12,586
CB3041	TSB Showplace Water Ingress Through Concrete Floor	\$60,000	\$0	\$1,054	\$1,080	\$1,107	\$1,135		\$1,163	\$1,193	\$1,226	\$1,259	\$69,216
Total		\$707,667	\$526,293	\$744,841	\$632,154	\$621,390	\$898,036		\$1,309,239	\$2,052,749	\$2,604,468	\$3,304,375	\$13,401,211

# 8.6 Opex Project Forecast Summary

The overall 10 year forecast for the Opex Project (that is not related to any Capex Project) is shown in **Table 23**.

Table 23: Opex Project

Opex Forecast												
Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total
Council Buildings Seismic Re-assessments	\$0	\$500,000	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$500,000

# 8.7 Renewals Expenditure Forecast Summary

The Capex forecast for Renewals Projects is shown in **Table 24.**

Table 24: Opex Project

Opex Projects related to Capex Projects Forecast																
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
Community Partnerships																
CB1007	Community House	\$12,181	\$0	\$0	\$9,343	\$0	\$0		\$0	\$0	\$0	\$0	\$21,524	100	0	0
HE1033	Housing for the Elderly	\$116,495	\$111,972	\$103,032	\$141,028	\$122,618	\$130,017		\$137,475	\$135,645	\$139,306	\$143,069	\$1,280,657	100	0	0
GBAG and LLC																
CB1011	GBAG - Programmed Renewals	\$85,072	\$89,537	\$93,800	\$98,256	\$102,927	\$107,513		\$113,279	\$119,009	\$125,281	\$132,010	\$1,066,684	100	0	0
CB3003	GBAG LLC HVAC Boiler Renewals	\$0	\$0	\$0	\$0	\$0	\$0		\$292,500	\$0	\$0	\$0	\$292,500	100	0	0
CB3004	GBAG LLC HVAC Chiller Renewal	\$0	\$0	\$0	\$271,625	\$0	\$0		\$0	\$0	\$0	\$0	\$271,625	100	0	0

Opex Projects related to Capex Projects Forecast								
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	
CB3005	GBAG LLC Goods Lift Renewal	\$0	\$0	\$0	\$0	\$0	\$0	
Parks and Open Spaces								
CB1015	Hobson Street Depot Renewals	\$191,952	\$88,974	\$81,491	\$84,313	\$70,457	\$33,069	
CB1018	Public Halls - Furniture and Fittings	\$25,150	\$25,753	\$26,500	\$27,163	\$27,843	\$28,538	
CB1019	Public Halls - Buildings	\$402,488	\$418,679	\$436,112	\$318,147	\$423,901	\$414,260	
CB1023	Toilet Strategy -Renewals	\$173,016	\$84,867	\$142,947	\$81,272	\$124,676	\$130,988	
CB1030	Motorcamp Renewals -Waitara & Onaero	\$26,503	\$27,734	\$29,084	\$52,375	\$57,781	\$114,840	
CB1056	Crematorium Buildings renewals	\$21,627	\$74,136	\$98,025	\$46,737	\$26,248	\$27,576	
PB1021	Parks & Reserves Buildings renewals	\$167,609	\$124,472	\$89,342	\$31,259	\$112,865	\$197,171	

27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
\$0	\$0	\$460,529	\$1,819	\$462,348	100	0	0
\$34,743	\$0	\$0	\$215,237	\$800,236	100	0	0
\$29,250	\$30,010	\$30,820	\$31,653	\$282,678	100	0	0
\$369,679	\$212,471	\$609,003	\$721,677	\$4,326,416	100	0	0
\$65,249	\$120,040	\$123,280	\$126,610	\$1,172,946	100	0	0
\$50,748	\$3,601	\$97,391	\$0	\$460,059	100	0	0
\$34,850	\$240,080	\$0	\$63,305	\$632,583	100	0	0
\$79,749	\$0	\$0	\$0	\$802,467	100	0	0

Opex Projects related to Capex Projects Forecast																
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
PB1026	Crematorium Plant renewals	\$15,090	\$15,452	\$15,900	\$16,298	\$16,706	\$17,123		\$17,550	\$18,006	\$18,492	\$18,992	\$169,607	100	0	0
PB3003	Public Toilets - Weld Road Renewal	\$0	\$0	\$0	\$217,300	\$0	\$0		\$0	\$0	\$0	\$0	\$217,300	100	0	0
PB3006	Inglewood Town Hall - Replace Floor In Kitchen & Toilet	\$0	\$257,525	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$257,525	100	0	0
PB3010	Inglewood City Hall Roof Replacement	\$0	\$0	\$0	\$217,300	\$0	\$0		\$0	\$0	\$0	\$0	\$217,300	100	0	0
PB3012	Crematorium Plant -Cremator Hotface Re-Line	\$0	\$0	\$0	\$0	\$445,480	\$0		\$0	\$0	\$0	\$0	\$445,480	100	0	0
Puki Ariki and Libraries																
CB1009	Waitara Service Centre Renewals	\$25,150	\$36,054	\$0	\$21,730	\$0	\$0		\$40,950	\$0	\$0	\$25,322	\$149,206	100	0	0
CB1010	Puke Ariki Library & Museum - BAU Renewals	\$50,300	\$154,515	\$106,000	\$0	\$33,411	\$0		\$0	\$0	\$0	\$0	\$344,226	100	0	0
CB1012	Inglewood Library Renewals	\$40,240	\$15,452	\$15,900	\$0	\$16,706	\$11,415		\$0	\$0	\$0	\$18,992	\$118,704	100	0	0
CB3000	Puke Ariki Library and Museum	\$0	\$103,010	\$212,000	\$108,650	\$278,425	\$0		\$0	\$240,080	\$246,560	\$0	\$1,188,725	100	0	0

Opex Projects related to Capex Projects Forecast																
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
CB3006	Puke Ariki Woven Wall	\$0	\$0	\$0	\$0	\$111,370	\$0		\$0	\$0	\$0	\$0	\$111,370	100	0	0
CB3007	Puke Ariki Museum Lift 1	\$0	\$206,020	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$206,020	100	0	0
CB3008	Puke Ariki Library Roof Renewal	\$0	\$0	\$0	\$271,625	\$0	\$0		\$0	\$0	\$0	\$0	\$271,625	100	0	0
CB3009	Puke Ariki Museum Roof Renewal	\$0	\$0	\$0	\$869,200	\$0	\$0		\$0	\$0	\$0	\$0	\$869,200	100	0	0
CB3010	Puke Ariki Library Lift 1	\$0	\$0	\$0	\$0	\$389,795	\$0		\$0	\$0	\$0	\$0	\$389,795	100	0	0
CB3011	Puke Ariki Library HVAC Renewals - Chillers and Ahu	\$0	\$0	\$0	\$0	\$389,795	\$0		\$0	\$0	\$0	\$0	\$389,795	100	0	0
CB3012	Puke Ariki Museum Glass Lift Renewal	\$0	\$0	\$0	\$0	\$0	\$228,300		\$0	\$0	\$0	\$0	\$228,300	100	0	0
CB3013	Puke Ariki Library and Museum Boilers Renewal	\$0	\$0	\$0	\$325,950	\$0	\$0		\$0	\$0	\$0	\$0	\$325,950	100	0	0
CB3014	Puke Ariki Museum (Arborio) Kitchen Extract System Renewal	\$0	\$0	\$0	\$0	\$0	\$0		\$117,000	\$0	\$0	\$0	\$117,000	100	0	0

Opex Projects related to Capex Projects Forecast																
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
CB3006	Puke Ariki Woven Wall	\$0	\$0	\$0	\$0	\$111,370	\$0		\$0	\$0	\$0	\$0	\$111,370	100	0	0
CB3007	Puke Ariki Museum Lift 1	\$0	\$206,020	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$206,020	100	0	0
CB3008	Puke Ariki Library Roof Renewal	\$0	\$0	\$0	\$271,625	\$0	\$0		\$0	\$0	\$0	\$0	\$271,625	100	0	0
CB3009	Puke Ariki Museum Roof Renewal	\$0	\$0	\$0	\$869,200	\$0	\$0		\$0	\$0	\$0	\$0	\$869,200	100	0	0
CB3010	Puke Ariki Library Lift 1	\$0	\$0	\$0	\$0	\$389,795	\$0		\$0	\$0	\$0	\$0	\$389,795	100	0	0
CB3011	Puke Ariki Library HVAC Renewals - Chillers and Ahu	\$0	\$0	\$0	\$0	\$389,795	\$0		\$0	\$0	\$0	\$0	\$389,795	100	0	0
CB3012	Puke Ariki Museum Glass Lift Renewal	\$0	\$0	\$0	\$0	\$0	\$228,300		\$0	\$0	\$0	\$0	\$228,300	100	0	0
CB3013	Puke Ariki Library and Museum Boilers Renewal	\$0	\$0	\$0	\$325,950	\$0	\$0		\$0	\$0	\$0	\$0	\$325,950	100	0	0
CB3014	Puke Ariki Museum (Arborio) Kitchen Extract System Renewal	\$0	\$0	\$0	\$0	\$0	\$0		\$117,000	\$0	\$0	\$0	\$117,000	100	0	0



Opex Projects related to Capex Projects Forecast								
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	
CB3015	Inglewood Carpet Renewals	\$70,420	\$0	\$0	\$0	\$0	\$0	
CB3016	Puke Ariki Carpet Renewals	\$60,360	\$0	\$0	\$0	\$0	\$0	
Regulatory Services								
CB1005	Downtown Carpark renewals	\$25,150	\$25,753	\$26,500	\$27,163	\$27,843	\$28,538	
CB1024	Dog Pound renewals	\$20,120	\$0	\$0	\$21,730	\$0	\$0	
CB3002	Downtown Carpark Lift Replacement	\$0	\$257,525	\$0	\$0	\$0	\$0	
PG3001	Dog Pound Upgrade	\$0	\$0	\$0	\$108,650	\$81,300	\$0	
Shared Services								
CB3017	Archives Building Heatpumps (2) Replacements	\$0	\$0	\$0	\$0	\$178,192	\$0	
CB3019	Civic Centre Renewals-North Roof	\$0	\$0	\$0	\$814,875	\$0	\$0	

27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
\$0	\$0	\$0	\$0	\$70,420	100	0	0
\$0	\$0	\$0	\$0	\$60,360	100	0	0
\$29,250	\$30,010	\$30,820	\$31,653	\$282,678	100	0	0
\$0	\$24,008	\$0	\$0	\$65,858	100	0	0
\$0	\$0	\$0	\$0	\$257,525	100	0	0
\$0	\$0	\$0	\$0	\$189,950	50	50	0
\$0	\$0	\$0	\$0	\$178,192	100	0	0
\$0	\$0	\$0	\$0	\$814,875	100	0	0

Opex Projects related to Capex Projects Forecast								
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	
CB3020	Civic Centre Renewals - Security	\$0	\$0	\$0	\$0	\$167,055	\$0	
CB3021	Civic Centre Renewals-South HVAC .Diffusers	\$0	\$0	\$0	\$0	\$0	\$0	
CB3022	Civic Centre Renewals-South HVAC Chiller 1	\$0	\$0	\$0	\$0	\$0	\$285,375	
CB3025	Civic Centre Renewals-South Fitout Floor 2	\$0	\$0	\$2,332,000	\$0	\$0	\$0	
CB3027	Civic Centre Renewals-South Fitout Gf Staff 3	\$0	\$0	\$1,060,000	\$0	\$0	\$0	
CB3028	Civic Centre Renewals-South Fitout Gf Main Counter Area	\$0	\$0	\$0	\$0	\$0	\$0	
CB3029	Civic Centre Renewals-LGF Fitout -Locker Room, Records	\$0	\$0	\$0	\$0	\$0	\$0	
CB3030	Civic Centre Renewals-North HVAC Diffusers	\$0	\$0	\$0	\$0	\$222,740	\$0	

27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
\$117,000	\$0	\$0	\$0	\$284,055	100	0	0
\$0	\$0	\$736,846	\$2,911	\$739,757	100	0	0
\$0	\$0	\$0	\$0	\$285,375	100	0	0
\$0	\$0	\$0	\$0	\$2,332,000	100	0	0
\$0	\$0	\$0	\$0	\$1,060,000	100	0	0
\$2,574,000	\$0	\$0	\$0	\$2,574,000	100	0	0
\$936,000	\$0	\$0	\$0	\$936,000	100	0	0
\$0	\$0	\$0	\$0	\$222,740	100	0	0

Opex Projects related to Capex Projects Forecast																
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
CB3031	Civic Centre Renewals-North HVAC -General	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$1,228,077	\$4,851	\$1,232,928	100	0	0
CB3032	Civic Centre Renewals-North Fire Services	\$0	\$0	\$0	\$380,275	\$0	\$0		\$0	\$0	\$0	\$0	\$380,275	100	0	0
CB3033	Civic Centre Renewals-South HVAC Boiler	\$0	\$0	\$0	\$108,650	\$0	\$0		\$0	\$0	\$0	\$0	\$108,650	100	0	0
CB3044	Civic Centre Furniture & Equipment Renewal	\$50,300	\$51,505	\$53,000	\$54,325	\$55,685	\$57,075		\$58,500	\$60,020	\$61,640	\$63,305	\$565,355	100	0	0
Transportation																
CB1044	Bus Depot	\$15,090	\$0	\$0	\$0	\$12,251	\$0		\$0	\$13,204	\$0	\$0	\$40,545	100	0	0
Venues and Events																
AQ2001	TEAC Plant Renewals	\$73,438	\$28,843	\$233,200	\$18,471	\$4,455	\$22,830		\$79,560	\$134,445	\$130,677	\$7,597	\$733,514	100	0	0
AQ2002	Waitara Pool Plant	\$47,089	\$50,283	\$72,831	\$67,410	\$55,929	\$58,760		\$61,793	\$0	\$2,466	\$2,532	\$419,093	100	0	0
AQ2003	Okato Pool Plant	\$85,952	\$26,936	\$28,218	\$29,559	\$30,964	\$32,343		\$34,078	\$35,802	\$37,689	\$39,713	\$381,253	100	0	0
AQ2004	Inglewood Pool Plant	\$5,945	\$32,588	\$76,322	\$78,230	\$80,189	\$92,273		\$94,577	\$97,034	\$99,653	\$102,345	\$759,157	100	0	0
AQ2005	Fitzroy Pool Plant	\$3,176	\$3,323	\$3,495	\$3,650	\$3,846	\$4,037		\$4,241	\$4,465	\$0	\$0	\$30,233	100	0	0

Opex Projects related to Capex Projects Forecast								
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	
AQ3004	Aquatic Centre Hydro Slide Panels and Roof Replacement	\$201,200	\$0	\$0	\$0	\$0	\$0	
AQ3005	Aquatic Centre Indoor Air Ventilation Replacement	\$201,200	\$0	\$0	\$0	\$0	\$0	
AQ3006	Aquatic Centre Indoor Main Filtration Replacement	\$514,066	\$0	\$0	\$0	\$0	\$0	
AQ3010	Fitzroy Pool Structure Renewal - Membrane Installation	\$0	\$0	\$0	\$23,903	\$31,184	\$0	
AQ3011	Inglewood Pool Heating Replacement	\$0	\$0	\$67,840	\$93,439	\$0	\$0	
AQ3013	Inglewood Pool Structure Renewal - Membrane Installation	\$0	\$0	\$0	\$20,491	\$63,745	\$27,286	
AQ3017	Waitara Pool Heating Replacement	\$0	\$0	\$67,110	\$94,187	\$0	\$0	
CB1002	Bowl of Brooklands Renewals	\$15,090	\$0	\$0	\$5,433	\$2,227	\$53,651	

27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
\$0	\$0	\$0	\$0	\$201,200	100	0	0
\$0	\$0	\$0	\$0	\$201,200	100	0	0
\$0	\$0	\$0	\$0	\$514,066	100	0	0
\$0	\$0	\$0	\$0	\$55,087	100	0	0
\$0	\$0	\$0	\$0	\$161,279	100	0	0
\$0	\$0	\$0	\$0	\$111,522	100	0	0
\$0	\$0	\$0	\$0	\$161,297	100	0	0
\$17,550	\$54,018	\$0	\$196,246	\$344,214	100	0	0

Opex Projects related to Capex Projects Forecast																
Project Budget Code	Project	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27		27/ 28	28/ 29	29/ 30	30/ 31	LTP Total	% Renewal	% Level of Service	% Growth
CB1003	TSB Stadium Renewals	\$251,500	\$0	\$31,800	\$41,287	\$55,685	\$173,508		\$40,950	\$24,008	\$0	\$262,083	\$880,821	100	0	0
CB3035	TSB Stadium Radiant Heater Replacement	\$0	\$0	\$0	\$0	\$0	\$228,300		\$0	\$0	\$0	\$0	\$228,300	100	0	0
CB3036	TSB Showplace Main Roof Replacement ( 1980'S Portion )	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$126,610	\$126,610	100	0	0
CB3037	TSB Showplace Theatre Royal- Split Air Conduction	\$120,720	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$120,720	100	0	0
CB3040	TSB Showplace TSB Theatre Seats Replacement	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$840,280	\$0	\$0	\$840,280	100	0	0
CB3041	TSB Showplace Water Ingress Throught Concrete Floor	\$0	\$267,826	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$267,826	0	100	0
Total		\$3,113,689	\$2,578,732	\$5,502,449	\$5,201,297	\$3,824,294	\$2,504,786		\$5,430,521	\$2,436,236	\$4,178,530	\$2,338,532	\$37,109,061			

# 9 Improvement Plan

This section provides information about the Property Service’s asset maturity and an Improvement Plan for this service. The general Asset Management Maturity Improvement Plan undertaken using the International Infrastructure Management Manual 2015 (IIMM) maturity guidelines is included in **Section 10: Asset Management Improvement Programme** of the **Asset Management Strategy**.

## 9.1 Asset Management Maturity

An internal assessment of Property asset management maturity was conducted in December 2020 using the IIMM maturity guidelines. The assessment covers 16 key areas of the specification and each area attracted a score between 0 and 4.

The maturity scores in most areas were assessed as being in the 0 to 1 range indicating that some improvement is required. The medium term plan i.e. during 2020 and 2023 period is to increase maturity scores to into the 2 to 3 range. The scores assessed for each of the 16 components and the aims to improve the scores to take the Council’s asset management practices from current ratings to higher levels is shown in **Table 25**.

Table 25: Opex Project

Element	Aware	Basic	Core	Intermediate	Advanced
	0	1	2	3	4
Asset Management Policy Development					
Levels of Service and Performance Management					
Demand Forecasting					
Asset Register Data					
Asset Condition					
Decision Making					
Risk Management					
Operational Planning					
Capital Works Planning					
Financial and Funding Strategies					
Asset Management Teams					
AMPs					
Management Systems					



Element	Aware	Basic	Core	Intermediate	Advanced
	0	1	2	3	4
Information Systems					
Service Delivery Mechanisms					
Improvement Planning					

**Key:**  Maturity rating status at 2020  
 Proposed improvements to 2023

The AMPs produced to date have therefore been developed during a period of basic asset maturity competence. There is an expectation that the next AMP developed for the next 10 Year Plan (2024-2034 LTP) will be at a more advanced maturity level.

## 9.2 Improvement Plan

General improvements to Property assets and specific areas of improvement identified for different asset categories are identified in **Table 26**.

2	Property assets are not componentised in EAM but are detailed on Property team spreadsheets and systems. This is currently under review and the Property team are planning to compile and retrofit componentised information into EAM in the future.	Property Manager	July 2018	June 2019
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Table 26: Opex Project

No	Title	Description	Status	Business as Usual or Sharepoint	Due Date
1	Condition assessments	Condition assessment feedback is required from contractors in order to provide robust information.	WIP	BAU	30 June 2022
2	Seismic Assessments	New Detailed Seismic Assessments need to be carried out on the Council's major buildings, for example, Puke Ariki library and the Civic Centre, in accordance with 'The Seismic Assessment of Existing Buildings: Technical Guidelines for Engineering Assessments, July 2017 (Version 1)'.  Property assets are not fully componentised in EAM but are detailed on Property team spreadsheets and systems. This is currently under review and the Property team are planning to compile and retrofit fully componentised information into EAM in the future.	WIP	BAU	30 June 2022
3	Asbestos	Complete identification of all buildings containing asbestos.	Complete		2021
4		Property assets are not fully componentised in EAM but are detailed on Property team spreadsheets and systems. This is currently under review and the Property team are planning to compile and retrofit fully componentised information into EAM in the future.	WIP	BAU	June 2023



# Glossary

AMP	Asset Management Plan
Capex	Capital expenditure
CBD	Central Business District
DBC	Detailed Business Case
EAM	Enterprise Asset Management
ECM	Enterprise Content Management
GBAG	Govett-Brewster Art Gallery
GIS	Geographic Information System
HSNO	Hazardous Substances and New Organisms
HVAC	Heating, Ventilation and Air Conditioning
IIMM	International Infrastructure Management Manual
LGA	Local Government Act
LLC	and Len Lye Centre
LTP	Long Term Plan
NPDC	New Plymouth District Council
NRB	National Research Bureau
NZS	New Zealand Standard
Opex	Operational expenditure
TEAC	Todd Energy Aquatic Centre
TRC	Taranaki Regional Council
TSB	Taranaki Savings Bank



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# **2021–2031** **Property Asset** **Management Plan**

2021–2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 1 – Civic Centre**

Pukapuka Tuatahi – Te Whare Pūtahi Matua

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# I. Introduction

This volume provides descriptions for the assets covered by the Civic Centre asset category of the Property AMP. It also contains details for the asset lifecycle management of the Civic Centre.

The Civic Centre supports the Mayor, Councillors and Community Board members to be effective, representative and accountable decision-makers. It facilitates Council, Committee and Community Board meetings and a range of civic functions. It is the place of first contact for the Councillors and the community.

The Civic Centre is also the base office for operating and managing all Council matters and assets, and the communications, strategy, operations, financial, development and transformation departments. Local authority elections are also managed from the Civic Centre.

## I.I Asset Descriptions

The Civic Centre was purpose built on its existing site on Liardet Street using parts of the Council structures in place at the time. The redevelopment project occurred in three stages-North ,South and Council Chambers, over a six year period with the third stage, the Council chambers, being completed in 1996. With a floor area of 9,272m², the Civic Centre has five storeys with multipurpose facilities and is configured internally to reflect the way it is used.

Council staff occupy the majority of the Civic Centre; however, private companies occupy some floors of the south wing , including Powerco and Liquigas.

# 2. Lifecycle

## 2.I Identify Need and Plan

There are a number of projects involving the fitout of floors within the Civic Centre, replacement of the north roof and HVAC diffusers (see **Table 11** for the list of Renewals Projects). These projects will require the acquisition of new assets for the Civic Centre.

### 2.I.I Asset Condition

The condition of the fabric of the Civic Centre and the individual internal components e.g. HVAC, fixtures and fittings, electrical equipment are assessed and recorded on Property Team Registers. The latest assessment was undertaken during 2018-2020 to inform the 2021-31

LTP. However the collected information has not yet been added to EAM; therefore, it has not been included in this AMP. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

## 2.1.2 Asset Remaining Lives

The remaining lives of Civic Centre asset components assessed as at 30 June 2019 by Telfer Young Valuers and recorded in EAM are shown in following table . Assumed expected lives are based on best practice property advice and experience.

Table 1: Asset assumed expected lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Civic Centre Electrical Systems	40	1987	32	8
Civic Centre Fire Systems	40	1987	32	8
Civic Centre HVAC Systems	30	1986	25	5
Civic Centre Lifts (Passenger & Goods)	40	1985	34	6
Civic Centre Plumbed Systems	40	1985	34	6
Civic Centre Roof Cladding	40	1985	34	6
Civic Centre Site Development	35	1985	34	1
Civic Centre Fitout	30	1988	25	5
Civic Centre Floor Coverings	30	1985	25	5
Civic Centre Offices - Plant	30	1993	26	4
Civic Centre Security & Access Systems	20	1995	15	5
Civic Centre Structure	80	1985	34	46

Information in the EAM asset inventory is componentised at a high level only. The Property Team break components down further for use in asset planning in other Property systems. This is currently under review and the Property team plan to compile and retrofit more componentised information into EAM in the future. **This is an improvement action and is recorded in the Parks AMP: General Volume - Section 9 (Improvement Plan).**

## 2.1.3 Critical Assets

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.2 Design and Build

See **Section 6: Lifecycle** of the **Property AMP: General Volume** for general information about the design and build process for Property assets.

## 2.3 Operations and Maintenance

The Civic Centre is managed by the Property Team. The Property Team conducts general operations and maintenance of this building. This includes managing the running costs of the buildings e.g. energy, rates etc. and the regular scheduled maintenance of major components and fittings e.g. fire protection, HVAC etc.

The Property Team engages contractors to undertake work on the Civic Centre. Repainting the exterior of the Civic Centre was completed in 2019.

The Property Team identify scheduled maintenance requirements through inspections of the building. The inspection schedule is shown in **Table 2**.

Table 2: Maintenance summary

Description	Task Narration	Round Frequency
Generator Maintenance	Civic Centre Office/generator	1 month
Refill Pest Control Units/Monthly	Civic Centre Office/generator	1 month
Generator Test/Monthly	Civic Centre Office/generator	2 month
Panic System Test/Monthly	Civic Centre Office/Reception	3 month
Emergency Trial Evacuation	Civic Centre/Offices	4 month
Fire Security Services-Test Alarm/Monthly	Civic Centre/Fire Systems	1 month

Forecasts for general Opex, and Opex Projects that are related to Capex Projects, during the 10 year period of the AMP are detailed in **Tables 15 and 17** in **Section 8: Financial Summary** of the **Property AMP: General Volume**. This includes expenditure for the operation and maintenance of the Civic Centre.

## 2.4 Renewals

The Property Service include an annual allowance for planned renewal of Civic Centre building components based on condition assessments and performance. This also includes an annual allowance for unplanned renewals resulting from breakdowns and renewals requirements identified during regular inspection and monitoring.

During 2016/17 the Workplace Integration Project managed a full office refurbishment of the first floor in the North wing , which included some seismic strengthening of the structure in this location.

The other major work has been the replacement of the Roof over the North Wing ,and upgrading the atrium and chamber roof , in 2019/20.

The expenditure forecast for Renewals Projects, including Civic Centre assets, is provided in **Table 19** in **Section 8: Financial Summary** of the **Property AMP: General Volume**.

## 2.5 Disposals

There are no plans to dispose of the Civic Centre asset during the 10 year AMP period.



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# **2021-2031 Property Asset Management Plan**

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 2 – Events Venues and Pools**

Pukapuka Tuarua – Ngā Whare Pūtahi / Ngā Hōpua Wai

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# I. Introduction

This volume provides descriptions for the **Events Venues and Pools** asset category of the Property AMP, including the TSB Stadium, TSB Showplace, TSB Bowl of Brooklands and the district’s swimming pool facilities at the TEAC, Waitara Pool, Okato Pool, Fitzroy Pool, and Inglewood Pool. It also contains details for the asset lifecycle management of these assets.

Providing venues for events creates community opportunities for recreational purposes. Events Venues facilitate a wide variety of sporting and entertainment events for public enjoyment.

The Council’s swimming facilities offer a range of activities for all age groups, including learn to swim and fitness classes at the TEAC. The district’s four community pools operate seasonally over the summer months. The Council provides financial support to the Bell Block Community Pool Society Incorporated for the Bell Block Community Pool.

## I.I Asset Descriptions

This section provides more detailed information for the Council’s Events Venues and Pools assets.

# I.I.I Events Venues

The TSB Stadium, TSB Showplace, and TSB Bowl of Brooklands were built as venues where a wide variety of events can be held for the enjoyment of the public.

### TSB Stadium

The TSB Stadium is located on Rogan Street, in between Pukekura Park and Pukekura Raceway, in New Plymouth. The venue has multiple spaces suitable for a range of events, including commercial events, trade shows, concerts, weddings and galas. It houses three full-sized sports courts, a mezzanine area and an entrance foyer with a reception desk and ticket box.

The venue has a total floor area of 3,725m2 and has capacity for 3,518 people in the stadium space, 100 people in the Mezzanine Lounge and 50 people in the Mezzanine Meeting Room.

The TSB Stadium has 135 car parks available directly in front of the stadium and 154 adjacent to the stadium. Additional grass parking space can be made available for larger events.

### TSB Showplace

The TSB Showplace is located in a historic building on Devon Street West in New Plymouth. It is the main theatre and conference venue in the region. The complex has several venue options that can cater for a wide range of activities, including training workshops, large international touring productions and conferences. It is a technologically-driven venue, while maintaining a unique character and history.

The two main auditoriums are the TSB Theatre (previously known as the Opera House) and the Theatre Royal. The TSB Theatre is ornately decorated and exudes theatrical

ambience, while the Theatre Royal is a multi-purpose performance auditorium. Other smaller spaces are also available. The venue has a total floor area of 4,970m2.

Information for the capacity of the different spaces is provided in **Table 1**.

Table 1: Capacity of TSB Showplace spaces

Space	Spaces (no.)
TSB Theatre	955
Theatre Royal	527
Theatre Royal Lounge	160
Alexandra Room	200
Bryan Robb Lounge	120
Balcony Bar	45
Meeting Room	40

Car parking is available on streets around the venue or Central Car Park opposite the venue (between Devon Street and Powderham Street) which also includes one mobility car park. A drop off/collection parking area also located immediately outside the venue.

TSB Bowl of Brooklands

The TSB Bowl of Brooklands is Taranaki’s largest and most iconic concert venue. The venue is situated within Pukekura Park in New Plymouth, to the south of the TSB Stadium. With the natural amphitheatre and permanent stage over the lake, it is a world-class concert venue. The stage can be hired for small to medium sized events, including concerts and performances, weddings, formal dinners, cocktail functions and Christmas events.

The venue has a total floor area of 812m2 and has capacity for 15,000 people in the bowl amphitheatre, 350 people in the bowl stage and 30 people in the green room.

There is a small number of car parking spaces backstage, as well as parking by Brooklands Zoo.

I.I.2 Pools

Todd Energy Aquatic Centre

The TEAC is located on Tisch Avenue.It was completely rebuilt in the early 1960s and it underwent extensive renovation in 1998. A further upgrade was completed in 2008/2009 comprising a revamp of the internal pools, changing facilities and the construction of the hydroslide outside the western end of the indoor pool building.

The TEAC contains the following indoor facilities:

- Two pools:
  - One main pool: A 25m long pool heated pool including a wave machine, water features, eight lanes, tarzan rope and inflatable toys
  - One tots pool: This is a shallow (0.3-0.5m deep) heated pool for younger swimmers. It features bubbles and a

- small slide
  - One spa pool
  - One sauna and steam room
  - Two hydroslices, including a family slide and a turboslide
  - Changing rooms and toilet facilities
  - Swim shop
  - Café
  - Fitness centre
- The TEAC also contains four outdoor pools, which are open between October and May. These include:

- One main pool with a length of 50m
- One learners pool (0.8m deep)
- One tots pool (0.3m deep)
- One dive pool (3.9m depp), including two diving boards (1m and 3m high)

The outdoor area also contains a shaded seating area, terraced seating area, picnic tables, sunloungers, a playground and a grassed area.

There is plenty car parking close to the TEAC, with mobility parking directly in front of the entrance.

Waitara Pool

Waitara Pool is located on Leslie Street in Waitara. The facility is open from mid-November until the end of March and contains four outdoor pools, including:

- One main pool, which is a six lane pool (dimensions 33.5m x 15m x 1.15m (average))
- One learners pool (dimensions 10m x 9m x 0.9m)
- One toddlers pool (dimensions 9m x 4m x 0.2m)
- One dive pool (dimensions 10m x 11m x 4m)

The facility also contains changing rooms/toilet facilities, with a floor area of 190m2.

Okato Pool

Okato Pool is located on Upper Kaihihi Road in Okato. The facility is open from mid-November until the end of March and contains two outdoor pools, including one main pool, which is a six lane pool (dimensions 25m x 9.23m x 1.2m) and one learners pool (dimensions 4.10m x 9.23m x 0.5m).

The facility also contains changing rooms/toilet facilities, with a floor area of 1,465m².

Inglewood Pool

Inglewood Pool is located on the corner of Elliot Street and Rata Street in Inglewood. The facility is open from mid-November until the end of March and contains two outdoor pools, including one main pool, which is a six lane pool (dimensions 27m x 13m x 1.05m (Average)) and one learners/toddlers pool (dimensions 9m x 4m x 0.73m).

The facility also contains changing rooms/toilet facilities, with a floor area of 172m².

Fitzroy Pool

Fitzroy Pool is located on Beach Street, opposite the Fitzroy Surf Club, in New Plymouth. The facility contains two outdoor pools, including a paddling pool (dimensions 9m x 4m x 0.25m) and wading pool (dimensions 9m x 4m x 0.7). The pools are designed for small children and the facility is open from December until March.

The facility also contains a storage building, with a floor area of 20m².

## 2 Lifecycle

### 2.1 Identify Need and Plan

Acquisitions are required for Events Venues and Pools assets, for example, at Inglewood pool a shade structure is required over the concourse area around the pool itself (Project: **AQ3012**) and a permanent toilet block is

required at the TSB Bowl of Brooklands (Project: **PE3006**). Further details about projects identified during the 10 year AMP period are provided in the **Property AMP: General Volume**.

#### 2.1.1 Asset Condition

The condition of the fabric of the major Events Venues and Pools and the individual internal components e.g. HVAC, fixtures and fittings, electrical equipment are assessed and recorded on Property Team Registers. The latest assessment was undertaken during 2018-2020 to inform the 2021-31 LTP . However The collected information has not yet been added to EAM; therefore, it has not been

included in this AMP. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

### 2.1.2 Asset Remaining Lives

The remaining lives of major Events Venues and Pools components assessed as at 30 June 2019 by Telfer Young Valuers and recorded in EAM are shown in following tables . Assumed expected lives are based on best practice property advice and experience.

**TSB Stadium**  
**Table 2** shows the install date and remaining lives of each component calculated from its expected life. Assumed expected lives are based on best practice property advice and experience.

Table 2: TSB Stadium asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Electrical Systems	40	1993	26	14
Fire Systems	40	2000	19	21
HVAC Systems	30	1992	27	3
Lifts and Escalators	40	1992	27	13
Plumbed Systems	40	1993	26	14
Roof Cladding	40	1992	27	15
Site Improvement	35	1992	27	8
Fit Out	30	1992	27	8
Floor Coverings	30	2009	10	10
Miscellaneous	30	1992	27	3
Security & Access Systems	20	2006	13	7
Structure	80	1992	27	53

TSB Showplace

**Table 3** shows the install date and remaining lives of each component calculated from its expected life. Assumed expected lives are based on best practice property advice and experience.

Table 3: TSB Showplace asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Electrical Systems	40	1986	23	17
Fire Systems	40	1985	23	17
HVAC Systems	30	1990	18	12
Lifts and Escalators	40	1990	29	11
Plumbed Systems	40	1980	28	12
Roof Cladding	40	1980	18	22
Site Improvement	35	2005	14	21
Fit Out	30	1996	23	7
Floor Coverings	30	1990	25	5
Miscellaneous	30	1990	18	12
Security & Access Systems	20	2002	13	7
Structure	80	1980	39	41

TSB Bowl of Brooklands

**Table 4** shows the install date and remaining lives of each component calculated from its expected life. Assumed expected lives are based on best practice property advice and experience.

Table 4: TSB Bowl of Brooklands asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Electrical Systems	40	1986	23	17
Fire Systems	40	1985	23	17
HVAC Systems	30	1990	18	12
Lifts and Escalators	40	1990	29	11
Plumbed Systems	40	1980	28	12
Roof Cladding	40	1980	18	22
Site Improvement	35	2005	14	21
Fit Out	30	1996	23	7
Floor Coverings	30	1990	25	5
Miscellaneous	30	1990	18	12
Security & Access Systems	20	2002	13	7
Structure	80	1980	39	41

Todd Energy Aquatic Centre

**Tables 5** shows the install date and remaining lives of each component calculated from its expected life. Assumed expected lives are based on best practice property advice and experience.

Table 5: TEAC asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Electrical Systems	40	1986	23	17
Fire Systems	40	1985	23	17
HVAC Systems	30	1990	18	12
Lifts and Escalators	40	1990	29	11
Plumbed Systems	40	1980	28	12
Roof Cladding	40	1980	18	22
Site Improvement	35	2005	14	21
Fit Out	30	1996	23	7
Floor Coverings	30	1990	25	5
Miscellaneous	30	1990	18	12
Security & Access Systems	20	2002	13	7
Structure	80	1980	39	41

Inglewood, Okato, Waitara, Fitzroy Pools

**Table 6** shows the install date and remaining lives of each component calculated from its expected life. Assumed expected lives are based on best practice property advice and experience.

Table 6: Local pools asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Inglewood Pool - Clubrooms and Amenities	40	1986	23	17
Inglewood Pool - Main Pool	40	1985	23	17
Inglewood Pool - Paddler and Learners Pool	30	1990	18	12
Recreation and Events Okato Pool	40	1990	29	11
Recreation and Events Waitara Pool	40	1980	28	12
Recreation and Events Fitzroy Pool	40	1980	18	22

Information in the EAM asset inventory is componentised at a high level only. The Property Team break components down further for use in asset planning in other Property systems. This is currently under review and the Property

Team plans to compile and retrofit more componentised information into EAM in the future. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**



## 2.1.3 Critical Assets

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.2 Design and Build

See **Section 6: Lifecycle** of the **Property AMP General Volume** for general information about the design and build of projects.

## 2.3 Operations and Maintenance

The Property Team assess the condition of the fabric of Events Venues and Pools buildings and the individual internal components e.g. HVAC, fixtures and fittings, electrical equipment recording the data on Property Team registers and in EAM.

In conjunction with the Events and Venues Team, the Property Team conducts general operations and maintenance of the TSB Showplace, TSB Stadium and the TSB Bowl of Brooklands. The Aquatics Team manages TEAC and the other pool facilities. This includes managing the running costs of the buildings e.g. energy, rates etc.

and regular scheduled maintenance of major components and fittings e.g. fire protection, HVAC etc.

Further details for operations and maintenance are provided below.

### Operations

It is the responsibility of operational staff to keep the facilities clean and tidy. Operations staff members also have checklists to regularly check the facilities and buildings for routine issues.

HSNO standards and procedures must be observed when working with pool chemicals.

The following operations service contracts are in place:

- Air handling/Ventalation/Heat Pumps
- Gas Boilers
- Fire services and emergency equipment e.g. alarms, hoses, extinguishers
- Security
- Partial cleaning services
- Sanitary equipment and facilities

Other routine cleaning duties are performed by operational staff.

### Maintenance

The Aquatics Team has a dedicated Aquatic Maintenance Officer who is responsible for scheduled and reactive maintenance for all pools in the district, including plant and equipment e.g. circulation pumps, chlorine pumps, filters, heating. While the operations staff members carry out day to day checks the Aquatic Maintenance Officer manages the maintenance tasks.

The landscaped area inside the TEAC is maintained by operational staff. Landscaping outside the perimeter fence is maintained by the Parks and Open Spaces Operations Team.

Cyclic maintenance comprises:

- Exterior and interior building repaints including a major repaint of the TEAC pool in early 2015 requiring a shutdown
- Outdoor and indoor pools repaint, grouting and resurfacing. Work on seasonal pools is completed in the off season, when pools are closed.

Forecasts for general Opex, and Opex Projects that are related to Capex Projects, during the 10 year period of the AMP are detailed in **Tables 15 and 17** in **Section 8: Financial Summary** of the **Property AMP: General Volume**. This includes expenditure for the operation and maintenance of Events Venues and Pools.



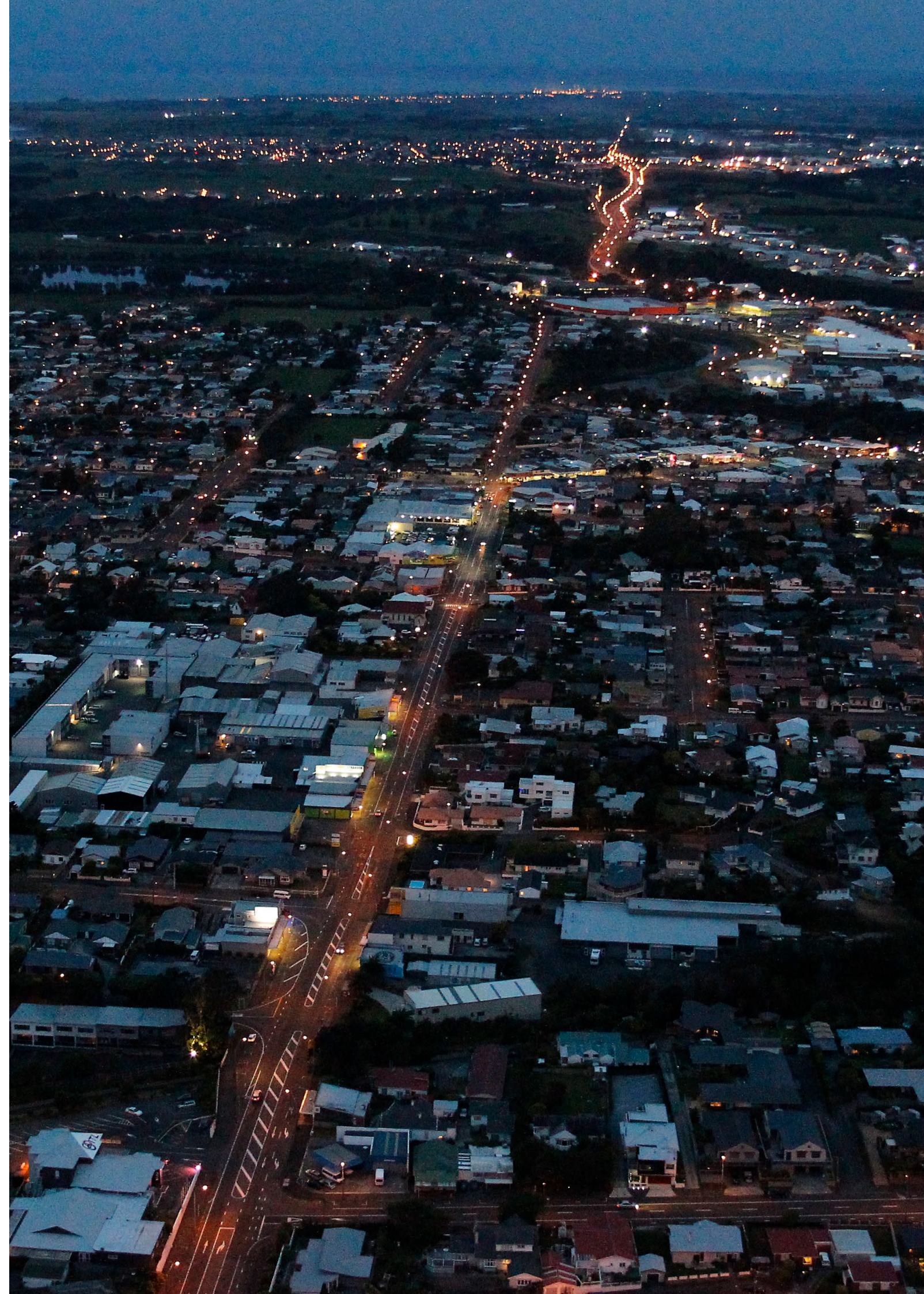
## 2.4 Renewals

The Property Service includes annual allowances for planned renewal of building components and pool plant and equipment based on condition assessments and performance. The expenditure forecast for Renewals Projects, including Events Venues and Pools assets, is provided in **Table 19** in **Section 8: Financial Summary** of the **Property AMP: General Volume**.

## 2.5 Disposals

There are no plans to dispose of any major Events Venues and Pools assets during the 10 year AMP period.

Various plant, equipment and furniture will be replaced new, with the old asset disposed of





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# **2021-2031 Property Asset Management Plan**

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 3 – Govett-Brewster Art Gallery and Len Lye Centre**

Pukapuka Tuatoru – GBAG / Te Whare o Len Lye

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# I. Introduction

This volume provides description for the assets covered by the **GBAG and LLC** asset category of the Property AMP. It also contains details for the asset lifecycle management of these assets.

The purpose of GBAG and LLC is to provide high quality venues that create high quality opportunities for the community to attend and culture activities. GBAG is New Zealand’s leading contemporary art museum. Recognised nationally and internationally for its dedication to

contemporary art and commitment to art from the Pacific, the Gallery offers a wide range of dynamic exhibitions, community events and education programmes. In 2015, the LLC opened as an extension to GBAG. The LLC is New Zealand’s first institution dedicated to a single artist and is a facility of local, national and international significance. The LLC provides a continuous, accessible and stimulating programme that explores the art and ideas of this pioneering filmmaker and kinetic sculptor.

## I.1 Asset Descriptions

The GBAG and LLC is located on Queen Street in New Plymouth. The building was converted from a picture theatre to an art gallery in the early 1970s and it has undergone a great deal of redevelopment and extension over the years to form the present complex. A breakdown of the floor area in this building is provided in **Table 1**. The GBAG and LLC are open seven days per week (except Christmas day). Parts of the building are closed at certain times of the year (around March/April, July/August and November/December) to enable the changeover of exhibitions.

The GBAG and LLC contains multiple galleries and education studios. It also contains a shop, selling contemporary design and objects of inspiration, jewellery, Len Lye and Govett-Brewster merchandise, books, gift cards, kids’ products and limited edition collaborations.

Table 1: Capacity of TSB Showplace spaces

Building Name	Floor area (m²)
GBAG	2,128
LLC	1,758
Total	3,886

Further, the 68 seat LLC Cinema shows Len Lye’s films, local and international films, arthouse and experimental films, cult classics and film festivals.

The GBAG and LLC can be hired for events, including product launches, film screenings, corporate hosting, cocktail events, concerts and performances, weddings, lectures and work functions.

Monica’s Eatery is part of this facility and is an international café inspired by the life and spirit of Monica Brewster, a globetrotter and founding patron of the GBAG. The café is open seven days per week.

NPDC receives rental income from the Café owner based on gross turnover

## 2. Lifecycle

### 2.1 Identify Need and Plan

The Property Service does not anticipate augmentation of the facilities due to future demand over the period of the AMP.

## 2.1.1 Asset Condition

The condition of the fabric of the GBAG and LLC building and the individual internal components e.g. HVAC, fixtures and fittings, electrical equipment are assessed and recorded on Property Team Registers. The latest assessment was undertaken during 2018-2020 to inform

the 2021-31 LTP . However The collected information has not yet been added to EAM; therefore, it has not been included in this AMP. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

## 2.1.2 Asset Remaining Lives

The remaining lives of GBAG and LLC components assessed as at 30 June 2019 by Telfer Young Valuers and recorded in EAM are shown in following tables . Assumed expected lives are based on best practice property advice and experience.

### Govett-Brewster Art Gallery

**Table 2** shows the install date ,assumed expected lives and remaining life as recorded in EAM. Assumed expected lives are based on best practice property advice and experience.

Table 2: Govett-Brewster Art Gallery assets remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
GBAG / Electrical Systems	40	2003	16	24
GBAG / Fire Systems	40	2003	16	24
GBAG / HVAC Systems	30	2009	10	20
GBAG / Lifts and Escalators	40	1995	24	16
GBAG / Plumbed Systems	40	1995	24	22
GBAG / Roof Cladding	40	2015	4	44
GBAG / Site Development	35	2015	4	31
GBAG / Fit Out	30	2008	11	19
GBAG / Floor Coverings	30	2015	4	26
GBAG / Miscellaneous Interior	30	2015	4	26
GBAG / Security & Access Systems	20	2015	4	23
GBAG / Structure	80	1995	24	56

Table 3: Len Lye Centre asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
LLC / Electrical Systems	40	2015	4	36
LLC / Fire Systems	40	2015	4	36
LLC / HVAC Systems	30	2015	4	26
LLC / Lifts and Escalators	40	2015	4	36
LLC / Plumbed Systems	40	2015	4	36
LLC / Roof Cladding	40	2015	4	36
LLC / Site Development	35	2015	4	31
LLC / Fit Out	30	2015	4	26
LLC / Floor Coverings	30	2015	4	26
LLC / Cinema Fitout	30	2015	4	26
LLC / Security & Access Systems	20	2015	4	16
LLC / Structure & Cladding	80	2015	4	76

Information in the EAM asset inventory is componentised at a high level only. The Property Team break components down further for use in asset planning in other Property systems. This is currently under review and the Property

Team plan to further componentise information into EAM in the future. **This is an improvement action and is recorded in the Parks AMP: General Volume - Section 9 (Improvement Plan).**

## 2.1.3 Critical Assets

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.2 Design and Build

See **Section 6: Lifecycle** of the **Property AMP General Volume** for general information about the design and build of projects.

## 2.3 Operations and Maintenance

In conjunction with the Gallery Team, the Property Team conduct general operations and maintenance of the GBAG and LLC building. This includes managing the running costs of the buildings e.g. energy, rates etc. and the regular scheduled maintenance of major components and fittings e.g. fire protection, HVAC etc.

Forecasts for general Opex, and Opex Projects that are related to Capex Projects, during the 10 year period of the AMP, are detailed in **Tables 15 and 17** in **Section 8: Financial Summary** of the **Property AMP: General Volume**. This includes expenditure for the operation and maintenance of the GBAG and LLC.



## 2.4 Renewals

The Property Team's Renewals Plan includes provision for ongoing replacement of GBAG and LLC assets. This ensures that the Property Service can continue to deliver exhibitions at a standard that meets both Levels of Service expectations and art museum standards in a changing technological environment. There is also provision for general renewal of building components based on condition assessments and renewal profiles.

The expenditure forecast for Renewals Projects, including GBAG and LLC assets, is provided in **Table 19** in **Section 8: Financial Summary** of the **Property AMP: General Volume**.

## 2.5 Disposals

There are no plans to dispose of any major GBAG and LLC assets during the 10 year AMP period. Small items of Plant, furniture and equipment will be replaced periodically





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# **2021-2031 Property Asset Management Plan**

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 4 – Puke Ariki and Community Libraries**

Pukapuka Tuawhā – Puke Ariki / Ngā Whare Pukapuka

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# I. Introduction

This volume provides descriptions for assets covered by the **Puke Ariki and Community Libraries** asset category of the Property AMP. It also contains details for the asset lifecycle management of these assets.

Puke Ariki is a combined museum and library in New Plymouth city. It is an amalgamation of the New Plymouth Public Library and the Taranaki Museum. Puke Ariki is a dynamic people-orientated centre, protecting and promoting access to the heritage of the district and the rest of the country. This facility provides an accessible mix of print and digital lending and reference resources to meet the changing needs of the community.

Puke Ariki’s central library, community libraries, mobile library and visitor information centre connect visitors to a wealth of knowledge and resources. Traditionally lending services, libraries are now community hubs where people can use the internet hold meetings, do business with the Council, participate in community and education programmes, study and more.

## I.1 Asset Descriptions

Puke Ariki and District Library assets include the main Puke Ariki complex which includes the library and museum, and the Waitara and Inglewood libraries/service centre buildings. The floor areas of these buildings is shown in **Table 1**. The Property Service also operate library services from leased facilities in Bell Block and Oakura.

Table 1: Building floor area summary

Building Name	Floor area (m2)
Library (Puke Ariki Complex)	4,807
Museum (Puke Ariki Complex)	4,298
Waitara Library/Service Centre	466
Inglewood Library/Service Centre	504
Total	10,075

### Puke Ariki Museum and Library

Puke Ariki Museum was opened in 2003 and is located on Ariki Street in New Plymouth. Development involved extensive remodelling of the previous 1960s library building (now known as the south wing) as well as construction of the new museum building (known as the north wing).

The separate 1800s Richmond Cottage was relocated from its original site to its present location in the 1960s.

Arborio restaurant, café and bar is located in the foyer of the museum. NPDC receives income from the operator based upon gross turnover . The venue can be hired for events, including weddings, birthdays and conferences. Further, the Daily News Café is located on the first floor of the library.

There is a paid car parking area located underneath the museum, which includes spaces for campervans. There is also free short-stay parking located in front of the museum on Aubyn Street.

### Waitara Library/Service Centre

The Waitara Library/Service Centre is located on Queen Street in Waitara and is open from Monday to Saturday; however, it is closed on public holidays. Free car parking is available at the library.

The Waitara Library shows a movie every second Wednesday afternoon in the ‘theatre’ space.

### Inglewood Library/Service Centre

The Inglewood Library/Service Centre is located on Rata Street in Inglewood and is open from Monday to Saturday; however, it is closed on public holidays. Free short stay car parking is available at the library.

## 2. Lifecycle

### 2.1 Identify Need and Plan

No assets acquisitions are planned during the period of the AMP, other than assets required for Projects **CB3042** and **CB3043**.

#### 2.1.1 Asset Condition

The condition of the fabric of the Puke Ariki and Community Libraries buildings and the individual internal components are assessed and recorded on Property Team Registers. The latest assessment was undertaken during 2018-2020 to inform the 21-31 LTP . However the

collected information has not yet been added to EAM; therefore, it has not been included in this AMP. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

### 2.1.2 Asset Remaining Lives

**Puke Ariki Museum**

**Table 2** shows the install date and assumed expected lives for these assets. Assumed expected lives are based on best practice property advice and experience.

Table 2: Puke Ariki Museum asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Puke Ariki / Museum / Electrical Systems	40	2003	16	24
Puke Ariki / Museum / Fire Systems	40	2003	16	24
Puke Ariki / Museum / HVAC Systems	30	2003	16	14
Puke Ariki / Museum / Lifts and Escalators	40	2003	16	24
Puke Ariki / Museum / Plumbed Systems	40	2003	16	24
Puke Ariki / Museum / Roof Cladding	40	2003	16	24
Puke Ariki / Museum / Site Development	35	2003	16	19
Puke Ariki / Museum / Fit Out	30	2003	16	14
Puke Ariki / Museum / Floor Coverings	30	2003	16	14
Puke Ariki / Museum / Miscellaneous Interior	30	2003	16	14
Puke Ariki / Museum / Security & Access Systems	20	2003	16	4
Puke Ariki / Museum / Structure	80	2003	16	64

Puke Ariki Library

Table 3 shows the install date and assumed expected lives for these assets. Assumed expected lives are based on best practice property advice and experience.

Table 3 Puke Ariki Library asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Puke Ariki / Library / Electrical Systems	40	2003	16	24
Puke Ariki / Library / Fire Systems	40	2003	16	24
Puke Ariki / Library / HVAC Systems	30	2003	16	14
Puke Ariki / Library / Lifts and Escalators	40	2003	16	24
Puke Ariki / Library / Plumbed Systems	40	2003	16	24
Puke Ariki / Library / Roof Cladding	40	2003	16	24
Puke Ariki / Library / Site Development	35	2003	16	19
Puke Ariki / Library / Fit Out	30	2003	16	14
Puke Ariki / Library / Floor Coverings	30	2003	16	14
Puke Ariki / Library / Miscellaneous Interior	30	2003	16	14
Puke Ariki / Library / Security & Access Systems	20	2003	16	4
Puke Ariki / Library / Structure	80	1975	44	36

Waitara Service Centre/Library

Table 4 shows the install date and assumed expected lives for these assets. Assumed expected lives are based on best practice property advice and experience.

Table 4: Waitara Service Centre/Library asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Waitara Service Centre & Library / Electrical Systems	40	1990	26	14
Waitara Service Centre & Library / Fire Systems	40	1990	26	14
Waitara Service Centre & Library / HVAC Systems	30	1990	26	6
Waitara Service Centre & Library / Plumbed Systems	40	1990	26	14
Waitara Service Centre & Library / Roof Cladding	40	1990	26	14
Waitara Service Centre & Library / Site Development	35	1990	26	9
Waitara Service Centre & Library / Fit Out	30	1991	25	7
Waitara Service Centre & Library / Floor Coverings	30	1990	26	4
Waitara Service Centre & Library / Miscellaneous Interior	30	1990	26	4
Waitara Service Centre & Library / Security & Access Systems	20	2000	16	4
Waitara Service Centre & Library / Structure	80	1986	30	50

Inglewood Service Centre/Library

Table 5 shows the install date and assumed expected lives for these assets. Assumed expected lives are based on best practice property advice and experience.

Table 5: Inglewood Service Centre/Library asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Inglewood Service Centre / Library / Electrical Systems	40	1995	24	16
Inglewood Service Centre / Library / Fire Systems	40	1995	24	16
Inglewood Service Centre / Library / HVAC Systems	30	1995	24	6
Inglewood Service Centre / Library / Plumbed Systems	40	1995	24	16
Inglewood Service Centre / Library / Roof Cladding	40	1990	24	16
Inglewood Service Centre / Library / Fit Out	30	1995	24	6
Inglewood Service Centre / Library / Floor Coverings	30	1995	24	6
Inglewood Service Centre / Library / Miscellaneous Interior	30	1995	24	6
Inglewood Service Centre / Library / Security & Access Systems	20	1995	24	3
Inglewood Service Centre / Library / Structure	80	1955	64	16

Information in the EAM asset inventory is componentised at a high level only. The Property Team break components down further for use in asset planning in other Property systems. This is currently under review and the Property Team plan to compile and retrofit more componentised information into EAM in the future. **This is an improvement action and is recorded in the Property AMP: General Volume: Section 9 (Improvement Plan).**

There is insufficient information to provide a grade for asset remaining lives. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

### 2.1.3 Critical Assets

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.2 Design and Build

See **Section 6: Lifecycle** of the **Property AMP: General Volume** for general information about the design and build of projects.



# 2.3 Operations and Maintenance

**Section 6: Lifecycle** of the **Property AMP: General Volume** provides general information about the operation and maintenance of Property assets. Specific information for Puke Ariki and Community Libraries assets is provided below.

The Property Team is responsible for the maintenance of the Puke Ariki , Richmond Cottage and Community Libraries buildings in conjunction with the Puke Ariki Team and district library teams who cover operations .

Due to the close proximity of Puke Ariki to the sea and the type of exterior materials used, it is imperative that regular preventative maintenance is carried out. This work is undertaken by maintenance contractors.

Forecasts for general Opex, and Opex Projects that are related to Capex Projects, during the 10 year period of the AMP, are detailed in **Tables 15 and 17** in **Section 8: Financial Summary** of the **Property AMP: General Volume**. This includes expenditure for the operation and maintenance of Puki Ariki and Community Libraries.

# 2.4 Renewals

The Property Team include annual allowances for planned renewal of building components and equipment based on condition assessments and renewal profile planning.

The expenditure forecast for Renewals Projects, including Puke Ariki and Community Libraries assets, is provided in **Table 19** in **Section 8: Financial Summary** of the **Property AMP: General Volume**.

# 2.5 Disposals

There are no plans to dispose of any major Puke Ariki and Communities Libraries assets during the 10 year AMP period.

Various plant,equipment and furniture will be replaced with new, with the old assets disposed of.



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# **2021-2031 Property Asset Management Plan**

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 5 – Regulatory Service Buildings**

Pukapuka Tuarima – Ngā Whare Ratonga  
Whakarite Kaupapa

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# I. Introduction

This volume provides descriptions for the assets covered by the **Regulatory Services Buildings** asset category of the Property AMP, including the Bus Station, Downtown Car Park, Courtenay Street Car Park and the Animal Control Building. It also contains details for the asset lifecycle management of these assets.

The purpose of Regulatory Services Buildings is to provide high quality facilities to deliver public services including a bus terminus, car parking facilities and animal control facilities.

## I.1 Asset Descriptions

Information for Regulatory Services Buildings is provided below:

### Bus Station

The Bus Station is located on Ariki Street in New Plymouth and is the terminus for many local and national bus services. The Bus Station is a single storey modern building, which was constructed in 2004 and has been partially leased out. This has not proved successful and at this stage no futher leasing will be undertaken with the future of the Bus Station and its location under consideration

### Downtown Car Park

This is a five-storey concrete building located on Powderham Street in New Plymouth and contains 140 leased spaces and 125 parks used for the public. The building has been closed since Decmber 2020. A Detailed seismic assessment undertaken on this

building in 2020 indicated that the building is below 34 per cent National Building Standard (NBS) and is therefore deemed an Earthquake prone building Council is currently looking at proposals and costs to bring the bulding up to 34 per cent NBS which will allow it to reopen and continue to operate as a carpark. Future net income will be channelled towards repayment of strengthening costs.

### Courtenay Street Car Park

This unit title car park is in the basement level of the Warehouse store and contains approximately 150 off-street paid parking bays. The council also owns other land adjoining the Warehouse store as part of the unit title complex that is used for their main public carparking

### Animal Control Building

The Animal Control Building is located on Rifle Range Road in New Plymouth. It is a single storey building, which was constructed in the 1980s and extended and

upgraded in 2011. The building comprises a vet room, general storage space, 65 separate pens and an exercise area. Animals are accommodated in clean, dry, well ventilated cages, which meet animal welfare standards. The floor area of the building is detailed in **Table 1**.

Table 1: Regulatory Building areas

Description	Floor area (m2)
Bus Station	255
Downtown Carpark	8,472
Courtenay Street Car Park	5,176
Dog Pound Office	40
Dog Pound	98
Dog Pound Extension	444

## 2. Lifecycle

### 2.1 Identify Need and Plan

No assets acquisitions, are planned during the 10 year period of the AMP.

#### 2.1.1 Asset Condition

The condition of the fabric of Regulatory Services Buildings and the individual internal components e.g. HVAC, fixtures and fittings, electrical equipment are assessed and recorded on Property Team Registers. The latest assessment was undertaken during 2018-2020 to

inform the 21-31 LTP . However the collected information has not yet been added to EAM; therefore, it has not been included in this AMP. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

#### 2.1.2 Asset Remaining Lives

The remaining lives of Regulatory Services buidlings assessed as at 30 June 2019 by Telfer Young Valuers and recorded in EAM are shown in following tables . Assumed expected lives are based on best practice property advice and experience.

##### Bus Station

**Table 2** shows the install date and assumed expected lives recorded in EAM. Assumed expected lives are based on best practice property advice and experience.

Table 2: Bus station asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Bus Station	60	2004	15	45

##### Downtown Car Park

**Table 3** shows the install date and assumed expected lives recorded in EAM. Assumed expected lives are based on best practice property advice and experience.

Table 3: Downtown Car Park assets remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Electrical Systems	40	1987	32	8

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Fire Systems	40	1987	32	8
HVAC Systems	35	1987	32	3
Lifts and Escalators	40	1987	32	8
Plumbed Systems	40	1987	32	8
Roof Cladding	40	1987	32	8
Site Improvement	35	1987	32	3
Fit Out	30	1987	32	3
Floor Coverings	30	1987	32	3
Miscellaneous	30	1987	32	3
Security & Access Systems	20	1987	32	3
Structure	80	1987	32	48

Courtenay Street Car Park

Table 4 shows the install date and assumed expected lives recorded in EAM. Assumed expected lives are based on best practice property advice and experience.

Table 4: Courtenay Street Car Park asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
The Warehouse Basement	40	2000	19	21

Animal Control Building

Table 5 shows the install date and assumed expected lives recorded in EAM. Assumed expected lives are based on best practice property advice and experience.

Table 5: Animal Control Building asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Animal Control	75	2000	19	56
Animal Control / Dog Pound Extension	70	2012	7	63
Animal Control - 1	70	1997	22	48
Animal Control - 2	75	2000	19	56

Information in the EAM asset inventory is componentised at a high level only. The Property Team break components down further for use in asset planning in other Property systems. This is currently under review and the Property Team plan to compile and retrofit more componentised information into EAM in the future. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

There is insufficient information to provide a grade for asset remaining lives. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

## 2.1.3 Critical Assets

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.2 Design and Build

See **Section 6: Lifecycle of the Property AMP: General Volume** for general information about the design and build of projects.

## 2.3 Operations and Maintenance

General operations and maintenance of Regulatory Services Buildings is conducted by the Property Team in conjunction with the Customer and Regulatory Team. This covers the running costs of the buildings e.g. energy, rates etc. and the regular scheduled maintenance of major components and fittings e.g. fire protection, HVAC etc.

The Downtown Car Park is currently closed , with operations overseen by the Regulatory Team and maintenance covered by the Property team

A Body Corporate conducts maintenance on the Courtney Street Car Park building on behalf of the owners.

Forecasts for general Opex, and Opex Projects that are related to Capex Projects, during the 10 year period of the AMP, are detailed in **Tables 15 and 17** in **Section 8: Financial Summary** of the **Property AMP: General Volume**. This includes expenditure for the operation and maintenance of Regulatory Services Buildings. The Property Team uses the allocations within the Regulatory Services budget to manage the buildings on behalf of the Regulatory Services Team.

## 2.4 Renewals

Prior to closing in December 2020, an automated parking system was installed into the Downtown Car Park to address any potential safety, statutory or litigation risks. The Downtown Car Park's perimeter safety barriers were also renewed to meet current safety and condition standards.

The Downtown Car Park building structure requires earthquake strengthening to meet current standards and to provide safe facilities for the public and carpark space lease tenants .

Other components such as the lift ,which is at the end of its life , will also require renewal based on the condition and performance assessments (Project: **CB1005**).

A general allocation for the renewal of assets at the Dog Pound based on the condition and performance assessments has been included in the Renewals Plan (Project: **CB1024**).

The expenditure forecast for Renewals Projects, including Regulatory Services Buildings assets, is provided in **Table 19** in **Section 8: Financial Summary** of the **Property AMP: General Volume**.

## 2.5 Disposals

There are no plans to dispose of any Regulatory Services Buildings assets during the 10 year AMP period.



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# **2021-2031 Property Asset Management Plan**

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 6 – Housing for the Elderly**

Pukapuka Tuaono – Ngā Whare Āhuru Mōwai

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# I. Introduction

This volume provides descriptions for the assets covered by the **Housing for the Elderly** asset category of the Property AMP. It also contains details for the asset lifecycle management of these assets.

The Housing for the Elderly service falls under NPDC's Community Partnerships<sup>1</sup> function, which supports the community through a range of funding investments. The Property Team have operated the Housing for the Elderly service for many years, with some units being formerly owned by central government.

The Housing for the Elderly Tenancy Management Service provides affordable housing and associated wellbeing services to eligible elderly in the district. Sites are located in New Plymouth, Bell Block, Waitara and Inglewood.

The Housing for the Elderly and associated support service contributes to supporting an inclusive and connected community. The service encourages and enables residents to be actively involved in social and civic life, with a sense of belonging and empowerment.

## I.1 Asset Descriptions

The Housing for the Elderly portfolio comprises a total of 145 units located in New Plymouth; Bell Block (102 units), Waitara (18 units) and Inglewood (25 units) comprising 54 individual building structures. The accommodation mix consists of 42 bed-sits, 89 single units and 14 double units. Due to the varying age and condition of the properties, maintenance and improvements are ongoing.

Bell Block: The 40 year lease for the units at 52 Wynyard Street expires on 31st October 2024. This lease is for a fixed term without rights of renewal and ownership of these units will revert to the lessor ( Catholic church ) at that time. The Property team are investigating future options for the land at the end of the lease in 2024 and are in discussion with the Catholic Church. The final proposal

will be presented to the Council for consideration and approval before the end of the lease.

A project has been included in the AMP for a proposed purchase of this property (Project: **HE3000**)

A review of the entire Housing for the Elderly portfolio in late 2014 considered future options for the service ranging from full sale to retaining the status quo. As a result, the Property Service resolved to move the portfolio to a future self-funded model and policy development based on future asset needs. A further review was undertaken in 2019 Housing for the elderly masterplan feasibility report (HFEMP) .

<sup>1</sup><https://www.newplymouthnz.com/Council/Community-Partnerships>

Ardern Peters Architects Ltd were tasked with undertaking a range of investigative ,planning and design works to produce a 10 year masterplan ,which included :

- Site and buildings surveys (including asbestos checks as necessary )
- Condition reports of the current stae ,and comparison with modern levels of service for elderly housing design
- A basis of design memorandum
- Concept architectural design for options of either upgrades ,alterations and extensions ,or replacement of current stock with new buildings
- A safety in design review of the concept designs

- A review of effective utilisation of land ,and buildings including aquisition and disposal
- Indicative costs for capital expenditure of \$5m spread over 10 years
- Maintenance cost and scope summary
- Tenancy act and healthy homes standard compliance

Some aspects of this project have been followed up with approved capital expenditure ,howvewr the major re-development work proposed is till to be actioned

The Property Service's assets also include Community House that houses the Citizens Advice Bureau service,and is located on council land,the majority of which is leased to the YMCA

## 2. Lifecycle

### 2.1 Identify Need and Plan

See **Section 1.1** the acquisition required for 52 Wynyard Street.

## 2.1.1 Asset Condition

During the 2019 HFEMP project ,condition assessments were undertaken on all existing units by Ardern Peters architects .This consisted of an on site visual assessment which considered multiple factors

- Physical conditions of the units with an estimate of useful remaining life of components
- Assessment against statutory requirements for the tenancy Act (insulation ,smoke alarms )
- Assessment against the healthy homes standard (heating, drafts, insulation, extracts, subfloor damp proof membrane )

Summary of findings

- The 1950's bedsit units generally require significant maintenance and are cold and damp
- More immediate upgrade work is required on the older units
- Older units are typically not very accessible due to being elevated off the ground and having a small footprint and separate laundry buildings
- Bathrooms to older units particularly showers are not suitable for elderly residents –shower over bath or high threshold with slippery flooring
- Most older sites had only 2 or 3 units which creates a sense of isolation for residents

- Newer units (70&80s ) are on slab on grade and typically reasonably accessible, in moderate good condition, requiring little to no external maintenance .The interiors are easily upgradeable and of good space. The interior environment is warmer and dryer than the colder units
  - Newer units have better outdoor living including some with scooter parking
  - Almost all units require upgrade for the healthy homes standard : installation of a heater, bathroom and kitchen extracts, draft-stopping to older timber windows, DOPM and insulation where deficient
  - In general most units are well insulated with several sites having an immediate upgrade to meet tenancy act
  - A significant number of units have non-tempred (temperature limited ) hotwater systems ,a major safety issue for the elderly
  - A significant number of units do not have RCD (residual current device )protection to electrical circuits. These devices reduce the risk of electrocution
- The condition score information from the report has not yet been added to EAM however as compliance work is completed it will need to be updated regularly . **This is an improvement action and is recorded in the Property AMP General Volume: Section 8 - Improvement Plan.**

## 2.1.2 Asset Remaining Lives

### ECM 8121784, 8121780

The 2019 Housing for the Elderly Masterplan provided a detailed report on the condition

During the 2019 condition assessment and valuation of housing properties assets, the RUL was assessed. The results of the assessments are shown in **Figure 1.**

Figure 1: Remaining Useful Lives .

Asset Description / Category	No. Units	Type	Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
15-17 Henui Street - Fitzroy	4	double	85	1988	31	54
13a Barriball Street - Fitzroy	3	single	85	1980	39	46
16 Darnell Street - Fitzroy	7	single	85	1980	39	46
4 Nevada Drive - Merrilands	12	single	85	1980	39	46
330a Carrington Street - Vogeltown/Brooklands	3	bedsit	85	1957	62	23
4 Cornwall Street - Vogeltown/Brooklands	4	bedsit	85	1958	61	24
17 Somerset Street - Vogeltown/Brooklands	3	bedsit	85	1957	62	23
38a Somerset Street - Vogeltown/Brooklands	3	bedsit	85	1960	59	26

Asset Description / Category	No. Units	Type	Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
10a List Street - Vogeltown/ Brooklands	6	single	85	1990	29	56
	2	double	85	1990	29	56
3a List Street - Vogeltown/ Brooklands	5	bedsit	85	1958	61	24
1a Wrantage Street - Westown	2	bedsit	85	1958	61	24
14a Wrantage Street - Vogeltown/Brooklands	4	single	85	1995	24	61
	3	bedsit	85	1962	57	28
40a Wrantage Street - Vogeltown/Brooklands	4	single	85	1992	27	58
47a Wrantage Street - Vogeltown/Brooklands	2	bedsit	85	1957	62	23
2-4 Doone Street - Westown	12	single	85	1980	39	46
52 Wynyard Street - Bell Block	7	single	85	1984	35	50
	2	double	85	1984	35	50
103a Glenpark Avenue - Marfell/Glenpark	6	single	85	1992	27	58
123 Cook Street - Marfell/ Glenpark	8	bedsit	85	1967	52	33
Raleigh Court, 36 High Street West - Waitara	6	single	85	1985	34	51
	2	double	85	1968	51	34

Asset Description / Category	No. Units	Type	Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
69-71a Clifton Drive - Waitara	8	single	85	1981	38	47
	2	double	85	1981	38	47
52 Standish Street - Inglewood	8	single	85	1990	29	56
55 Standish Street - Waitara	7	bedsit	85	1980	39	46
83 Rata Street - Inglewood	6	single	85	1993	26	59
17 Rimu Street - Inglewood	2	bedsit	85	1987	32	53
	2	double	85	1987	32	53
Total	145					

Figure 2: Age profile

Housing for Elderly Units Age Profile					
Date Built	Total	%	Bedsit	Single	Double
1957	8		8		
1958	11		11		
1960	3		3		
1962	7		3	4	
1967	8		8		
1968	2	27%			2
1980	41		7	34	
1984	19			15	4
1985	6			6	
1987	4		2		2
1988	4				4
1990	16			14	2
1992	10			10	
1993	6	73%	6		
Numbers	145	100%	48	83	14
%			33	57	10

## 2.1.3 Critical Assets

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.2 Design and Build

The 2019 HFEMP report reviewed the existing portfolio and developed new proposals based on the principle of ‘Universal Design’ .

Universal design is a best practice design approach looking at maximum functionality of a building throughout its useful life and creating a healthy environment for occupants.

The approach reviews physical attributes within a building for how simple to use they are –bathrooms, kitchens,

bedrooms etc. In addition, other aspects which create a healthy environment such as the sense of community, access to shops, public transport & healthcare ,aspects of dementia design and environmental design to reduce criminal behaviour

See **Section 6: Lifecycle** of the **Property AMP: General Volume** for general information about the design and build process for Property assets.

## 2.3 Operations and Maintenance

The Property Team operate and maintain this service, which includes providing a Housing Officer to process tenant applications, provide monitoring and promote the housing service.

General maintenance is undertaken by the Housing Officer, Facilities Management Officer, and the Property Team.

Forecasts for general Opex, and Opex Projects that are related to Capex Projects, during the 10 year period of the AMP, are detailed in **Tables 15 and 17** in **Section 8: Financial Summary** of the **Property AMP: General Volume**. This includes expenditure for the operation and maintenance of Housing for the Elderly. Housing for the Elderly uses a self-funding model and the revenue collected from rents is used for renewals and operations and maintenance.

## 2.4 Renewals

Renewals over the next 10 years have been selected based on asset condition and performance assessments and consist mostly of the following:

- Occasional cyclic interior refurbishments
- A small percentage of window coverings and whiteware replacements each year
- Compliance upgrades to meet healthy home standard

- A small number of bathroom and kitchen upgrades
- Various roof replacements
- Various driveways and paving areas

The expenditure forecast for Renewals Projects, including Housing for the Elderly assets, is provided in **Table 19** in **Section 8: Financial Summary** of the **Property AMP: General Volume**.

## 2.5 Disposals

The 2019 HFEMP advised that the older bedsit units on large sites would be better removed and the site re-developed . However until funds are available , at this stage there are no plans to dispose of any Housing for the Elderly assets during the 10 year AMP period.

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# **2021-2031 Property Asset Management Plan**

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 7 – Parks and Open Spaces Buildings**

Pukapuka Tuawhitu – Ngā Whare Tiaki Papa Rēhia

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# I. Introduction

This volume provides descriptions for assets covered by the **Parks and Open Spaces Buildings** asset category of the Property AMP, including depots, public toilets, halls, camping grounds (including holiday park buildings), buildings within Pukekura Park and Brooklands Zoo, cemetery buildings, the Crematorium, and general Parks and Open Spaces Buildings. It also contains details for the asset lifecycle management of these assets. Parks and Open Spaces depots provide facilities for staff

offices, materials and equipment and storage facilities for Council archives. The provision of high quality public toilets, public halls for community events, and general Parks and Open Spaces buildings meet community expectations and enhance visitor experience. Details regarding the purpose of the Crematorium and information for Brooklands Zoo are provided in the **Parks and Open Spaces AMP: Volume 5 - Services**.

## I.1 Asset Descriptions

Information for Parks and Open Spaces Buildings is provided below:

**Depots: Hobson Street (including archives), Niger Terrace, Mould Street**

The depot at Hobson Street in New Plymouth was upgraded in 2005 and it is presently occupied by the Parks Field Operations Team. It contains a number of single story buildings and a car parking area. Adjoining the depot is a new climate controlled archives storage facility, completed in 2012.

The Niger Terrace premises in New Plymouth consists of a non climate controlled high stud workshop and associated parking area . Storage is nearing capacity

The depot at Mould Street, Waitara was acquired during the local body amalgamations in the 1980s. It is

presently occupied and maintained by an external tenant on a concessional lease basis. Future ownership will be reviewed as part of the Waitara Endowment Lands legislation review which is currently ongoing.

**Public Toilets**

There are a total of 43 public toilet facilities in the district. The majority are sited on parks or reserves with the balance being streetscape toilets located in urban areas. Although there are a number of older style ‘block’ toilets, the strategy for a number of years has been to install modern style vandal proof toilets that are accessible and robust with low maintenance requirements.

**Halls**

The Property Service owns 11 urban halls located in New Plymouth, Bell Block, Inglewood, Oakura, Waitara

and Okato. Originally built to be self-funding, changing demographics and recreation trends means that urban halls are now predominantly funded by rates.

There are 23 halls in the rural halls funding scheme. Of these, the Property Service owns three and the rest are independently owned. Regardless of ownership, all rural halls are run by committees that can apply to the Council for assistance with insurance and maintenance funding.

**Pukekura Park and Brooklands Zoo**

The buildings located in Pukekura Park and Brooklands Zoo include the Tea House Café , the Historic Gables, the Fernery, the band room, zoo buildings, a number of public toilets, two dwellings, and miscellaneous workshops and sheds.

These buildings are of different ages and styles. Many of them are high profile so the Property Team works closely with the Parks and Open Spaces Team and the lessee at the Tea House to ensure they are regularly maintained and presentable.

**Cemetery Buildings and the Crematorium**

Cemetery buildings include work sheds, which are located in cemeteries around the district. Further information for cemeteries is located in the **Parks and Open Spaces AMP: Volume 5 – Services**.

The Crematorium is located in a semi-rural setting on State Highway 3, approximately 8km south of the CBD.

The Crematorium contains various asset types ranging from the buildings and chapel and their associated fixtures and fittings, through to highly specialised (and expensive)

plant and machinery items. Further details for the Crematorium are located in the **Parks and Open Spaces AMP: Volume 5 – Services**.

These assets are included in this volume because the buildings are managed by the Property Team.

**Camping Grounds**

There are six camping grounds in the district, including:

- Two urban camping grounds in New Plymouth:
  - Belt Road Seaside Holiday Park and Motels
  - Fitzroy Beach Holiday Park, Beach Street
- Four camping grounds located in outlying areas at Oakura, Waitara, Onaero, and Urenui:
  - Oakura Beach Holiday Park, Jans Terrace
  - Waitara Holiday Park, West Beach
  - Onaero Holiday Park, Main Road North
  - Urenui Holiday Park, Urenui Beach Road

All camping grounds are close to the foreshore. Those outside New Plymouth city were acquired during local body amalgamations in the 1980s.

**General Parks and Open Spaces Buildings**

These buildings are located in open spaces such as parks and reserves. They include the vicarage, blocks of public toilets, changing sheds, buildings leased to community groups, the Waitara Plunket rooms, Parks and Open Spaces houses and outbuildings, clocks and the carillon. The age and style of these buildings is widely varied, reflecting the level of demand and the funds available at the time.

This category also covers 22 buildings located in the district’s sports grounds, including pavilions, club rooms, amenity buildings, changing sheds, toilet blocks and store sheds. Again, the age and style of these building varies depending on the demand and budgets at the time they were built. In March 2012, the Property Service implemented a policy to transfer buildings to sporting clubs or organisations that occupy and use the buildings and convert existing leases to land only. Negotiations continue with clubs to transfer buildings subject to council approval.

## 2. Lifecycle

### 2.1 Identify Need and Plan

Asset acquisitions are planned for Parks and Open Spaces Buildings during the period of the AMP as detailed in **Table 9** in the **Property AMP: General Volume**. This includes the replacement of the Pukekura Park Bellringer Pavilion is required during the AMP period (Project: **CB1054**).

### 2.1.1 Asset Condition

The condition of the fabric of Parks and Open Spaces buildings and the individual internal components e.g. HVAC, fixtures and fittings, electrical equipment are assessed and recorded on Property Team Registers. The latest assessment was undertaken during 2018-2020. The information has not yet been added to EAM; therefore, it has not been included in this AMP. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

### 2.1.2 Asset Remaining Lives

The remaining lives of each building assessed as at 30 June 2019 by Telfer Young Valuers and recorded in EAM are shown in following table . Assumed expected lives are based on best practice property advice and experience. However, some aspects of Crematorium expenditure are included in this volume because the buildings are managed by the Property Team.

The table does not include the Crematorium facility as this is included in the **Parks AMP: Volume 5 – Services**.

Table 1: Building asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
11 Hydro Rd/Site Development	110	1925	91	19
11 Hyrdo Road /Dwelling	110	1925	91	19
11 Hyrdo Road /Garage	80	1985	31	49
25 Victoria Rd/Valuation Asset	110	1929	87	23
Ahu Ahu Toilets 2013/Building	40	2013	3	37
Audrey Gale Reserve/Public Toilets/Building	50	1970	46	4
Awanui Cemetery/Shed & Toilet	70	1961	55	15
Battiscombe Terrace Toilets/Public Toilets	30	2006	10	20
Bedford Road school/ Former School Buildings	75	1970	46	29
Bedford Road School/Site Development, NPDC owns grounds	75	1970	46	29
Bell Block Beach/Public Toilets	60	1978	38	22
Carnival Park & Jubilee Park/Scout Hall	80	1980	36	44
Carnival Park/public toilets	40	2004	12	28
Centennial Park/Public Toilets	30	2006	10	20
Churchill Heights/West End Croquet Club Room	85	1980	36	49
Clock Tower NP/Clock Tower	100	1985	31	69

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Corbett Park/Public Toilets	50	1971	45	5
East end reserve / Public Toilets, Buller St	30	2008	8	22
East End Reserve/Public Toilets Nobs Line	90	1969	47	43
Ferndale Hall/Building	85	1963	53	32
Fitzroy Beach toilets	85	1981	35	50
Fitzroy Toilets/Public Toilets	30	2008	8	22
Foreshore Walkway/Public Toilets	50	2002	14	36
Gover St Toilets/Site Development	80	1962	54	26
Hempton Hall/Building	85	1939	77	8
Hempton Hall/Site Development	85	1939	77	8
Hickford Park/Change Room & Toilets	70	1985	31	39
Hickford Park/Public Toilet & Shed	60	1978	38	22
Hobson St Depot/Archives Store	80	2012	4	76
Hobson St Depot/Carpenters Workshop	80	1975	41	39
Hobson St Depot/Chemical Store	50	2006	10	40
Hobson St Depot/Foremans office	80	1985	31	49
Hobson St Depot/Garage Block 1	80	1965	51	29

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Hobson St Depot/Garage Block 2	80	1968	48	32
Hobson St Depot/Garage Block 3	80	1987	29	51
Hobson St Depot/Garage Workshop & offices	80	1972	44	36
Hobson St Depot/Nursery.	80	1966	50	30
Hobson St Depot/Site Development	80	1972	44	36
Hobson St Depot/Street Drainage Workshop	80	1991	25	55
Hobson St Depot/Toilets & Drying Room	80	1969	47	33
Huatoki Domain/Pavilion	60	1973	43	17
Inglewood Cemetery/Shed	50	1970	46	4
Inglewood Plunket Rooms/Public Toilets	90	1940	76	14
Inglewood Plunket Rooms/Site Development	90	1940	76	14
Inglewood Public Toilets/Public Toilets	60	1980	36	24
Inglewood Town Hall	120	1935	81	39
Inglewood Town Hall /Site Development	120	1935	81	39
James Lane Rest Rooms/Public Toilets	100	1936	80	20
Karo Park/Toilets & Changing Room	85	1991	25	60
Kawaroa Park/Public Toilets	50	2002	14	36

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Lake Mangamahoe/Forestry Store Shed	50	1976	40	10
Lake Mangamahoe/Public Toilets	50	1980	36	14
Lake Rotomanu/Public Toilets Seaward End	30	2008	8	22
Lake Rotomanu/Public Toilets South End	20	2006	10	10
Lee Breakwater Carpark/Public Toilets	30	2010	6	24
Lepperton Community Hall/Building	75	1971	70	5
Lepperton Community Hall/Site Development	75	1971	45	30
Lynmouth Park/Pavilion	90	1964	52	38
Mangapouri Toilet Block	50	2015	1	49
Mangorei Combined District Memorial Hall/Building	85	1954	62	23
Mangorei Memorial Hall/Site Development	85	1954	62	23
Marine Park/Public Toilets	60	1969	35	25
Merrilands Domain/Community Hall	95	1975	41	54
Moturoa Toilets/Public Toilet	50	1973	43	7
New Zoo Office	50	2015	1	49
Ngamotu Beach/Public Toilets	60	2012	4	56
Ngamotu Domain/Shed South End	70	1971	45	25



Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Niger Terrace Store/Site Development	85	1974	42	43
Niger Terrace Store/Store	85	1974	42	43
Oakura Beach Reserve/Public Toilets	60	1966	50	10
Oakura Community Hall/Building	85	1951	55	30
Oakura Community Hall/Site Development	85	1951	65	20
Okato Public Toilets, beside Hempton Hall	30	2008	8	22
Onaero Domain/Amenities Block A	85	1976	40	45
Onaero Domain/Amenities Block B- over the bridge	85	1989	27	58
Onaero Domain/Cabin	65	1955	61	4
Onaero Domain/Dwelling	85	1980	36	49
Onaero Domain/Old Kitchen Block, located beside Old toilet Block.	60	1955	50	10
Onaero Domain/Old Toilet Block	60	1952	59	1
Onaero Domain/Shop-Office	30	2000	16	14
Onuku Taipari Domain/Hall	85	1968	48	37
P G Nops Scenic Reserve/Dwelling 1 at 1616 Mountain Rd	110	1923	93	17
P G Nops Scenic Reserve/Dwelling 2, 1 Tawa St	120	1920	96	24
Public Toilets	80	1962	54	26

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Public Toilets Tongaporutu/Valuation Asset	85	1990	26	59
Puke Ariki/Richmond Cottage	120	1934	82	38
Pukekohe Domain/ Disused toilets	60	1978	50	10
Pukekura Park /Brooklands - The Gables	100	1931	85	15
Pukekura Park Rogan St Public Toilets	30	2006	10	20
Pukekura Park/ Boat Shed	60	1958	58	2
Pukekura Park/ Building by old curators office	70	1960	56	14
Pukekura Park/ Cricket Ground Tractor Shed	80	1970	46	34
Pukekura Park/ Fountain Controls	80	1954	62	18
Pukekura Park/ Glass House #1 Fern House	40	2001	15	25
Pukekura Park/ Glasshouses 2 & 3	40	1998	18	22
Pukekura Park/ House 4 Tropical Kibby	40	1998	18	22
Pukekura Park/ Ladies Pavilion & Public Toilets	85	1949	67	18
Pukekura Park/ New Fernery Offices	50	2013	3	47
Pukekura Park/ New Potting Shed	50	2013	3	47
Pukekura Park/ Old Curator's Office	80	1952	64	16
Pukekura Park/ Playground Toilets	40	2006	10	30

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Pukekura Park/ Prop & Raincover G/House	50	2013	3	47
Pukekura Park/ Public Toilets by Tea House	50	1990	26	24
Pukekura Park/ Tea House	80	2006	10	70
Pukekura Park/ Top Propagation	45	2001	15	30
Pukekura Park/Brooklands - Morgue	100	1935	81	19
Pukekura Park/Dwelling Zoo	100	1929	70	30
Pukekura Park/Fernery	45	2013	3	42
Pukekura Park/Nova Roof House	50	1980	36	14
Pukekura Park/The Brian Bellringer Pavilion	90	1979	37	53
Pukekura Park/Zoo - Holding Shed (Aviary) parks asset, valued by PAT	40	1990	26	14
Pukekura Park/Zoo Animal Prep Kitchen, also known as New Kitchen	50	2005	11	39
Pukekura Park/Zoo Barn	60	1997	19	41
Pukekura Park/Zoo Capuchin Monkey Den	50	2000	16	34
Pukekura Park/Zoo Hospital A + B, aka quarantine shed	50	2005	11	39
Pukekura Park/Zoo Locker Room, also known as the old hospital	60	1970	46	14
Pukekura Park/Zoo Public Toilets	60	1980	36	24

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Pukekura Park/Zoo Storage	90	1968	48	42
Pukekura Park/Zoo/Free Flight enclosure. Parks asset, valued by PAT	65	1972	44	21
Pukekura Park/Zoo/Monkey Cage Parks asset valued by PAT	50	1994	22	28
Racecourse Reserve/Public Toilets - used by NPBHS	50	1990	26	24
Sanders Park/Public Toilets	50	1984	32	18
Star War Memorial Gymnasium	100	1961	55	45
Sutherland Park/Toilets Change	60	1984	33	27
Tarata Domain/Building	50	1970	46	4
Tarata Domain/Site Development	50	1970	46	4
Te Henui Vicarage/Site Development	120	1924	92	28
Te Henui Vicarage/Te Henui Vicarage	120	1924	92	28
Te Mete Park/Pavilion	80	1980	36	44
TSB Bowl - Dell Toilets	50	2012	4	46
TSB Bowl - East Entrance Toilets	50	2003	13	37
Urenui Domain Sportsground/Changing Rooms	60	1991	25	35
Urenui Motor Camp Recreation Hall	85	1970	46	39
Wai-Iti Beach/Public Toilets	30	2008	8	22

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Waitara Cemetery/Work Shed	75	1968	48	27
Waitara Depot/ Tractor Shed	50	1988	28	22
Waitara Depot/Amenities Block & Tractor Shed	75	1971	45	30
Waitara Depot/Offices & Store	75	1970	46	29
Waitara Depot/Site Development	75	1971	45	30
Waitara Depot/Truck Shed	75	1971	45	30
Waitara Motor Camp/Amenities Block	85	1990	26	59
Waitara Motor Camp/Cabin 1	85	1945	71	14
Waitara Motor Camp/Cabin 2	85	1945	71	14
Waitara Motor Camp/Cabin 3	85	1945	71	14
Waitara Motor Camp/Cabin 4	80	1955	61	19
Waitara Motor Camp/Cabin 5	75	1955	61	14
Waitara Motor Camp/Cabin 6	80	1955	61	19
Waitara Motor Camp/Dwelling Garage	75	1976	50	25
Waitara Motor Camp/Laundry Block & Cabin	85	1935	80	5
Waitara Motor Camp/Manager's Dwelling	90	1977	39	51
Waitara Motor Camp/Manager's Workshop	65	1989	27	38

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Waitara Motor Camp/Shed 161250	80	1960	56	24
Waitara Motor Camp/Shed 161251	80	1970	46	34
Waitara Plunket Rooms & Toilet/Public Toilets	130	1940	76	54
Waitara Plunket Rooms & Toilet/Site Development	130	1940	76	54
Waitoitoi Community Hall/Building, aka Waitoetoe	75	1955	61	14
Waitoitoi Community Hall/Site Development	75	1955	61	14
Waiwhakaiho Park/Pavilion	85	1972	44	41
Wallace Place Depot/Shed	100	1924	92	8
Weld Rd Toilets/Site Development	40	1988	28	12
Westown Public toilets	40	2010	6	34
Yandle Park/Public Toilets	60	1975	41	19
Zoo - Staff Locker Shed	80	1973	43	37
Zoo - Staff Toilets	40	2008	8	32
Zoo - Staffroom	40	2008	8	32

Information in the EAM asset inventory is componentised at a high level only. The Property Team break components down further for use in asset planning in other Property systems. This is currently under review and the Property Team plan to compile and retrofit more componentised

information into EAM in the future. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 9 (Improvement Plan).**

## 2.1.3 Critical Assets

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.2 Design and Build

See **Section 6: Lifecycle** of the **Property AMP: General Volume** for general information about the design and build process for Property assets.

# 2.3 Operations and Maintenance

**Section 6: Lifecycle** of the **Property AMP: General Volume** provides general information about the operation and maintenance of Property assets. Specific information for Parks and Open Spaces Buildings is provided below. The Property Team is responsible for maintenance of Parks and Open Spaces buildings in conjunction with the Parks and Open Spaces Team who cover operations. Operations cover the running costs of the buildings e.g. energy, rates etc. and the regular scheduled maintenance of major components and fittings e.g. fire protection, HVAC etc.

### Camping Grounds

In 2006 the Property Service initiated a comprehensive review of the camping grounds which was carried out over four years and resulted in the following Council decisions:

- A land-only management model was established for the ‘commercial’ camping grounds – Urenui, Oakura, Belt Road and Fitzroy, which saw the sale of Council assets, namely buildings and site improvements (fencing, lighting, roads, water reticulation, electrical reticulation and fittings beyond transformers and substations, trees and shrubs, etc.) to the lessee. The lessee now leases only the land from the Council. As owner of the buildings and improvements, the lessees maintains (renew) them at their own cost. On expiry or termination of the land lease the buildings and improvements can be removed by the lessee, on-sold to a new lessee or sold to the Council (if appropriate). These four sites have all now been transferred to the lessees.
- A land and building management model was established for the “marginally viable” camping grounds which has ownership of some or all of the buildings and

improvements retained by the Council with responsibility for most of the funding remaining with the Council. For example, Onaero and Waitara assets would be managed more effectively with available funding due to the removal of maintenance responsibility of the other four “commercial” camping grounds.

Both models include the incentive for the lessee of a long-term lease of up to 33 years as provided for in the Reserves Act 1977. This offers lessees an opportunity to recover capital investment and to grow the profitability of the business.

### Brooklands Zoo

The Property team are responsible for the maintenance of the majority of the main staff –use buildings while the Parks team have their own maintenance budget for the Zoo cages and ancillary buildings

Forecasts for general Opex, and Opex Projects that are related to Capex Projects, during the 10 year period of the AMP are detailed in **Tables 15 and 17** in **Section 8: Financial Summary** of the **Property AMP: General Volume**. This includes expenditure for the operation and maintenance of the Parks and Open Spaces Buildings. The Property Team uses the allocations within the Parks and Open Spaces budget for managing the buildings on behalf of the Parks and Open Spaces Team.

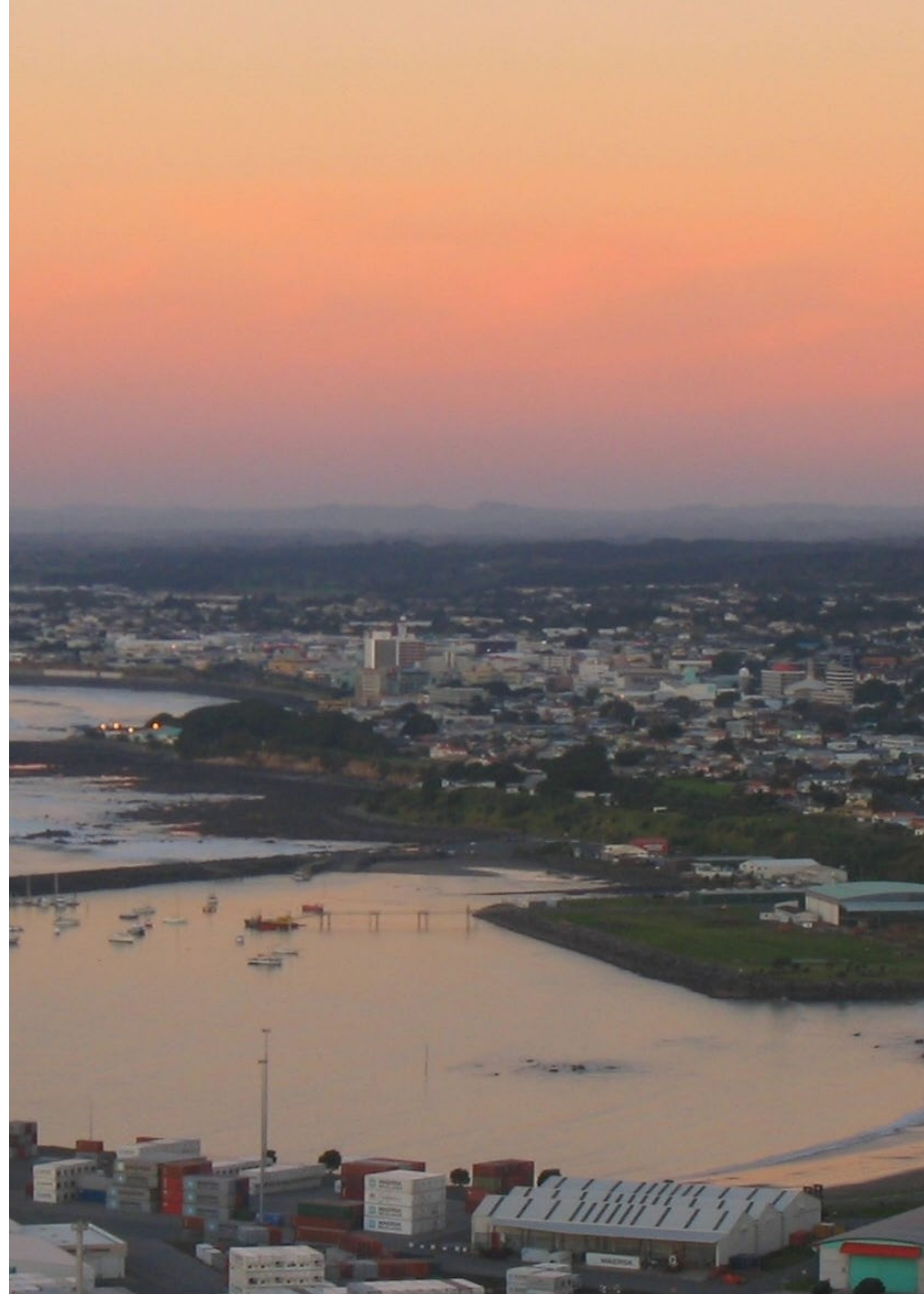
## 2.4 Renewals

A number of Renewals Projects are planned during the 10 year AMP period for Parks and Open Spaces Buildings (see **Table 11** in the **Property AMP: General Volume**). This includes a project for the replacement of the Fernery Nova House (Project: **CB2002**).

The expenditure forecast for Renewals Projects, including Parks and Open Spaces Buildings assets, is provided in **Table 19** in **Section 8: Financial Summary** of the **Property AMP: General Volume**.

## 2.5 Disposals

There are a small number of obsolete Parks and Open Spaces Buildings that are not in use and will be demolished subject to funds available, during the 10 year AMP period.





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# **2021-2031 Property Asset Management Plan**

2021-2031: He Rautaki Whakahaere Rawa mō  
Ngā Hangatanga Whānui

## **Volume 8 – Water and Waste Buildings**

Pukapuka Tuawaru – Ngā Whare Putunga Wai –  
Putunga Paranga

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# I. Introduction

This volume provides descriptions for the assets covered by the **Water and Waste Buildings** asset category of the Property AMP, including the administration buildings at the NPWTPs and the NPWWTP, buildings located at other WTPs and a number of minor water and waste buildings located around the district, including the Colson Road solid waste disposal facility. It also contains details for the asset lifecycle management of these assets.

The purpose of Water and Waste Buildings is to provide housing and office space for the Resource Recovery Team and the Three Waters Services Team. These buildings also house and protect key operational equipment such as pump stations.

## I.1 Asset Descriptions

### I.1.1 New Plymouth Water Treatment Plant

Details for the NPWTP are provided in the **Water Supply AMP**. The NPWTP assets covered by this volume include the administration building and its internal components e.g. electrical systems, fire systems and HVAC systems.

### I.1.2 New Plymouth Wastewater Treatment Plant

Details for the NPWWTP are provided in the **Wastewater AMP**. The NPWWTP assets covered by this volume include the administration building and its internal components e.g. electrical systems, fire systems and HVAC systems.

### I.1.3 Minor water and waste buildings

The minor water and waste buildings included in this AMP are detailed in **Table 1**.

Table 1: Minor buildings assets

Building Name
Corbett Park SPS Building
Inglewood Wastewater Treatment Plant/Pond Pump Station
Mangati Sewer Pump Station/Sewer Pump Station Building
Waitara Outfall Pump Station Building

Building Name
New Plymouth Waste Water Treatment Plant/Dewatering Building
New Plymouth Wastewater Treatment Plant/Aeration Building
New Plymouth Wastewater Treatment Plant/Disinfection Building
New Plymouth Wastewater Treatment Plant/Milliscreen Building

Building Name
New Plymouth Wastewater Treatment Plant/Storage Shed
New Plymouth Wastewater Treatment Plant/Return Sludge Pump House
New Plymouth Wastewater Treatment Plant/TDF Building
New Plymouth Wastewater Treatment Plant/Workshop
New Plymouth Wastewater Treatment Plant/Blower building
Shearer Reserve SPS Building
Te Henui Pump SPS Building
Waitara Wastewater SPS Building
Weka Street SPS Building
Henwood Road Reservoir/Inlet Building
Henwood Road Reservoir/Outlet Building
Inglewood Water Treatment Plant/Building
Inglewood Water Treatment Plant/Valve Chamber
Mangorei Reservoir Outlet Building
Motunui SPS Building
Mountain Rd Reservoir Inlet Building
Mountain Rd Reservoir Outlet Building

Building Name
New Plymouth Water Treatment Plant/Inlet Building
New Plymouth Water Treatment Plant/PAC Building
New Plymouth Water Treatment Plant/Pipe Store
New Plymouth Water Treatment Plant/SLU (Sludge) Pump House
New Plymouth Water Treatment Plant/UTL Waterworks Shed
NPWTP Reservoir Valve Shed
Oakura Water Supply Treatment /Building
Tikorangi Water Storage Unit/Pump Station Building
Veale Road Reservoir Inlet building
Veale Road Reservoir Outlet / pump building
Waitara Transfer Station/Staff Room and Disposal Area Canopy

# I.I.4 Buildings not included – please refer to Solid Waste AMP

The following buildings not included here include

1. New Plymouth Refuse Transfer Station/Resource Recovery Facility(2015)- NPDC owns buildings but operator owns plant and maintains whole property.

2. New Plymouth Refuse Transfer Station (2001) –NPDC leases land from Kiwirail ,NPDC owns buildings but operator subleases from NPDC . Budiloings revert to kiwirail ownership at end of term (2026).

3. Reuse Shop(2020 ) Temporary facility.

## 2. Lifecycle

### 2.1 Identify Need and Plan

No acquisitions of new Water and Wastes Buildings are planned during the period of the AMP.

## 2.1.1 Asset Condition

The condition of the fabric of Water and Wastes Buildings and the individual internal components e.g. HVAC, fixtures and fittings, electrical equipment are assessed and recorded on Property Team Registers. The latest assessment was undertaken during 2018-2020. The information has not yet been added to EAM; therefore, it has not been included in this AMP. **This is an improvement action and is recorded in the Property AMP: General Volume - Section 8 (Improvement Plan).**

## 2.1.2 Asset Remaining Lives

The assumed expected lives of each building has been assessed and recorded in EAM. Assumed expected lives are based on best practice property advice and experience.

**Table 2** shows the install date and assumed expected lives recorded in EAM for the NPWTP administration building.

Table 2: New Plymouth Water Treatment Plant administration building asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Electrical Systems	40	1984	35	5
Fire Systems	40	1984	35	5
HVAC Systems	30	1984	25	5
Plumbed Systems	40	1984	35	5
Roof Cladding	40	1984	35	5
Fit Out	30	1984	25	5
Floor Coverings	30	1984	25	5
Security & Access Systems	20	1985	15	5
Structure	80	1984	35	45



**Table 3** shows the install date and assumed expected lives recorded in EAM for the NPWWTP administration building.

Table 3: New Plymouth Wastewater Treatment Plant administration building expected asset lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Electrical Systems	40	1971	35	5
Fire Systems	40	1985	34	6
HVAC Systems	30	1980	25	5
Plumbed Systems	40	1982	37	3
Roof Cladding	40	2010	9	31
Fit Out	30	1983	25	5
Floor Coverings	30	1980	25	5
Security & Access Systems	20	1955	15	5
Structure	80	1970	49	26

**Table 4** shows the install date and assumed expected lives recorded in EAM for minor water and waste buildings.

Table 4: Minor water and waste buildings asset remaining lives

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
Corbett Park SPS Building	60	2009	10	50
Inglewood Wastewater Treatment Plant/Pond Pump Station	60	1999	20	40
Mangati Sewer Pump Station/Sewer Pump Station Building	65	1979	40	25
Waitara Outfall Pump Station Building	60	1976	43	17
New Plymouth Waste Water Treatment Plant/Dewatering Building	60	1995	24	36
New Plymouth Wastewater Treatment Plant/Aeration Building	60	1989	30	30
New Plymouth Wastewater Treatment Plant/Disinfection Building	60	1984	35	25
New Plymouth Wastewater Treatment Plant/Milliscreen Building	60	1984	35	25
New Plymouth Wastewater Treatment Plant/Storage Shed	50	2012	7	43
New Plymouth Wastewater Treatment Plant/Return Sludge Pump House	60	1984	35	25
New Plymouth Wastewater Treatment Plant/TDF Building	60	2000	19	41
New Plymouth Wastewater Treatment Plant/Workshop	60	1984	35	25

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
New Plymouth Wastewater Treatment Plant/Blower building	60	2011	8	52
Shearer Reserve SPS Building	60	2009	10	50
Te Henui Pump SPS Building	60	1982	37	23
Waitara Wastewater SPS Building	60	1992	27	33
Weka Street SPS Building	60	1955	55	5
Henwood Road Reservoir/Inlet Building	50	1991	28	22
Henwood Road Reservoir/Outlet Building	50	1984	35	15
Inglewood Water Treatment Plant/Building	70	1993	26	44
Inglewood Water Treatment Plant/Valve Chamber	50	2000	19	31
Mangorei Reservoir Outlet Building	50	2000	19	31
Motunui SPS Building	60	1986	33	27
Mountain Rd Reservoir Inlet Building	60	1990	29	31
Mountain Rd Reservoir Outlet Building	60	1990	29	31
New Plymouth Water Treatment Plant/Inlet Building	50	2010	9	41
New Plymouth Water Treatment Plant/PAC Building	50	2010	9	41
New Plymouth Water Treatment Plant/Pipe Store	60	1983	36	24
New Plymouth Water Treatment Plant/SLU (Sludge) Pump House	60	1997	22	38

Asset Description / Category	Average Assumed Expected Life	Install Date	Avg Age at 30/6/2019	Avg Remaining Life
New Plymouth Water Treatment Plant/UTL Waterworks Shed	60	2004	15	45
NPWTP Reservoir Valve Shed	70	1978	41	29
Oakura Water Supply Treatment /Building	45	1985	34	11
Tikorangi Water Storage Unit/Pump Station Building	65	2003	16	49
Veale Road Reservoir Inlet building	70	1981	38	32
Veale Road Reservoir Outlet / pump building	70	1986	33	37
Waitara Transfer Station/Staff Room and Disposal Area Canopy	80	1993	26	54

Information in the EAM asset inventory is componentised at a high level only. The Property Team break components down further for use in asset planning in other Property systems. This is currently under review and the Property team plan to compile and retrofit more componentised information into EAM in the future. **This is an improvement action and is recorded in the Property AMP General Volume: Section 8 - Improvement Plan.**

**Note:** The buildings at Colson Road Landfill and Colson Road Transfer Station are not included in the above tables due them being managed by the resident contractor rather than the Property Team.

## 2.2 Design and Build

Critical assets have not yet been identified – see **Section 6: Lifecycle** of the **Property AMP: General Volume**.

## 2.3 Operations and Maintenance

The Property Team conduct general operations and maintenance of these buildings in conjunction with the Three Waters Team and Resource Recovery Team. This includes managing the running costs of the buildings e.g. energy, rates etc. and the regular scheduled maintenance of major components and fittings e.g. fire protection, HVAC etc.

The overall Opex forecasts that include the operation and maintenance of Water and Waste Buildings are included in the Water Supply, Wastewater, and Waste Management and Minimisation budgets as detailed in the General AMP Volumes covering these assets. The Property Team utilises these budgets for the operation and maintenance of the Water and Waste Buildings.

## 2.4 Renewals

Provisions for routine minor renewals are included in the Water Supply AMP, Wastewater AMP and Waste Management and Minimisation AMP.

## 2.5 Disposals

There are no plans to dispose of any Water and Wastes Buildings assets during the 10 year AMP period.