Mayor and Councillors
COUNCIL

16 DECEMBER 2010

Meeting Status : Public

Purpose of Report: For Decision

KĀPITI COAST AQUATIC CENTRE - BUILDING FORM AND LAYOUT

PURPOSE OF REPORT

1 To obtain direction from the Council as to the architectural form and layout options of the Aquatic Centre building.

SIGNIFICANCE OF DECISION

2 The Council's Significance Policy is not triggered.

BACKGROUND

3 The Council last considered the Aquatic Centre project on 16 September 2010 (refer paper AS-10-973) and resolved to progress the project to the design and consents phase of the work. The full resolutions from the meeting are included as **Attachment 1**.

4 This paper reports on the progress with the project since September and provides information on various design options which were signalled at that time. Detailed analysis of the options is presented and the Council decisions will determine the architectural form and scope that will be taken forward to the next phase of the design process.

5 At the September meeting, the Council agreed to a target project cost of $14.5 million moving forward from September 2010. (Note, this was expressed as $15.7 million total project cost included $1.2 million sunk costs at that time). The Council also agreed to fund an additional $125,000 for increased site development costs of the site to the north of the sand dune, and to the application of CPI increases as appropriate in future years. The funding decisions were to be taken forward into the 2011/12 Annual Plan process.

CONSIDERATIONS

General

6 The base option presented in this report is consistent with the $14.5 million forward cost agreed by the Council at the September meeting. There are, however, a number of variations to the base option which have tangible benefits in reducing operating costs, increasing flexibility and the facilities overall appeal. The Council can include or exclude these as it determines. The variation options are:

- architectural form;

- inclusion of meeting room/club room;
- inclusion of commercial space;
- provision of an Event Control Room;
- additional width for pool surrounds.

7 In terms of the layout that has resulted after considering the above issues, it is noted that the various issues are not independent. It is not necessarily possible to say that a certain change has had a specific impact on floor area as that change often results in the rearrangement of a number of other amenities to make it work. Additionally, it is necessary to work within the constrictions of the pool hall structural elements which are at 6.5 metres spacing.

8 It is likely that further changes to the layout will occur as the design process progresses but these are now expected to be minor in nature, as the most significant issues which were challenging the design team have now been resolved.

Base Layout

9 In order to explore how the additional spaces might be accommodated in the layout it has been necessary to develop a revised layout incorporating all the options and features. This allows additional spaces like corridors and doorways to be properly considered as part of the design. The alternative of starting with a lesser layout and adding options is not a robust approach.

10 The revised layout presented in this paper also addresses a number of issues indentified during the design process. The principal changes are:

- Stage 1 is designed with the Stage 2 extension on the eastern rather than the northern side of the building and the 50m pool oriented north-south. This change enables Stage 1 to better work as a stand alone structure which looks fully finished rather than half finished. It also provides a better and simpler interface with the Stage 2 extension when that happens. Plant rooms for Stage 1 can be amalgamated on the northern side of the pool hall, rather than being in an ‘annex’ to the main building;
- the changing rooms have been moved to the west corner so that the changing room exit to the pool hall adjoins shallow water, not the deep main pool. This was identified as a safety issue and has required relocation of the café area to a central location by the main entrance area;
- the hydroslide is located on the northern side, and the chutes are now close to the learners pool, and the ‘fun’ end of the pool hall;
- the layout has been developed to incorporate a meeting room/club room and a commercial opportunity area;
- wider pool surrounds are allowed.

11 The resulting layout added 330m^2 to the building footprint. At an average build cost of \$3,000/m^2 this equates to nearly \$1 million and is not affordable within the project budget. Options to reduce this are explored. The areas of increase are:

- wider pool surrounds (56m^2);
- additional plant room space (60m^2);
- additional café area (30m^2);

- meeting room, commercial space & circulation (184m^2);

12 For the project to remain in budget reductions of 254m^2 are recommended:

- omit meeting room, commercial space & circulation (-184m^2);
- Re-design café/foyer area to accommodate Meeting Room capability;
- Omit Event Control Room and share Poolside Office (-25m^2);
- Rationalise Plant Room layout (-15m^2);
- Possible further reduction (-30m^2) if gas boiler selected;

Discussion

13 The wider pool surrounds has come from a design review which indicated that while workable, the pool surrounds are a bit tight. Parties of school children and spectators in events have to be accommodated without compromising safety. An extra 0.5 metres along the pool sides is recommended to provide a higher level of service. It is worth noting that adding space to the pool surrounds at a later date is not an option. Given the building has a minimum 50 year operational life, and has to provide for increasing population and patronage over that time it is highly desirable to include the wider surrounds if that is affordable.

14 The need for additional plant room space has emerged from the more detailed work now carried out. The space is largely higher level (mezzanine) area for ventilation systems. This area cannot be reduced or replaced.

15 Additional café area has arisen out of the modified design - it was not a deliberate increase. This can be reduced or reused in other ways, as discussed later in this paper.

16 The meeting room/commercial space has always been optional and was not included in the last (September) plans. The need for a meeting room is being driven by the Swimming Club, who have a dedicated club room (owned by the club) at the Raumati pool. Economically, the meeting room does not stack up, but there is a strong argument that there are wider community benefits and it should be included. Any sports codes using the pool for training will require somewhere outside the pool hall to conduct out-of-water training briefings. The room would be available for wider community use, similar to the very popular library meeting room.

17 The commercial space carries considerable risk. Financially, if it is kept fully leased at a full commercial rate, then it will cover costs after 20 years. However, it is considered that there is risk that 100% tenancy and full commercial return will not be possible.

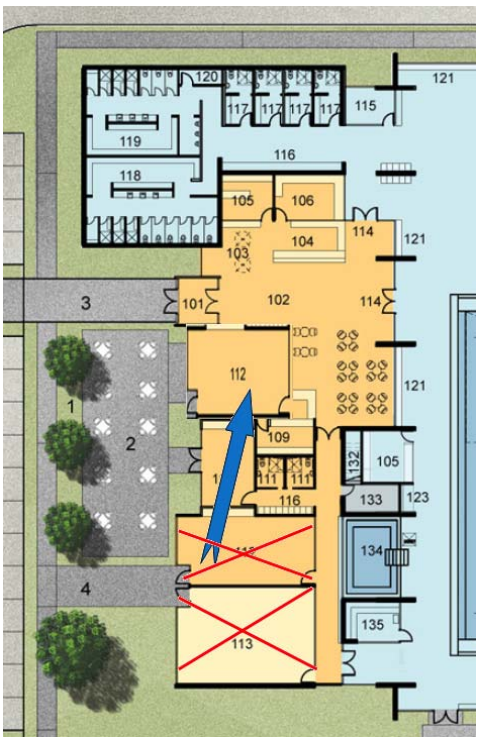
18 A dedicated Event Control Room (25m^2) has been included, situated above the spectator seating on the plant room side of the pool. While an event control room may be desirable, it is difficult to justify dedicated space. It is suggested that the pool side office be made available as a control room when events are held. This should be entirely feasible because events are most likely to require that the pool be closed to public use, and the normal function of the poolside office would not be required during that time.

19 Relocating/moving the Event Control Room also allows rationalisation of the plant room space and a small (15m^2) space saving can be achieved.

20 Further space savings in the plant room area may result at a later stage of the design process. Currently allocation is included for a wood fired boiler. Depending on the decisions about building form and the future decisions on efficiency of energy sources, a gas boiler may result with a consequent 30m^2 space saving.

Meeting Room and Use of Café Space

21 One option to reduce building footprint is to reconsider the café area as more general purpose space. As stated earlier the café area has increased in the revised design, and is almost certainly too large for the Stage 1 development. It is recommended that this space be redesigned to accommodate a meeting room and smaller café. The sketches below show two options as to how this might work. The left sketch is a simple relocation of the meeting room space. The right sketch presents a redesign of the amenities block and retains more café area at the expense of a smaller meeting room. Further work is required to determine the best layout.



22 If this approach is taken it may be possible to achieve both desirable outcomes, albeit slightly compromised compared to the ideal, but with only marginal impact on building footprint (and therefore cost). It is recommended that this option be taken forward in the design process.

23 Further information will be sought on the viability of cafés as part of pool complexes.

24 The meeting room space will be somewhat downsized and will be carefully designed so as to allow the area to be reconfigured to café space for specific events should that be required. Similarly, the building design will allow for the possibility of meeting room and commercial spaces being built on (in the location shown on the layout plan) at a later date.

Conclusions on Layout and Floor Area

25 After these changes the net increase in floor area is 20m^2, which includes the ability to accommodate a downsized meeting room and downscaled café. It is however recommended

that the option of wider pool surrounds ($56m^2$) be retained at this stage and that their inclusion be revisited further on in the design process if cost savings need to be made.

26 The potential cost impact is thus $60,000 (which is well within estimate tolerances), but with an optional $168,000 depending on the final decision on pool surrounds.

Architectural Form

27 Two options for architectural form for the pool hall have been developed. They are:

a. Traditional — This option is based on a timber portal frame structure for the pool hall with the insulation and vapour barrier envelope being provided by prefabricated insulated panels with external and internal painted metal skins. The technology is similar to that used on coolstores and freezers and is typical of modern aquatic centres in New Zealand

b. ETFE[1] Roof — This option is based on the use of a timber grid shell forming a curved dome over the pools clad with triple skinned translucent foil. This technology has been widely used overseas for decades, including for many swimming pools, and in recent years has been used for a number of buildings in NZ

28 The non-pool hall elements of the building adopt a more traditional building style for both options. In making the comparison between the options, only the pool hall is considered as there is no (or little) difference between the costs and performance of the non-pool hall elements between the options.

29 The report from LHT Design - *"Comparison of Alternative Pool Hall Design"* (**Attachment 2**) sets out in detail the comparison of the options.

30 **Attachment 3** presents architectural sketches and elevations of the ETFE Roof Option.

31 **Attachment 4** presents architectural sketches and elevations of the Traditional Roof Option.

32 **Attachment 5** presents the proposed layout of facilities for Stage 1 and for the future Stage.

33 Short 'fly past' videos of the two options will be shown at the meeting and then put on the Council website for viewing by the public.

Costs and Economics

34 The ETFE roof would cost $298,000 more than the traditional roof (it should be noted that this figure includes $90,000 contingencies).

35 The tangible benefit of the ETFE roof is in the cost savings that arise from reduction in energy use of the building. The clear roof allows high solar heat gain which can be collected, stored and used to offset traditional energy use (gas, wood, electricity). Lighting costs are also reduced as a large portion of the time sufficient natural light eliminates the need for artificial lighting. The estimated energy cost savings are over $30,000 per annum compared to the traditional roof option.

[1] ETFE = EthyleneTetraFluroEthylene

36 The additional loan servicing costs are met by savings from energy costs and after just one year the savings are greater providing a balance to offset against general operating costs. The figures for the first five years are shown in the table below.

Year	**1**	**2**	**3**	**4**	**5**
Loan Servicing Costs ($)	30,793	30,098	29,403	28,707	28,012
Energy Cost Saving ($)	30,000	31,200	32,448	33,746	35,096
Net ($)	**-793**	**309**	**3,354**	**8,393**	**15,476**

Other Benefits

37 There are many and wide ranging benefits arising from the ETFE roof in addition to the basic economics. These are set out in the table below which is taken from the LHT report, which includes a detailed analysis and commentary on all the matters listed.

		Options		
		A	**B**	
Building Attributes		**Traditional**	**ETFE**	**Comments**
Architecture		Normal	**Higher Level**	Option B: Unique, Iconic, increase visitor experience
Structural Efficiency		Bench Mark	**Higher**	Option B: Lightweight, flexible, reduced mass
Site Planning		Same	Same	
Heating, Ventilation & Energy Performance	Energy Consumption	Bench Mark	**Saving of 2293GJ /Per Annum**	Option B: Offer ability to use free heat for the sun
	Energy Cost Per Annum	Bench Mark	**$23K Saving**	Option B: Offers energy savings form reduced heating and lighting
	Capital Cost	Bench Mark	+20K Additional Cost	Option B: increase boiler size to cover potential energy peaks
	Thermal Control	Excellent	Very Good	Both Option Linked to BMS system to fully control indoor environment. Option A slightly easier to control
Lighting & Electrical requirements	Electrical Energy Consumption	Bench Mark	**Saving of 285GJ /Per Annum**	Option B: Reduced artificial lighting requirement due to daylight
	Electrical Energy Cost Per Annum	Bench Mark	**$9K Saving (12cents/kWh)**	Option B :Provides 70% electrical cost saving

		Options		
		A	B	
Building Attributes		**Traditional**	**ETFE**	**Comments**
	Capital Cost	Bench Mark (Uses higher wattage uplighters)	Potential Savings	Option B: Reduced size of lamps down lighters are more efficient
Indoor environmental quality	Daylight	Very Limited	**Maximised/ Optimised**	Option B: Maximised natural light, Amount tuned to suit needs
	Thermal Comfort	Very Good	Good	Option A slightly is easier to control
	External Views	Limited	**Maximised**	Option B: Maximised Connection with external environment through roof and walls
Envelop: Maintenance & Warranties	Maintenance Costs of Cladding	$7K per annum	$5.5K per annum	Similar Maintenance costs associated with both
	Warranty Period for Cladding	2 years Workmanship, 15 years Material	**25 years for** (whole system)	Option B: Increased performance
	Design Life of Cladding	15 year King Span	**+35 years ETFE**	Option B: Cladding has extended Design Life
Durability		Bench Mark	Higher	Option B: Cladding is extremely Durable
Construction/P&G Costs	Ease of Buildability	Medium	**Higher**	Option B: Offer s simplified construction
	Transportation & Cranage Costs	Bench Mark	**Lower**	Option B: Approximately 70 Tonnes saving in Material weight of pool hall envelop required to be Transported and Lifted
	Build Programme	Bench Mark	**Shorter**	Option B: Ease of erection and Parallel Trades - Estimate at least a month reduction in programme
Greenstar (evaluated in separate report)	Potential Rating	4 to 5	**5 to 6**	Option B: Offers lower energy use, Natural daylight, Increased amenity, More sustainable materials, lower embodied energy, less materials etc
	Material Usage	Medium	**Lower**	Option B: Offer significant saving in volume of materials required to form building envelop
	Embodied Energy	Medium	**Lower**	Option B: Offer significant saving in embodied energy
Misc Running costs	Additional Running Costs for Cladding	None	$165 NZD per annum electrical	Option B: small inflation unit requires same electricity as a light bulb

		Options		
		A	B	
Building Attributes		**Traditional**	**ETFE**	**Comments**
Asset Value		Medium	**Higher**	Option B: Increased performance
Risk		Normal	Slightly Higher	Option B: Slightly increased risk due new system in NZ
Marketability		Normal	**Higher**	Option B: Attributes above will help raise National awareness
Comparative Capital Costs		Bench Mark	**+$200K Additional Cost + Plus $90k extra Contingency**	Option B: Higher Performance incurs a cost.
Overall Energy Savings		Bench Mark	**$32K per annum**	Option B: Offers Significant energy savings. Estimate payback period at 7-8 years

Summary of Key Points

38 In summary, the ETFE roof option has a number of financially tangible benefits, and also a number of less tangible benefits

Financially Tangible Benefits

- HVAC Energy use Reduction of 2,290GJ/year, or $23,000 cost saving
- Lighting & Electrical Energy use Reduction of 285GJ/year, or $9,000 cost saving
- Maintenance - estimated saving of $1,500/year

Other Key Benefits

- Shorter construction time (at least one month)
- Lower embodied energy Equivalent to 250 tonnes of CO_2

Less tangible benefits

- Attractive architectural form. Will be more attractive to users and should result in increased patronage.
- Reduced earthquake risk (lighter structure)
- Improved indoor environmental quality

Costs

- Increased debt servicing costs on $298,000 offset by energy savings after 1 year.

Premium Cost of Sustainable Design Features

39 The nature of aquatic centres means that they are potentially heavy energy users and if not appropriately designed can suffer from unwarranted, operating costs. As a result, it is common practice to design in features such as energy recovery which for a 'normal' building is considered to be an optional extra, and often not installed.

40 The premium cost associated with these features is not immediately obvious due to the fact that the design process does not give much, if any, consideration to them because it is known that the additional operating costs are not sustainable. Many pools which have left features out to save initial capital costs have retrospectively fitted them to reduce operating costs.

41 Further information as may be available will be reported back at the next phase of the design.

Greenstar Rating

42 The Council operates within a framework of strong policies on environmental sustainability. In that context, any new public facilities need to address and aspire to appropriate sustainability standards. In the case of buildings, the standard is Greenstar, the ratings system developed and promoted by the New Zealand Green Building Council (NZGBC). This is a nationally recognised system, and increasingly being applied to a wider range of buildings than the commercial office buildings that were the initial focus.

43 The Greenstar system provides what is termed a 'rating tool', against which the building design, construction and ongoing operation can be assessed. To date, the rating tools developed by the NZGBC are limited to commercial and residential properties. There is no tool available that adequately covers public buildings such as swimming pools, libraries, events centres and the like.

44 To properly take advantage of the Greenstar process, the tool would need to be available during the design process. NZGBC have indicated that if the Council was to provide funds to assist with the tool development ($30,000) then they would work proactively with the design team to ensure the best possible outcome. For this project, breaking new ground as it were, NZGBC consider that we would need to initially get a Greenstar rated Design, so that the accreditation process must track alongside the Design rather than being just at the construction phase, when the design element would be complete. This would allow verification of the Rating at the time of tender and allow a dialogue to occur should there be any issues.

45 Essentially, the cost of securing a Greenstar rating for the Aquatic Centre amounts to $30,000 'sponsorship' plus $8,500 design audit, plus $8,500 construction audit. NZGBC have offered to waive one of the audit fees ($8,500) as inducement to the Council to participate. Investment of a total of $38,500 will enable the Council to achieve and demonstrate the best possible sustainable outcome.

46 **Attachment 6** to this report contains a letter from the NZGBC setting out the benefits they can offer to the Council if the Council supports the rating tool development.

47 If the Council decides not to assist with the development of the rating tool then it would not be available to guide the design process. However, the design team will continue to provide best practice principles to the design, and the Council can publicise the environmental and

sustainability features itself. When the rating tool is eventually developed, it would be possible to conduct a construction audit, and the value of doing this should be considered in due course.

48 In terms of priorities for allocation of funds, this would be a lower priority, but it does show Council's commitment to environmentally sustainable development. If the Council wishes to proceed then it is suggested that $40,000 be budgeted for this cost.

Disability Access

49 A meeting with the Disability Reference Group raised a few issues about the design and provision of facilities. These included the lack of ramp access to the main pool, safe and easy use of the moveable floor by visually and physically impaired people, the location of the changing rooms and inaccessibility of the meeting room.

50 Since that meeting, it has been confirmed that a ramp (removable type) would be provided for access to the main pool, and the location of the meeting room would now provide full accessibility from the front of the building. The changing rooms are easily accessible from the entrance foyer, and now exit close to shallow water. They are however further from the main pool. Four dual purpose family/disabled person change rooms are provided.

51 At the suggestion of the Disability Reference Group, a qualified Barrier Free assessor was commissioned to review the layout. This audit has not identified any major issues, and indicates that an "OK" to "Good" rating (meets or exceeds minimum standards) is likely.

Financial Considerations

52 At the September 2010 meeting the Council approved additional funding of $125,000 for development of the site to the north of the dune. It is recommended that his be incorporated directly into the project budget, and not retained as a separate sum. The forward project budget would become $14,625,000.

53 This report has considered the layout of the Aquatic Centre and sought ways to provide the best combination of facilities and amenities within the project budget of $14.5 million going forward from September 2010. It has concluded that with various changes and trade-offs an increase to the basic building footprint area of 20m^2 (a cost of $60,000) would enable a reduced size meeting room to be designed into the café area if the café is scaled back. It has been recommended that the option of wider pool surrounds (a further 56m^2 or $168,000) is retained as an option into the next phase of the design. Inclusion of the wider surrounds in the final scope will depend on funding at that time. It is expected that a decision on this will need to be made in April at the latest.

54 The report has also considered structural form of the building and concluded that there are real savings to be made in operational costs arising from the ETFE roof option. It is recommended that the Council approve the ETFE roof option to be taken forward to the next phase of the design, and budget for an additional capital cost of $298,000 through the Annual Plan process. The forward project budget would become $14,923,000.

55 The Council are advised that, in accordance with the 16 September 2010 resolution, the Finance Manager has locked in finance for the project ensuring that the rate assumed in the financial analysis will not be exceeded.

Legal Considerations

56 There are no legal considerations.

Delegation

57 Council has the authority to consider the matters raised in this report.

Consultation and Publicity Considerations

58 The decisions arising from this paper represent another step forward with progress towards the Aquatic Centre, and should be well publicised. A media release will be prepared and issued.

Policy Implications

59 The Aquatic Centre as a specific development is fully consistent with Council policy.

60 It is Council policy to replace the Raumati Pool with the Aquatic Centre and all funding associated with the operation of the Raumati Pool is effectively replaced by that necessary for the new Aquatic Centre.

RECOMMENDATIONS

61 That the Council note the revised building layout as presented in this paper and endorse the following changes to be taken forward to the next phase of the design process:

a. omit meeting room, commercial space & circulation as shown and re-design café area to accommodate meeting room capability

b. omit Event Control Room and share Poolside Office

c. rationalise Plant Room layout

d. retain option of wider pool surrounds (for future review)

62 That the Council note that the financial implications of the above is between $60,000 and $230,000 that the inclusion of wider pool surrounds ($170,000) should be further reviewed against project costs and budget after the next phase of design.

63 That the Council approve that the ETFE roof options be taken forward as the single architectural option to the next phase of design, noting that:

a. There is an additional initial capital cost of $300,000 (including $90,000 contingency)

b. Cost savings arising from reduction in energy consumption of over $30,000 per annum are expected.

c. Energy cost savings cover the cost of servicing the additional capital loan after the first year, and there after actively reduce operational costs.

64 That the Council takes a revised project budget of $14,925,000 incorporating the above recommendations into the 2011/12 Annual Plan process, comprising:

- $14,500,000 as approved in the September 2010

- $125,000 for site development as approved in September 2101
- $300,000 for ETFE roof option as approved in this paper (December 2010)

65 That the Council *[delete as appropriate]*

a. approve additional funding of $40,000 as the cost of gaining a New Zealand Green Building Council Green Star rating for the design of the Aquatic Centre to be taken forward into the 2011/12 Annual Plan process;

OR

b. does not approve funding for gaining a New Zealand Green Building Council Green Star rating for the design of the Aquatic Centre, but gives further consideration to the possibility of obtaining a rating for construction in due course.

Report prepared by:	**Approved for submission by:**
Peter Knight	**SEAN MALLON**
INFRASTRUCTURE DEVELOPMENT MANAGER	**ACTING GROUP MANAGER ASSETS AND SERVICES**

ATTACHMENTS:

1. Resolutions from the 16 September 2010 meeting of Council.
2. Report: *"Comparison of Alternative Pool Hall Designs"*, LHT Design, November 2010.
3. Architectural Sketches and Elevations - ETFE Roof Option
4. Architectural Sketches and Elevations - Traditional Roof Option
5. Proposed Facilities Layout - Stage 1 and future Stage 2
6. Letter from New Zealand Green Building Council

Resolutions from the 16 September 2010 Meeting of Council

MOVED (Ellis/Chapman)

That the Council confirm the site to the north of the dune, noting that:

a. the location is consistent with its policies on preservation of the dune landscape; and
b. that the cost to develop that site will be $125,000 greater than for the site on the dune itself;

and that the Council take the additional funding requirement forward as a recommendation to the 2011/12 Annual Plan process.

CARRIED

MOVED (Ellis/Chapman)

That the Council approves the project to be progressed to the design and resource consents phase on the basis of a target completion cost of $15.7 million (including $739,000 contingency), and notes that the Kapiti Coast Multi-Purpose Aquatic and Recreation Centre Trust has committed to raising $4.3 million of external funding.

CARRIED

MOVED (Ellis/ Chapman)

That the Council notes that tenders for construction would not be called until final funding is confirmed.

CARRIED

MOVED (Ellis/Chapman)

That the Council:

a. notes that the Trust projects to have $2.448 million of its pledged $4.3 million available at the time of construction and that additional borrowing will be required to cover any shortfall; and
b. notes that the Trust's continued efforts at fund raising are required to ensure that any shortfall is fully covered, including interest incurred through the additional borrowing; and
c. notes that the cost of additional borrowing and interest arising from it has been factored into the financial analysis presented in this report.

CARRIED

MOVED (Jack/Patton)

That the Council take the additional funding requirement forward as a recommendation to the 2011/12 Annual Plan process, noting that this would provide a budget of $10.07 million from the start of the 2010/11 financial year, and further CPI increases would be applied to funds in future years.

CARRIED

MOVED (Ellis/Chapman)

That the Council approve the facilities to be included in Stage 1 of the project projected to be:

- Core building (2,770m2)
- 25m x 25m x 2.4m deep end pool with 10 metre moveable floor section.
- 15m x 8m learners' pool
- 10m x 8m toddlers' pool
- Water features (sprays, bucket tower, water jets etc.)
- Hydroslide
- Spa
- Sauna
- Basic foyer/reception/administration
- Small retail area (15 m2)
- Changing facilities
- Small café (70m2)

CARRIED

MOVED (Ellis/Chapman)

That the Council note that a general purpose community meeting room is highly desirable and that this be considered for inclusion as the design develops, and that staff will report back on the developing design including options for a general purpose community meeting room which would be useable by the Swimming Club in November/December 2010.

CARRIED

MOVED (Ellis/Chapman)

That the Council approve developing the design generally in accordance with the concept drawings and specification, noting that alternative design proposals (relating to structure) may arise during the design process.

CARRIED

MOVED (Ellis/Chapman)

That the Council approve actions to lock in current lower long term interest rates through securing forward start interest rate swaps in accordance with Council's Treasury Management Policy.

CARRIED

MOVED (Ellis/Chapman)

That the Council approve the draft Memorandum of Understanding (between the Council and the Kapiti Coast Multi-Purpose Aquatic and Recreation Centre Trust) and authorise the Chief Executive to finalise the document in conjunction with the Trust, and prepare it for execution.

CARRIED

MOVED (Ellis/Chapman)

That the Council receives the report from the Kapiti Coast Multi-Purpose Aquatic and Recreation Centre Trust presented to the meeting.

CARRIED

MOVED (Ellis/Chapman)

That the Council notes that the projected net annual operating cost for the Aquatic Centre is within the provision made in the Council’s 2009-2019 LTCCP.

CARRIED

Attachment 2

Report: "*Comparison of Alternative Pool Hall Designs*", LHT Design, November 2010

AS-10-009

Architectural Sketches and Elevations - ETFE Roof Option

Attachment 3

Attachment 4

Architectural Sketches and Elevations - Traditional Roof Option

AS-10-009

Attachment 5

Proposed Facilities Layout - Stage 1 and Future Stage 2

Attachment 6

Letter from New Zealand Green Building Council, and Background Information on Green Star

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NZGBC NEW ZEALAND GREEN BUILDING COUNCIL

02 December 2010

Dear Peter,

GREEN STAR NZ – CUSTOM TOOL FRAMEWORK SPONSORSHIP PROPOSAL

We would like to invite the Council to sponsor the development of New Zealand Green Building Council's (NZGBC) new **Green Star NZ – Custom tool framework** for public buildings and more. The sponsorship investment and benefits of this new framework being developed by the NZGBC are laid out below.

NZGBC are developing a Custom tool framework, which will utilise the current pool of NZ Green Star credits to create one-off tailored rating tools for specific buildings. The development of this framework will enable a wider range of buildings to use Green Star NZ and achieve certification.

This work is the development of a framework that will enable a tool tailored to a building's specific space types to be produced rather than the development of a new rating tool. The framework will deliver custom guidance for each project tailored to the functional space types within the building - the space within the building that serves a particular use e.g. office, swimming pool, library, laundry, meeting room. The custom guidance will be in the form of a technical manual and spreadsheet which will be used to carry out the assessment.

The technical manual and excel tool will be based on the current suite of Green Star credits, some new credits may be created depending on the needs of a project, but they may not be required in all cases. The framework will be the structure around how the Custom tool will operate and explain how all the components, tools etc. fit together. There will be a series of publicly available guiding principles that allow industry to understand the parameters within which a tailored tool will be delivered.

This is a unique opportunity to position the Council at the forefront of green building and high performing buildings in New Zealand. By becoming involved in the development of a Custom tool framework, the Council will be demonstrating leadership in the development of sustainable buildings which will contribute to:

- Positive associations for your project and ratepayer image.
- Opportunity to differentiate your Council's programme of work nationally.
- Greater awareness and education of your green building initiatives amongst your staff, ratepayers and other stakeholders.

The NZGBC is an industry organisation and our success and ability to deliver value to you and your brand is increased with your involvement, both financially and in the decision making process for the industry. We thank you for your support.

Sponsorship Investment & Benefits

The budget required to successfully develop, launch and manage costs specific to this framework in the Green Star NZ suite is $60,000. Kapiti Coast District Council's (KCDC) sponsorship investment would be **$30,000**.

We have an opportunity to work together to create a Green Star - Custom tool framework that will meet the needs of the local government property sector in terms of public buildings, in key areas of building design including energy, water, indoor environment quality and waste.

This proposal invites you to formally participate in this industry process to continue building on developing long-term partnerships that deliver tangible value to the entire building sector.

At commencement of your sponsorship

- Acknowledgement as a sponsor in Green Star – Custom tool framework announcements in NZGBC e-newsletter
- Logo included on NZGBC Custom tool page on NZGBC website.*

At Commencement of the Development of the Green Star - Custom tool framework

- Acknowledgement in all NZGBC driven media releases, newsletters and communications about the framework development
- Creation of a tailored Custom tool for a PILOT project agreed to by KCDC and NZGBC (i.e. Aquatic Centre)
    - PILOT project(s) are the first rated after the final version of the framework is completed as part of this partnership
    - PILOT projects receive a submission review of ten credits in the submission before they put their project through the assessment process)
    - Cost of Credit Interpretation Requests (CIRs) and project enquiries for the PILOT project is covered by the sponsorship arrangement
    - NZGBC support and liaison with the project team to assist in full understanding of the Green Star process and resolving any technical issues that arise out of this project being a 'first'

- Joint NZGBC and sponsor media release announcing registration of PILOT project
- One article about your project on NZGBC website (to be provided by your organisation) – up to 500 words.

Upon release of Green Star – Custom tool

- Acknowledgement by the NZGBC at a PILOT launch function (should one be held)
    - Logo and branding on launch function invitation and website page in prominent position
    - Organisation display at launch function (standing banners able to be erected)
    - Organisation information/material distribution at launch function
- Case study opportunities of your PILOT project documented showing your organisation's role
- Logo included on the electronic version of the rating tool and on NZGBC website*
- Other speaking and profile opportunities as applicable.

It should be noted that there is no Green Star tool in New Zealand or Australia to rate an aquatic centre. Whilst the Custom tool process is also being developed in Australia to meet the needs of their market, there are no aquatic centres amongst their PILOT projects, therefore there is the opportunity for KCDC to position your organisation as leaders.

The NZGBC is an industry organisation and our success and ability to deliver value to you and your brand is increased with your involvement, both financially and in the decision making process for the industry. We thank you for your support and welcome the opportunity to work with you.

Yours sincerely

Alex Cutler
Chief Executive