

OIR: 2425/1360

12 June 2025



Tēnā koe [Redacted],

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of 16 May 2025 requesting the following information:

I understand that the old swimming pool at Raumati Beach does not meet current earthquake strength. Please can you provide the following information that covers the period since the pool was closed in about 2012:

- 1. What capital (and when) spend has occurred on the building including a short description of the work.***

Please split these sums into these categories

A -Expenditure solely related to the building currently utilised (or essential to lease) The WaterFront.

B. Expenditure unrelated to Category

Building	Year	OPEX	CAPEX	Description
Waterfront	2012/13	2,323		R&Mleasing valuation, plumbing landlord costs
Raumati Pool	2013/14	1,933		R&Mexternal repairs
Raumati Pool	2013/14		20,311	Architectural design and concept consultation costs
Waterfront	2013/14	838		R&MPlumbing and flagpole landlord costs
Raumati Pool	2014/15	5,193		R&Mexternal repairs
Waterfront	2014/15	1,031		R&MPlumbing landlord cost
Raumati Pool	2015/16	2,408		R&M Vandalism
Waterfront	2015/16	3,740		R&Mnew hot water supply, leak repairs landlord cost
Raumati Pool	2016/17	3,511		R&M Vandalism
Waterfront	2016/17	2,849		R&Mexternal leak repairs landlord cost
Raumati Pool	2017/18	4,060		R&MGeneral
Waterfront	2017/18	21,930		Fire report - landlord cost
Raumati Pool	2018/19	2,184		R&M Security

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

Waterfront	2018/19			
Raumati Pool	2019/20	1,712		R&M Compliance
Waterfront	2019/20	6,191		R&M General landlord cost
Raumati Pool	2020/21	-		
Waterfront	2020/21	7,175		R&M External landlord costs
Raumati Pool	2021/22	-		
Waterfront	2021/22	10,261		R&M Roof repairs, asbestos survey, compliance
Raumati Pool	2022/23	253		R&M shower repair for women's triathlon
Waterfront	2022/23	20,386		R&M compliance, health and safety
Raumati Pool	2023/24	1,672	37,172	R&M EQS Investigation, Detailed Seismic Assessment
Waterfront	2023/24	48,620		Relocate Lions Club, R&M Compliance landlord cost, partial DSA cost
Raumati Pool	2024/25	3,562	14,488	Earthquake Strengthening Design
Waterfront	2024/25	11,473		R&M Vandalism, Compliance
	Summary	OPEX	CAPEX	
	Raumati	26,487.00	71,970.00	
	Waterfront	136,816.00		

2. What operational expenditure (opex, by year) has been spend on the buildings

Please split these sums into these categories

A. Expenditure solely related to the building currently utilised (or essential to lease) The WaterFront.

B. Expenditure unrelated to Category A

Building	Year	OPEX	CAPEX	Description
Waterfront	2012/13	2,323		R&Mleasing valuation, plumbing landlord costs
Raumati Pool	2013/14	1,933		R&Mexternal repairs
Raumati Pool	2013/14		20,311	Architectural design and concept consultation costs
Waterfront	2013/14	838		R&MPlumbing and flagpole landlord costs
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Waterfront	2016/17	2,849		R&Mexternal leak repairs landlord cost
Raumati Pool	2017/18	4,060		R&MGeneral
Waterfront	2017/18	21,930		Fire report - landlord cost
Raumati Pool	2018/19	2,184		R&M, Security
Waterfront	2018/19			
Raumati Pool	2019/20	1,712		R&M, Compliance
Waterfront	2019/20	6,191		R&MGeneral landlord cost
Raumati Pool	2020/21	-		
Waterfront	2020/21	7,175		R&M, External landlord costs
Raumati Pool	2021/22	-		
Waterfront	2021/22	10,261		R&M, Roof repairs, asbestos survey, compliance
Raumati Pool	2022/23	253		R&Mshower repair for women's triathlon
Waterfront	2022/23	20,386		R&M, compliance, health and safety
Raumati Pool	2023/24	1,672	37,172	R&M, EQS Investigation, Detailed Seismic Assessment
Waterfront	2023/24	48,620		Relocate Lions Club, R&M, Compliance landlord cost, partial DSACost
Raumati Pool	2024/25	3,562	14,488	Earthquake Strengthening Design
Waterfront	2024/25	11,473		R&M, Vandalism, Compliance

Summary	OPEX	CAPEX
Raumati	26,487.00	71,970.00
Waterfront	136,816.00	

3. Any other expenditure related to the continued use of the buildings

Please split these sums into these categories:

A. Expenditure solely related to the building currently utilised (or essential to lease) The WaterFront.

B. Expenditure unrelated to Category A

There has been no other expenditure, only the Opex and Capex as tabled above.

4. Any reports and estimates on the demolition / remediation or any of the structures

Estimates on remediation:

Landlord Works Summary for Stage 1 - Structural Strengthening to main building including concrete foundation works \$571,805.00 - Fire Services Upgrade to the swimming pool \$57,108.00 - External Stairs + Existing Deck Compliance \$205,676.00 Total \$834,589.00

Please find attached the detailed seismic assessment report.

Please also refer to the report to the [Raumati Community Board](#)

5. In view of the exceptional and justified public interest, please also provide details on annual rates, Rents and other council income from any occupants of the building. Last 5 years, split by year. To preserve anonymity please just provide totals for each year.

Rental and rates recovered for the tenancy of the Waterfront Bar over the last five years are detailed below

Year	Rental	Rates Recovered
2020	\$41,990	\$4,753.45
2021	\$44,703	\$5,245.12
2022	\$44,703	\$5,675.93
2023	\$44,703	\$6,226.06
2024	\$44,703	\$7,518.57

Ngā mihi,



Vijay Soma

Acting Group Manager Infrastructure and Asset Management
Kaiwhakahaere Rōpū Anga me te Whakahaere Rawa