

Otūmoetai Working Group Meeting Minutes

Date: 30 January 2025

Time: 10.30 am

Location: TCC L2 R2

Attendees: Ross Hudson (TCC), Paul Dunphy (BVL), Amanda Lowry (CR), David Pearce (CR), Paula Neems (CR), Alison Law (TCC), Tina Harris-Ririnui (BVL), Matt King (CR), Russell Gordon (CR), James Griffiths (Beca), Mark Bates (HDT), Brendon Rope (Smartz), Jo McQuade (TCC / minutes)

Apologies: Shannon Hannah (EVO), Jenna Waite-Leonard (TCC)

Agree previous minutes	<ul style="list-style-type: none"> Agreed.
Geotech report – James Griffiths presenting	<ul style="list-style-type: none"> James presented a summary of their findings via slide show (attached). This presentation gives the working group an understanding of what was covered in the Geotech investigation in advance of receiving the full Geotech report that will be issued on 31 January. James confirmed that there had been substantial settlement over the pool's life, most likely caused to the eastern end of the pool site being underlain by approximately 9m of uncontrolled fill. This has caused movement and will continue to cause movement. This settlement may continue however all things remaining constant they would expect the majority of the settlement has occurred by now (approx. 57 years post construction). However, there is an uncertain level of long-term loading induced settlement still likely to occur. The nature of the fill and some underlying organic soils is such that any additional load applied to the ground risks reactivating further settlement. This means that any natural or man-made changes in soil moisture conditions may also trigger further settlement. There is some evidence of voids or very weak zones of soil being present at depth. This geohazard should be investigated further. Any additional weight added to the building would increase the risk of failure meaning that any investment/upgrade shouldn't include additional weight such as a new roof/enclosed pool hall. Noted that one more round of ground monitoring is scheduled for next month, February 2025. The costs associated with fixing the Geotech are substantial and there are a number of unknowns with the site itself.
Pool options (based on condition assessment) - Brendon Rope presented (attached)	<ul style="list-style-type: none"> Brendon spoke to the draft options report and the group provided feedback. Discussion took place regarding what upgrades could be possible based on the Geotech info and level of investment required.

	<ul style="list-style-type: none"> • Report is missing historical information regarding lack of investment for some time before BVL took over management. Information to be provided to Brendon. • Queried steep rise in staff expenses over 2023 – 2024 period. Tina advised the increase has largely due to the implementation of living wage and the low years were due to Covid and shutdowns. Tina will provide more background details to Brendon. • Requested the language used in report regarding budget costs to change from 'hard/difficult' to 'not impossible'. Noted by Brendon • Piling would have to be factored in to take any additional weight in the structure. The current skin needs replacing and there are performance issues with humidity etc. The HVAC would need to be upgraded. There are more modern options of a 'skin' for a roof cover rather than a straight 'like for like' with what is there now, which could result in an improved environment from what is currently happening. Brendon and Mark to discuss further. • An upgrade including new filtration, plant room and separation of pools would likely take 9 to 12 months to complete if done all at once. • The Ntare pool system could be an option for relining the pool and help protect against further movement of the pool tank. Paul to discuss with Mark Bates. • The group thought the option scoring system was too difficult. Brendon will draft the document in red/green scenarios and ensure the document is easy to follow. • It was agreed that the options for the management/operations of the pool could come later, once the impact of Memorial Aquatic Centre being open is understood. For now, the options report will focus on the way forward with regard to level of investment and upgrades, factoring in the Geotech information. • The group prefers the option to achieve a 15-year timeframe (ie building work as described in the building assessment report from HDT, with consideration to separation of pool, upgraded filtration and new plant room, replaced roof skin). • The level and timing of investment/upgrade would depend on funding available inside the wider council capital programme, how it impacts on other projects, and subject to final council decision.
Next Steps – Council meeting and Working Groups agreed position	<ul style="list-style-type: none"> • Brendon will submit back final draft document confirming options and recommendation the first week in February for the group to review and provide feedback. • Briefing with councillors for the aquatics network plan late Feb and this will include an update on Otumoetai Geotech and the working groups view. Alison will keep the group updated from this meeting and what the approach will be for the council meeting on 3 March. • Next Council meeting – 3rd March. Group members would like to attend and speak at meeting.
General Business	<ul style="list-style-type: none"> • None

Agreed Community Messaging	<ul style="list-style-type: none"> None
Next Steps	<ul style="list-style-type: none"> None
Meeting closed	<ul style="list-style-type: none"> Meeting closed: 12.30pm Next meeting : TBC

Actions arising:

Date:	Responsible:	Actions Required:	Tracker:
7/2/2025	Brendon	Final Draft document to be submitted within the next week > early February	
21/2/25	Alison	Report back to group with any red flags after TCC workshop	
20/2/25	Tina	To provide more background details around staff costs to Brendon	