

MEMORANDUM

TO: Council

MEETING DATE: 28 June 2023

TITLE: Strengthening Order of Council-owned Earthquake Prone Buildings

PRESENTED BY: Bryce Hosking, Group Manager - Property and Resource Recovery

APPROVED BY: Bryce Hosking, Acting Chief Infrastructure Officer

RECOMMENDATION(S) TO COUNCIL

1. That Council approves the proposed strengthening order of the council-owned earthquake prone buildings as set out in Appendix 5 of this report.
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1. ISSUE

- 1.1 Council owns 21 facilities (some made up of multiple buildings) that have been confirmed as being earthquake prone buildings (EPBs). Council has 15 years or less from the date of this memorandum to remedy each of these buildings. Seismic remediation can include full or partial demolition, retrofit strengthening, or rebuilding. The final strengthening solutions will be considered on a building-by-building basis as part of the respective design phases for each project. These will be brought to Council individually in the future.
- 1.2 A proposed order of strengthening has been determined through scoring each of the buildings against a set of criteria. Once the order of strengthening is finalised it will be used to inform a work programme within the 2024-34 LTP and beyond.
- 1.3 This memo seeks Council's approval of the proposed order of strengthening to remedy each of Council's EPBs.

2. BACKGROUND

- 2.1 In July 2017, the Earthquake-Prone Buildings Amendment Act came into force. It determines a nationally consistent way of identifying and managing the most vulnerable buildings in terms of people's safety. A glossary of key terms is attached as Appendix 1.

- 2.2 The Act identifies Palmerston North as a "High Seismic Risk Area", which requires building owners to address EPBs within 15 years of receiving an Earthquake Prone Building Notice.
- 2.3 Several risk factors help predict what may happen to a building in an earthquake. These include its age, size, shape, and construction materials. The Initial Evaluation Procedure (IEP) and Detailed Seismic Assessment (DSA) process assesses a building to indicate performance in an earthquake. This is represented as a percentage of the New Building Standard (NBS). EPBs are those classified as less than 34% of the new building standard.
- 2.4 Council adopted an Earthquake Prone Buildings Policy in 2019 which provides a framework for decision making around the strengthening of all EPB's within Council's building portfolio. This is attached as Appendix 2.
- 2.5 The seismic strengthening of Council's earthquake prone buildings, including the crematorium, is provided through Programme 902 – Seismic Strengthening of Council Owned Buildings.

3. OVERVIEW OF THE PORTFOLIO – COUNCIL OWNED BUILDINGS

- 3.1 The list of 21 council-owned facilities that have been confirmed as being earthquake prone, along with their respective percentage of the NBS, is attached as Appendix 3.

4. ASSESSMENT CRITERIA

- 4.1 To develop a draft order of strengthening Council Officers recommend all council owned EPBs are considered against key criteria which have been informed by Council's policy along with other key considerations such as potential cost and other significant renewal works that may need to be considered in the EPBs.
- 4.2 Each building will be given a score against each of the criteria from 1-5. The order of strengthening will then be driven from those with the highest score through to the lowest.
- 4.3 A summary of the assessment criteria and scoring definitions is attached as Appendix 4.
- 4.4 In addition to the above the level of other significant renewal works that need to be undertaken in the building along with the estimated total project cost will also be considered in the prioritisation exercise.
- 4.5 All EPBs will be assessed and provided a score based on the criteria in 4.2 above which will provide an initial strengthening order. The additional considerations in 4.4 above will then be applied to produce a final proposed order of strengthening. Noting that if a building is deemed to be a critical asset (scoring a 5 in this criteria) it will be prioritised over other buildings regardless of score.

- 4.6 The assessment and scoring are attached as Appendix 5.
- 4.7 The proposed order of strengthening is attached as Appendix 6.

5. NEXT STEPS

- 5.1 Once the order of strengthening is finalised it will be used to inform a work programme within Programme 902 to be considered as part of the 2024-34 LTP.

6. COMPLIANCE AND ADMINISTRATION

Does the Committee have delegated authority to decide?	Yes
Are the decisions significant?	No
If they are significant do, they affect land or a body of water?	No
Can this decision only be made through a 10 Year Plan?	No
Does this decision require consultation through the Special Consultative procedure?	No
Is there funding in the current Annual Plan for these actions?	Yes
Are the recommendations inconsistent with any of Council's policies or plans?	No
The recommendations contribute to Goal 3: A Connected and Safe Community	
The recommendations contribute to the achievement of action/actions in Arts and Heritage	
The action is: Carry out seismic strengthening of the Council-owned facilities.	
Contribution to strategic direction and to social, economic, environmental, and cultural well-being	Ensuring the council-owned earthquake prone buildings are seismically strengthened will ensure the occupants, neighbours, and the public can vacate the respective buildings safely in an earthquake event. In addition, Council will be seen to be leading by example in strengthening its owned buildings in a timely manner.

ATTACHMENTS

1. Appendix 1: Glossary of Terms
2. Appendix 2: Council Owned EPB Policy 2019
3. Appendix 3: Council-owned EPBs
4. Appendix 4: Criteria and Scoring Definitions
5. Appendix 5: Assessment and Scoring
6. Appendix 6: Proposed Order of Strengthening

GLOSSARY OF KEY TERMS

DSA	Detailed Seismic Assessment - This involves a physical onsite assessment and is more comprehensive than the IEP. The DSA assesses the structural load paths for the whole building, the capacity of each structural element, the likely inelastic mechanisms, the global building response to earthquake shaking and the impact of secondary structural and critical non-structural building elements.
EPB	Earthquake Prone Building - A building is defined as earthquake prone if it will have its ultimate capacity exceeded in a moderate earthquake, and if it were to collapse, would do so in a way that is likely to cause injury or death to persons in or near the building or on any other property, or damage to any other property.
IEP	Initial Evaluation Procedure - This is an evaluation procedure devised by the New Zealand Society for Earthquake Engineering (NZSEE) in 2006. This is the first step in the seismic evaluation of a building with the purpose to identify EPBs. Essentially this is a desktop exercise based on assessment of plans.
IL	<p>Importance Level - New Zealand Standards and NZSEE guidelines rank EPBs by their importance level which is based upon their function, location and total occupancy. The five levels of importance are defined in Clause A3 of the Building Code, Schedule 1, Building Regulation 1992.</p> <ul style="list-style-type: none"> • Level 1: Structures presenting a low degree of hazard to life or property, such as walkways, outbuildings, fences and walls. • Level 2: Normal structures and structures not covered in other importance levels, such as timber-framed houses, car parking buildings or office buildings. • Level 3: Buildings of high value or benefit to the community. These buildings have increased performance requirements because they may house large numbers of people or fulfil a role of increased importance to the local community or to society in general. The Building Act defines IL3 as: <ul style="list-style-type: none"> ○ Buildings where more than 300 people congregate in one area ○ Any other building with a capacity of more than 5,000 people ○ Buildings for power generating facilities, water treatment for potable water, wastewater treatment facilities, and other public utilities facilities not included in importance level 4 • Level 4: Buildings that must be operational immediately after an earthquake or other disastrous event, such as emergency shelters, hospital operating theatres, triage centres and other critical post-disaster infrastructure. • Level 5: Structures whose failure poses a catastrophic risk to a large area or many people, such as dams, nuclear facilities or biological containment centres.
NBS	New Building Standard - The NBS is the rating given to a building to indicate its seismic standard (or the ability to withstand an earthquake). A seismic assessment report compares existing building's % of structural earthquake strength relative to NBS (%NBS). This is used to compare a building against the construction standards if an equivalent building was newly built in the current environment.

Priority Building

These are buildings that are defined under the legislation as priority buildings – by the regulatory arm of Council. They are considered to pose a higher risk to life or buildings that are critical to recovery after an earthquake. This includes properties that are based on roads deemed as priority routes for moving around the city post event.



EARTHQUAKE PRONE BUILDINGS POLICY

FOR PALMERSTON NORTH CITY COUNCIL
OWNED PROPERTY



George Street - Palmerston North City



INTRODUCTION

Building (Earthquake-prone Buildings) Amendment Act 2016

Following the Christchurch earthquakes, new earthquake prone provisions were introduced into the Building Act 2004. The Building (Earthquake-prone Buildings) Amendment Act 2016 introduced major changes to the way earthquake-prone buildings are identified and managed under the Building Act. It uses knowledge learned from past earthquakes in New Zealand and overseas. The Amendment Act came into force on the 1 of July 2017.

The system is consistent across the country and focuses on the most vulnerable buildings in terms of people's safety. It categorises New Zealand into three seismic risk areas, with associated timeframes for identifying and acting to strengthen or remove earthquake prone buildings. Palmerston North is classified as a 'High Seismic Risk' area, meaning it has the shortest timeframes in the country to address earthquake prone buildings.

As well as being a landowner, Council is responsible for the administration of these earthquake prone building provisions of the Building Act 2004. It is therefore important the Council shows leadership in addressing earthquake prone buildings that it owns.

Much of Council's activity and decision making in this area will be directed by the requirements of the Building Act 2004, the Resource Management Act 1991 and the Palmerston North City District Plan, but there is some scope in the way in which Council seeks to comply with the legislation. This policy provides guidance on the way in which Council will meet its statutory obligations as a property owner.



COUNCIL PROPERTY

The Council owns, maintains, and manages a range of property around the City. Council owned property has a range of purposes including:

- Meeting accommodation needs of Council activities.
- Providing for cultural events.
- Encouraging visitors and business to the city.
- Providing housing options for low and limited income residents.
- Maintaining strategic options available to the Council.

Critical properties owned by the Council include:

- Civic Administration Building
- The Conference and Function Centre
- Regent Theatre
- Te Manawa Science Centre, Museum and Art Gallery
- The Central Library
- Globe Theatre
- Caccia Birch
- Square Edge

As at May 2019, the following Council owned buildings were identified as earthquake prone:

- Civic Administration Building – Council Chamber and Central Core
- Te Manawa Science Centre, Museum and Art Gallery
- The Central Library
- Square Edge – Front building and rear workshop
- Crematorium
- Keith Street Power Station

There may be other Council owned buildings that are yet to be identified as earthquake prone.



THE CHALLENGE WITH EARTHQUAKE PRONE BUILDINGS

Usually with earthquake prone building strengthening projects there is a trade-off between costs and the percentage of new building standard (NBS) that is achieved as a result of the strengthening works. There is also an expectation that buildings with high occupancy or buildings that provide an important public function should have a higher percentage of NBS.

Many buildings that are earthquake prone are also scheduled heritage buildings in the District Plan. This creates a strong policy tension because alterations and additions completed as part of strengthening works need to be sympathetic to the heritage values of the building and demolition of heritage buildings is discouraged within the District Plan. The protection of historic heritage is also a matter of national importance in the RMA 1991.

It is important Council shows leadership in how it addresses this policy tension as many landowners in the city are facing similar issues and the Council is responsible for administering both the Building Act 2004 and RMA 1991.

Heritage buildings have an important role in preserving the character and history of the City and can offer unique economic development opportunities that assist with city centre revitalisation.

STRATEGIC ALIGNMENT

Council's strategic direction includes a series of statements and actions regarding earthquake prone buildings, particularly as they relate to heritage.

While a lot of this direction relates to privately owned buildings, the Council needs to be conscious of the outcomes it is seeking from the private sector with respect to earthquake prone buildings and heritage when making decisions regarding its own assets.

City Development Strategy 2018

The City Development Strategy provides the following direction:

The city centre needs to be seen as an attractive place to invest to provide an incentive to strengthen and retain important heritage buildings. The risks and costs of strengthening the privately owned earthquake-prone heritage buildings concentrated in the city centre is a major heritage issue. Because Palmerston North is in the high-risk earthquake zone, it has the tightest timeframes for earthquake-prone buildings to be strengthened or demolished. Unlike other buildings, heritage buildings cannot be demolished if a landowner considers the cost of strengthening is not economically viable.

Done well, earthquake strengthening work offers a unique opportunity to modernise and repurpose heritage buildings and help revitalise the city centre.

Creative and Liveable City Strategy 2018

The Creative and Liveable City Strategy provides the following direction:

The city needs a plan for making the city centre a vibrant place that locals are proud of and that leaves a lasting positive impression on visitors. Council has consistently considered a lack of vibrancy in the city centre as a major strategic risk, with the Regional Growth Study identifying the need for the city to act as the heart of the region. Challenges include fewer pedestrians, earthquake-prone buildings, and the impact of the Plaza mall, internet shopping, and large-format retailing, on traditional pedestrian-based retail areas.

Heritage Management Plan 2018 and Culture & Heritage Plan 2018

The Heritage Management Plan and Culture and Heritage Plan 2018 promote the value of heritage buildings and seek the retention of earthquake prone heritage buildings. Key actions include:

- Support third party owners of scheduled heritage features via provision of the Natural and Cultural Heritage Incentive fund for maintenance and conservation of heritage buildings and sites, and notable tree works.
- Proactively work with owners and investors of earthquake-prone buildings through the upgrade process.
- Promote the success stories where heritage buildings have been upgraded and share information about building upgrades.
- Develop a dedicated earthquake-prone heritage building support plan, including the provision of a fund to support seismic strengthening of heritage buildings, and character building facades and parapets in the central city.
- Front-foot redevelopment of earthquake-prone heritage buildings by reviewing and updating heritage and structural information.
- Investigate opportunities for sharing information and best practice guidelines.
- Investigate whether strategic partners wish to invest in City Centre via re-use of heritage buildings.
- Heritage forms part of the multi-disciplinary approach to working on Council projects.
- Investigate opportunities to develop and add value to Council heritage buildings and sites.
- Experiment with ways to express cultural heritage in city development.
- Include heritage conservation principles in Council Asset Management decisions.



Cuba Street - Palmerston North City



INFRASTRUCTURE STRATEGY 2018

The Infrastructure Strategy provides the following direction:

Increasing resilience of infrastructure

One of the outcomes of the Christchurch earthquakes is an increasing focus on understanding and improving the resilience of local authority infrastructure, particularly those assets that are critical to delivering core services.

Te Manawa

Te Manawa Museum of Art, Science and History are located in a series of aged Council buildings which are not fit-for purpose and contain some earthquake prone buildings. Te-Manawa has developed an ambitious concept plan for a complete redevelopment which could cost up to \$58 million (\$69 million with inflation).

The classification of the Central Library as an earthquake prone building was confirmed after the approval of the Infrastructure Strategy 2018.

Palmerston North City District Plan: Section 17 - Cultural and Natural Heritage

Section 17 of the District Plan provides the following direction:

The City's cultural and natural heritage is a limited resource with distinct values. Council recognizes the importance of ensuring that these qualities continue to be retained and reinforced. The identification and conservation of these identifiable elements of the City's cultural and natural heritage therefore is a primary means by which their distinct values can be safeguarded from either disturbance, unsympathetic use or development, or outright destruction.

Safeguarding historic heritage is a role for everyone in the City – including iwi, land and building owners, community groups, and citizens. The Council strongly supports the active protection and/or conservation, and adaptive reuse of places of cultural and natural heritage value within the City.

To ensure our heritage is safeguarded, the Council will:

- continue to identify buildings, objects and sites of cultural and natural heritage value;
- promote the sustainable adaptive use of buildings of cultural and natural heritage value;
- impose restrictions on the demolition, alteration or disturbance of those deemed to be of significance;
- ensure that adaptation or alteration does not detract from the cultural and natural heritage value of the building or object.



POLICY OBJECTIVES AND GOALS

The objective of the policy is to provide guidance on identifying and remediating Council owned earthquake prone buildings, so that:

1. Council takes a proactive approach to assessing the earthquake prone status of its property portfolio.
2. There is a clear differentiation between Council's regulatory function with respect to earthquake prone buildings and its asset management function as a property owner.
3. Plans and budgets are in place to address Council owned buildings that have been identified as earthquake prone.
4. Council complies with the earthquake prone buildings requirements of the Building Act 2004.
5. Council is proactive and shows leadership in the way in which it complies with the earthquake prone buildings requirements of the Building Act 2004.
6. Where Council undertakes strengthening of an earthquake prone building it seeks to maximise the percentage of NBS achieved taking into account:
 - (a) Occupancy level.
 - (b) Function.
 - (c) Business continuity.
 - (d) Cost.
 - (e) Heritage values.
 - (f) Priority routes.
7. Council considers the impact of the decision it makes regarding earthquake prone buildings on the way in which the private sector is expected to respond.
8. Council gives effect to the City Development Strategy, Creative and Liveable Strategy, Heritage Management Plan and Culture and Heritage Plan.
9. Council gives effect to the objectives and policies of the Cultural and Natural Heritage section of the District Plan.

GUIDELINES

Identification of Earthquake Prone Buildings

1. It is the primary responsibility of the Customer Unit within Council to identify potentially earthquake prone buildings, including Council owned buildings.
2. Despite policy guideline 1, the Infrastructure Unit within Council will take a proactive approach to identifying the earthquake prone status of Council owned buildings.
3. A peer review of any engineering assessment will be undertaken where the conclusion of any assessment results in the need for significant Council expenditure to address the earthquake prone status of a building.

Asset Planning & Funding

4. The Infrastructure Strategy and relevant Asset Management Plans shall include a specific section on identifying and addressing Council owned earthquake prone buildings to inform funding decisions made via the Long Term Plan.

Building Act 2004

5. The Council will take a proactive approach to addressing buildings it owns that are identified as earthquake prone and prioritise investment based on the following criteria:
 - (a) Occupancy level.
 - (b) Function.
 - (c) Business continuity.
 - (d) Cost.
 - (e) Heritage values.
 - (f) Priority buildings.

Percentage of New Building Standard (NBS)

6. Where a Council owned building is identified as earthquake prone, there is no minimum percentage of NBS required for occupancy of the building. Occupancy of Council owned buildings will be informed by the requirements of the Building Act 2004.
7. Where strengthening of a Council owned building classified as earthquake prone is undertaken, there is no minimum percentage of NBS required to be achieved, other than the minimum requirements detailed in the Building Act 2004.
8. Where strengthening of a Council owned building classified as earthquake prone is undertaken, the Council will seek to maximise the percentage of NBS achieved taking into account the objectives of this policy and criteria in policy 5 above.

Heritage Values, District Plan and RMA

9. The Council will give effect to the objectives and policies of the Cultural and Natural Heritage Section of the District Plan when addressing earthquake prone buildings that are also scheduled heritage buildings in the District Plan.
10. The Council will take a multi-disciplinary approach to the strengthening of earthquake prone heritage buildings, including appropriate input from the following disciplines:
 - (a) structural engineering.
 - (b) heritage architecture.
 - (c) urban design.
 - (d) planning.

ADMINISTRATION

The policy will be administered by the Infrastructure Unit who are responsible for the asset management of Council owned property. The Strategy and Planning and Customer Unit will provide support without compromising their functions under the Building Act 2004 and Resource Management Act 1991.

REVIEW

The policy will be reviewed after five years, or earlier if requested by the Council.



Caccia Birch House - Palmerston North City



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COUNCIL-OWNED EARTHQUAKE PRONE BUILDINGS

NO	FACILITY NAME	NUMBER OF EPB IN THE FACILITY	NBS % (INDICATIVE)
1	The Regent Theatre	1	20%
2	The Central Library	3	20%-25%
3	Te Manawa	8	12%-20%
4	Civic Administration Building	5	20%-25%
5	Caccia Birch House	1	10%
6	Crematorium	1	20%
7	Wastewater Treatment Plant	2	20%
8	Water Treatment Plant	1	20%
9	Fitzherbert Park Grandstand	1	18%
10	Square Edge (Main Building)	1	25%
11	Square Edge (Rear Building)	1	20%
12	Arena 5 (Barber Hall)	1	30%
13	Lido Aquatic Centre (Indoor Pool)	1	20%
14	Keith Street Power Station	1	10%
15	The Chalet	1	25%
16	Ashhurst Domain Changing Rooms*	1	34%
17	Creative Sounds	1	26%
18	Memorial Park Grandstand Canopy	1	25%
19	Papaioea Pavilion	1	24%
20	266 Rangitikei (MTF Building)	1	25%
21	Victoria Esplanade Paddling Pool Structure	1	20%

* Technically not an EPB at 34%, but so close suggest treat as one anyway.

ASSESSMENT CRITERIA AND SCORING DEFINITIONS

Rating Criteria	Description	Scoring
Business Continuity	The ability for the services provided from the building to either continue during construction, continue remotely, or can resume the services in the alternative locations.	<ol style="list-style-type: none"> 1. Able to fully function 2. Part(s) of the building will close, but full services are still able to be provided 3. The building will be closed to the public with limited services able to be provided 4. The building will be closed to staff and users, but limited services can be provided remotely or through other locations 5. Services will cease for the duration of the works
Criticality	The criticality of the services being provided from the building and the level of impact on the population should these services not be available in a post event situation.	<ol style="list-style-type: none"> 1. Not a critical service 2. Impacts a small number of residents. (1000-5000) 3. Impacts a medium number of residents (5001-20,000) 4. Significant social and economic impact – No/limited alternate service available (affect 20,000+ residents) 5. Critical service in a post event situation- affect city wide
Priority Buildings	Defined under the legislation, these buildings are considered to present a higher risk due to construction type, use, or location. Building owners must undertake the necessary seismic work on any priority buildings determined to be earthquake-prone in half the time available for other buildings. Note: There are no scores in between for this criterion, just a 1 or a 5	<ol style="list-style-type: none"> 1. Not a priority building under the legislation 5. Is a priority building under the legislation
Occupancy Level	The maximum legal occupancy level and regular peak occupancy level including how often the building reaches the peak level occupants. This is a formal threshold identified as part of a Buildings Warrant of Fitness (BWF).	<ol style="list-style-type: none"> 1. 50 people or less 2. 50-100 people 3. 100-200 people 4. 200-300 people 5. 300+ people
Importance Level	The significance of a building by its IL as defined under legislation and is related to the consequences of failure.	The 1-5 scores reference are included in the glossary of terms (Appendix 1)

<p>Heritage Value</p>	<p>The building is listed with Heritage New Zealand or has significant historical, cultural, and social values to the City.</p>	<ol style="list-style-type: none"> 1. No historic/ heritage value 2. Building has architectural quality and artistic characteristics 3. Building contributes to city shaping and urban characteristics 4. Significant Heritage values, Iconic structure, historical and social attachment to the locals 5. Registered heritage building
<p>Te Ao Māori</p>	<p>The building, the land the building is built on and its impact on the sourcing environment reflecting Te Ao Māori and Rangitāne perspective and values.</p>	<ol style="list-style-type: none"> 1. The building has insignificant value to Te Ao Māori 2. The function of the site and connection to the environment 3. The historical and ancestral relationship of Te Ao Māori with the site and building 4. Major internal and external architectural features of the building and the site reflecting Te Ao Māori and Rangitāne values 5. The building and the site have significant value to Te Ao Māori and Rangitāne
<p>Strategic Alignment</p>	<p>The extent to which the building aligns to or forms a part of, wider strategic pieces of work, programmes, and projects.</p>	<ol style="list-style-type: none"> 1. No alignment to other programmes of work and can be addressed independently 2. Some reference to other programmes or plans 3. Upgrading and building improvement needs to be completed parallel to seismic strengthening or after structural upgrade, refurbishment etc. 4. Is waiting on strategic decisions and direction 5. Multiple alignment to major strategic and urban development

Additional Factors		
<p>Other Significant Works</p>	<p>Other significant renewal work needs to be undertaken in the building. These works may either need to be deferred until strengthening is complete or practical to be undertaken as part of the strengthening project.</p>	<ol style="list-style-type: none"> 1. No significant project/upgrading work is planned or dependent 2. Some building/compliance work will be triggered along, accessibility improvements, fire alarm upgrade 3. Some project works to be taken along or after the strengthening work is completed, refurbishment, doors & window replacement, 4. Major upgrade work and building improvements 5. 5- Significant structural upgrade and improvements
<p>Cost</p>	<p>Whilst the estimated cost of strengthening is not directly factored into the prioritisation process, the need to spread the financial impact across the 15-year timeframe is an important consideration. The buildings which are estimated to be significant cost (\$10M+) are suggested to be spread over the period. Exact costs for each of the projects will not be known until the detailed design of the respective strengthening schemes is complete.</p>	<ol style="list-style-type: none"> 1. Below \$1Mil 2. \$1-2 Mil 3. \$2-3Mil 4. \$3-5Mil 5. \$5Mil+

ADDITIONAL CONSIDERATIONS ASSESSMENT RATING

Buildings	Other Significant Renewal Works	Estimated Total Project Cost (\$M)	Other Significant Works Rating	Cost Rating	Total Score
Crematorium	Cremator Upgrade, staff facilities upgrade	5	4	5	9
The Central Library	HVAC replacement, Roof replacement, Escalators and Lifts replacement, Significant refurbishment	50	5	5	10
The Regent Theatre	Public-facing facilities refurbishment	15	4	5	9
Te Manawa	Significant refurbishment	50	4	5	9
Civic Administration Building	Window replacements	15	3	5	8
Caccia Birch House	Fire upgrade, 1st floor strengthening	5	5	3	8
Water Treatment Plant - Admin Block		3	1	3	4
Wastewater Treatment Plant - Admin Block and Digesters		5	1	3	4
Square Edge (Front Building)		10	2	4	6
Fitzherbert Park Grandstand		15	2	5	7
Arena 5 (Barber Hall)	Possible replacement as part of CET Arena Masterplan	15	1	5	6
Keith Street Power Station		5	1	3	4
The Chalet	Significant refurbishment	3	4	2	6
Lido Aquatic Centre (Indoor Pool)		3	1	2	3
Square Edge (Rear Building)		0.5	1	1	2
Creative Sounds		1	1	1	2
Ashhurst Domain Changing Rooms		0.5	1	1	2
Memorial Park Grandstand Canopy		0.5	1	1	2
Papaleoa Park Pavilion		0.5	1	1	2
266 Rangitikei Street (MTF Building)		0.5	1	1	2
Victoria Esplanade Paddling Pool Structure		0.5	1	1	2
Total		203M	1	1	2

PROPOSED ORDER OF STRENGTHENING

Buildings	Key Criteria Rating Score	Additional Considerations Score	Combined Score	Proposed Order of Strengthening
Crematorium	26	9	35	1
Water Treatment Plant - Admin Block	19	4	23	1
Wastewater Treatment Plant - Admin Block and Digesters	19	4	23	1
The Central Library	28	10	38	2
The Regent Theatre	29	9	38	3
Te Manawa	26	9	35	4
Civic Administration Building	25	8	33	5
Caccia Birch House	25	8	33	6
Square Edge (Front Building)	21	6	27	7
Fitzherbert Park Grandstand	18	7	25	8
Arena 5 (Barber Hall)	18	6	24	9
Keith Street Power Station	18	4	22	10
The Chalet	16	6	22	10
Lido Aquatic Centre (Indoor Pool)	14	3	17	11
Square Edge (Rear Building)	14	2	16	12
Creative Sounds	13	2	15	13
Ashhurst Domain Changing Rooms	13	2	15	13
Memorial Park Grandstand Canopy	12	2	14	14
Papatea Park Pavilion	12	2	14	15
266 Rangitikei Street (MTF Building)	12	2	14	15
Victoria Esplanade Paddling Pool Structure	12	2	14	15