

AKAROA HEALTH HUB

PC



Update on business case and preliminary site preference

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Welcome to this special update on progress toward a new Akaroa integrated health centre.

The Group has appointed The Project Company Ltd to produce the business case for an Akaroa Health Hub, building on the preliminary and ongoing work of the Structure Group. Within the business case, which is expected to be completed by September 2014, a preferred option will be identified for each aspect of the Hub: the health services to be provided, the number of beds, how it will be staffed, how it will be funded, where it will be located and how it will be developed, owned and managed. Developing, analysing and selecting preferred options is a step by step process used to build up the business case. When it is complete, it will be discussed with the community and presented to the Canterbury District Health Board (CDHB). CDHB support will be critical to ensuring the selected option is able to be developed, operated and funded on a long-term sustainable basis.

Building on the preferred Model of Care option of an integrated health centre with 12 beds that can be used for acute observation, palliative care, respite care, post-natal care, post-operative rehabilitation, and rest-home care, The Project Company Ltd has carried out a preliminary analysis of the three potential sites for the facility: the "Pompallier" site in Rue Viard, the "BP Meats" site behind the butcher shop, and the "Old Hospital" site on the corner of Avimer Valley Road and Onuku Road. The objective was to identify a preferred site, which will be subject to a more detailed and costly analysis as part of a sound business case. This will enable us to avoid wasting scarce resources on a full analysis of all three sites.

A concept design was completed for a facility on the three sites, which indicated how the functional requirements of the facility might be met on each site. The cost to build the facility in each case was estimated by a quantity surveyor. Twenty-four critical aspects of the sites were then evaluated to identify any constraints that might cause difficulties for the Health Hub project. These included zoning, resource consents, heritage and historic precinct requirements, geotechnical, tsunami and flooding risks, parking, limitations of existing buildings, future expansion potential, design layout constraints, difficulty of development, transition risk and time to complete. The analysis drew on architectural, engineering (geotechnical, flooding and structural), town planning, traffic and parking, building and construction, legal, health and medical, and project management expertise.

The estimated building costs are similar across the three sites. The analysis of constraints, however, highlighted differences among the sites and showed the Old Hospital site to be most suitable. Major constraints of the Pompallier site include: potential long delays and costs associated with resource-consent and heritage-building issues; geotechnical issues; inadequate parking space; lack of room for expansion, and a disruptive transition. Major constraints of the BP Meats site include flood risk as well as potential delays and costs associated with resource-consent and historic-precinct issues; in addition, constraints on building layout may raise operational costs, and there are difficulties at that site with traffic, parking, and noise. There were no major constraints identified for the Old Hospital site.

A recommendation to select the Old Hospital site as the preferred site has been accepted by the Structure Group. Preparation of the business case will proceed on this basis. It is possible that a more detailed technical analysis will reveal unexpected problems with the Old Hospital site, in which case it may be necessary to revise this decision.

The Site Issue table overleaf summarises the analysis of the 24 criteria considered for each of the three sites. Issues are assessed as minor (green), moderate (yellow) or major (red).

More information can be found at www.akaroahealthhub.org.nz. We welcome your questions and input. We can be contacted at information@akaroahealthhub.org.nz

Selection criteria/options	Option 1 Pompallier			Option 2 BP Meats		Option 3 Old hospital		
	Minor	Moderate	Major	Minor	Moderate	Minor	Moderate	Major
Size of building	669m ²			793m ²			681m ²	
Risk assessment								
PLANNING								
Resource consents								
Heritage/historic precinct								
Site limitations – coverage area, boundaries, height etc.								
Ownership								
SITE ASSESSMENT								
Geotech								
Flooding								
Sea level rise								
ACCESS								
Traffic congestion								
Parking availability								
Emergency services								
General location								
Proximity to related services								
BUILDING DESIGN								
Aspect								
Landscaping								
Existing buildings								
Future expansion								
Layout constraints								
Safety for visiting children etc.								
Difficulty of development								
Projected operational costs								
TRANSITION								
Ease of changeover from old to new								
Time to complete								
Local Perception								
Known hospital site								
Quiet, removed								