

# CEF Decision Matrix- Diamond Harbour Health Centre – Stage 1 (New Build Extension)

Lead Unit	Project Details	Project Funding	Staff Recommendation
<p>Community Support and Partnership Unit</p> <p><b>Project Brief</b></p> <p>This project is the Stage 1 New Build Extension of the Diamond Harbour Health Centre (Centre).</p> <p>Stage 1 – is the 'New Build Extension'.</p>	<p>The Diamond Harbour &amp; Districts Health Support Group Inc. (Group) owns the Diamond Harbour Health Centre (Centre) located on land leased from Christchurch City Council (Council) in central Diamond Harbour. The Centre is subleased to health professionals (Diamond Harbour Medical Practice). The facilities now need to be extended and updated to meet contemporary requirements and to future-proof its services for a growing local community.</p> <p>This project is for Stage 1 costs only.</p> <p>Stage 1 is a site preparation and extension/'new build'. Stage 1 includes: tree removal; earthworks clearance and site levelling; retaining wall installation; procurement; timber pile foundation, plywood flooring; fabrication and erection of precut wall framing, roof trusses, exterior cladding, roofing, windows and doors, wiring, plumbing, drainage, internal linings and painting; completion of the build of the new wing including ramp and replanting.</p> <p>Stage 1 will commence when their financial goal for this stage is attained. They will then fence the area, excavate a building platform, protect it from weather and build to completion the new building extension.</p>	<p><b>Total Project cost</b> - \$493,534 (Stage 1 costs only) <i>(Full scope of works: \$664,969)</i></p> <p><b>Amount requested from CEF:</b> \$100,000</p> <p><b>Contribution sought towards</b></p> <p>New Building extension estimated costs - \$413,034 Site Works: parking, planting, tree removal - \$80,500</p> <p><b>Other sources of funding</b>      <b>Total - \$336,351</b></p> <p>Funds in hand (donations, rental income) - \$169,273 Signed pledges - \$34,300 Estimated &amp; known 'in kind' commitments - \$100,000 Rātā Foundation - \$20,000 Banks Peninsula DRF - \$8,250 (consenting costs) Sustainability Fund - \$10,000</p> <p><b>Further/potential fundraising for shortfall</b></p> <p>The Carter Trust - \$50,000 (for full project) Hugo Charitable Trust, Rotary Trust, Donations</p>	<p><b>\$50,000</b></p> <p>That the Council...</p> <ol style="list-style-type: none"> <li>1. Makes a grant of \$50,000 from the 2023/24 Capital Endowment Fund to the Diamond Harbour &amp; Districts Health Support Group Inc. specifically for site works and/or community-focused elements of the Diamond Harbour Health Centre new build extension.               <ol style="list-style-type: none"> <li>a. Demonstrating that it has the resources and capacity to complete Stage 1 of the project (New Build Extension) prior to funds being drawn down.</li> <li>b. Agreeing that final reporting will be submitted within 6 months of the completion of Stage 1 (New Build Extension).</li> </ol> </li> </ol>
Organisation Details:	Project Alignment	Staff Comments	
<p><b>Name</b> Diamond Harbour &amp; Districts Health Support Group Inc.</p> <p><b>Location</b> 2A Waipapa Avenue, Diamond Harbour</p> <p><b>Legal Status</b> Incorporated Society (1987) Charities Services Registered</p> <p><b>Organisation Description</b> The Group's constitution aims to organise and maintain a Health Support Group in Diamond Harbour and Districts.</p> <p>To assist residents in Diamond Harbour and Districts, both permanent and temporary, to gain access to the health support services available in Diamond Harbour and Districts.</p> <p>To stimulate community involvement in health support services in the area.</p>	<p><b>Alignment with Council Strategies</b></p> <ul style="list-style-type: none"> <li>• Strengthening Communities Together Strategy: Pillars - Place (<i>all objectives</i>); Preparedness (4.2)</li> <li>• Long Term Plan 2021-31: Community Outcomes - Resilient Communities and Prosperous economy: Levels of Service: Community Development and Facilities (2.3.1.1 – <i>Provide funding for projects and initiatives that build partnerships; resilient, engaged and stronger communities, empowered at a local or community of interest level.</i>)</li> </ul> <p><b>Significance:</b> The decision is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy - determined by the number of people affected and/or with an interest. Due to the assessment of low significance, no further community engagement and consultation is required.</p> <p><b>Category of Capital Endowment Fund:</b> Civic and Community Category</p> <p><b>Alignment with Capital Endowment Fund:</b> The project meets all the CEF criteria and will not require ongoing Council operational investment.</p> <p>No portion of the Stage 1 development has been started, nor has Council funding has been allocated to it.</p> <p><b>Advantages/ benefits:</b> Health staff have provided care, services and medications for the population from Port Levy to Teddington for over 30 years. This is the only such facility in the area, has had little update since being established, and the need to extend and refurbish to meet contemporary requirements and future proof were made clear during the COVID-19 pandemic, with the growing local population and national health standards.</p> <p>With this project, elderly people will be able to stay in their community with their families. Residents can avoid the costly and lengthy journey to town for medical care (the nearest medical centre is well over an hour's return drive from Diamond Harbour through winding roads), a drive which is particularly difficult during the winter months.</p> <p>The project supports environmental sustainability by limiting the need to travel for health care. The building extension will enable infectious patients to be isolated as is medically required, plus allowing for additional staff and services to work concurrently.</p> <p>The catchment area population as per the 2019 Census was about 2,200. The Group expects patient numbers to increase nearly two-fold in coming years, making additional capacity for provision of care especially important as the population increases, and more land becomes available for building in the area.</p> <p>In addition, the Better Health Group which manages the Medical Centre has stated that this development will assist with the recruitment of general practitioners to the area (at present, the building would not provide desirable working conditions). The reconfiguring of the parking facilities will provide safer access for patients and vehicles, including ambulances.</p> <p><b>Disadvantages:</b> There are no obvious disadvantages for this project. It provides local health services to a population which would otherwise need to travel considerable distances, over winding and hilly roads for such services and/or whilst unwell. It provides potential for additional staffing and local employment.</p> <p><b>Risks:</b> None foreseeable: Significant funding has been raised. Releasing the grant when the cost of the Stage 1 development has been met will ensure completion of the project without cost increases. The Trust is determined to progress this project which it sees as a key to delivery of quality health services to the area.</p>	<p><b>Arborist Environmental Consent:</b> "My role is fairly limited, mainly checking the Documentation regarding the methodology re tree removal work Tree Protection Management Plan (TPMP) and planting schedule ...The planting regime should help mitigate the removal of the large trees to some extent..."</p> <p><b>Leasing Consultant:</b> "In my capacity as Leasing Consultant for The Christchurch City Council I look after the land lease on behalf of Council for this land. This land is leased to the Diamond Harbour and Districts Health Support Group Incorporated for the operation of a medical centre including health related activities. This Land lease has been in place since 1 June 1992.</p> <p>Since early 2022 I have worked closely with the Tenant as they have sought Council's consent to additions to the existing medical centre, and the removal of two established trees. Te Pātaka o Rākaihautū Banks Peninsula Community Board gave this approval including conditions on the management of remaining trees and the mitigation of those trees to be removed, the tenant is fully engaged with Council in the meeting of these requirements. I have found the group to be community focussed, organised, consultative and communicative in my interactions with them and can confirm they have not been in breach of their leasing obligations. I wish them every success with this funding application to modernise and extend this important community service in the Diamond Harbour and Districts area."</p> <p><b>Building Consenting Unit:</b> "Given the nature of the Building Consenting Unit's role as the Building Consent Authority, we can say that we will be exercising our duty of care to ensure that we are satisfied on reasonable grounds the relevant provisions of the Building Code have been met."</p> <p><b>Officer Comments</b></p> <p>The Group will continue to raise funds as required to complete the project.</p> <p>They have received community board funding towards consent costs (pre-Stage 1 work).</p> <p>Demographics for the area show an increase in population over time (<i>2020-2040 increase of 10.5 percent</i>), and an older one compared with Christchurch (<i>54 percent over 50 years of age compared with 33.7 percent for Christchurch</i>).</p> <p>A service such as this centre will enable older members of the community to remain in their homes and with their networks of friends and family for longer, by providing ease of access to care and medications as required. This service reduces the need for travel and ease of care for those who are unwell. It also provides for local capacity in emergencies.</p> <p>Considerable community support has been provided in the form of donations and 'in kind' commitments (<i>the latter estimated at \$100,000</i>).</p> <p>Te Whatu Ora Health New Zealand in a letter (March 2023) wishes the Group well, provides 'ongoing financial support' of services, but they state it is not their role to 'contribute capital funding to primary health care providers'.</p> <p>The rationale for the recommendation is:</p> <ul style="list-style-type: none"> <li>• Alignment with the Strengthening Communities Together Strategy, Pillars for Place and Preparedness.</li> <li>• Level of community support for this project evidenced by the securing of significant funding towards this project in addition to the offers of support 'in kind'.</li> <li>• The Group is ready to start Stage 1 when it has funds to do so.</li> <li>• The staged project will ensure that services to the community are maintained throughout the build.</li> <li>• The additional space will increase the capacity for health outreach (two doctors, two nurses, and student doctors will be able to work concurrently).</li> <li>• The importance for rural communities having access to centres like this is heightened due to comparative isolation.</li> <li>• It is estimated registered patients to this centre will nearly double in the next few years.</li> <li>• Supporting the site works and community-focused elements of this project will ensure Council is not covering expenses that fall under the responsibility of the Ministry of Health.</li> </ul>	