

**Chairperson and Community Board Members**  
WAIKANAE COMMUNITY BOARD

26 JULY 2011

Meeting Status: **Public**

Purpose of Report: For Decision

**MAHARA GALLERY & WAIKANAE LIBRARY**

**PURPOSE OF REPORT**

- 1 This paper is to update the Board on progress with the Mahara Gallery/Waikanae Library project, and seek the Boards views for presentation to the Council

**SIGNIFICANCE OF DECISION**

- 2 The Council's significance policy is not triggered by this report

**BACKGROUND**

- 3 At its 23 February 2010 meeting, the Board considered and provided support for the concept of the Mahara Gallery upgrade, provided that the Council also showed support and provided financial assistance. The concept the Board promoted was that the Board would contribute \$100,000 as seed funding towards the scoping and design, and a further \$50,000 per year. There was discussion on how the \$50,000 per year would be provided, either through a targeted rate on the Waikanae Community or from the Capital Improvement Fund. While the resolution was not clear, the intent as discussed by the Board at the time was to provide up to \$250,000 towards the project.
- 4 The Board expected that Council should provide an equal amount to that being provided from the Waikanae community and that a Memorandum of Understanding would be entered into with the Mahara Gallery Trust prior to the funds being made available.
- 5 In March 2010 the Board recommended to Council that \$30,000 be used from the Waikanae Capital Improvement Fund to support the development of designs by Council that would enable the Trust to initiate their fund raising programme. The Board also recommended the use of the surplus Mahara Place upgrade fund be assigned to this work as well.
- 6 On 2 September 2010 (Environment and Community Development Committee paper CCI-10-950) the Council signed a Memorandum of Understanding (MoU) with the Mahara Gallery. The MoU covers:
  - a Council led review of the benefits, risks and costs of Mahara Gallery's being officially recognised as the official District Public Gallery; and

- a Council led project to prepare a preliminary design for an expanded gallery with cost estimates for budgeting purposes.

This paper reports on progress with the latter project.

## CONSIDERATIONS

### Issues

- 7 Following the adoption of the MoU the Council issued a Request for Proposal for development of a concept design and estimates for an upgrade and refurbishment of the Waikanae Library and Mahara Gallery. Essentially this was an architectural competition and four proposals were received. A wide group of stakeholders was included in the selection process and Parsonson Architects with Tennent+Brown (Wellington based) were the successful architects
- 8 The Council's project manager presented the selected option to the Board on 22 February 2011, and explained the project process. Since then, further work has been carried out to develop the design and cost estimates in more detail. Throughout this process value management was applied to reduce costs as much as possible, with the objective of keeping the estimated cost within project budget.
- 9 The design (and cost estimate) was presented to the stakeholder group on 28 March 2011. The estimated costs of the project were above the indicated budgets. However the clear direction from the stakeholder group was that, in reducing project costs, the scope and quality of the project had been overly compromised. This was considered to be to the detriment of the gallery (in particular) and library being able to deliver effectively and efficiently on their objectives. There was a strong desire to move the public toilets out of the gallery building in order to create more space for the gallery.
- 10 The stakeholder group (refer **Attachment 1**) was advised the changes sought were likely to result in an increase to the cost of the project, as the cost had already been minimised through a value management process within the project team.
- 11 A smaller working group was formed from the stakeholders, which met with the architects and Council managers to review the designs in detail, and to provide direction for the next phase. This led to a revised concept design being prepared, which was presented to the stakeholder group on Monday 27 June 2011.
- 12 The revised concept design was agreed by the stakeholder group as being the basis on which it wished to proceed, despite there being an increase in the estimated cost of the project.
- 13 The revised concept design provides for the public toilets being relocated out of the building. Removing the toilets gives the gallery greater floor area and enables a more efficient and effective use of space within the building. The increase in cost between the concept design and the revised concept design (\$270,000) is

mostly attributed to the extra space although the layout has generally been revised and there are some other increases and decreases.

- 14 The extra cost of the Library (\$60,000) is largely attributable to incorporating a kitchenette within the community meeting room (shared by the library and the gallery). (Note that the cost includes alterations to the building to enable provision of the necessary plumbing and wastewater services as well as fitout).
- 15 **Attachment 2** includes a comparison of the floor areas provided and costs between the original brief, the concept design and the revised concept design.
- 16 **Attachment 3** contains information from the revised concept design report. More detailed drawings have not been included, but a copy will be available at the meeting.
- 17 Alternative public toilet facilities are currently not included in the project cost. The simplest way to achieve replacement would be to use an ExeLoo type stand alone unit, which plumbs into locally available water and sewerage services, perhaps located on one of the grassed areas off Marae Lane. This would cost in the order of \$80,000 for a single unisex unit.
- 18 The Council will consider the revised concept design and give direction on next steps for the project at its upcoming meeting on 25 August 2011.
- 19 The Board is asked to confirm its support for the project and to provide any comments they have so that they can be conveyed to the Council.

### Financial Considerations

- 20 The Council included provision of \$1,803,000 in the LTCCP for an upgrade to the Library as follows:
  - 2012/13 \$151,000
  - 2013/14 \$1,652,000
- 21 In the Annual Plan for 2011/12 the Council advanced \$700,000 of this funding.
- 22 Work to date on the concept design has cost \$113,000, equally split between the gallery and the library.
- 23 Of the \$700,000 budget allocated for the Waikanae Library and Mahara Gallery upgrade in the 2011/2012 financial year, \$200,000 is for the completion of the detailed design, equally split between the Library and the Mahara Gallery design work. The remaining budget of \$500,000 would enable the upgrade works to the Library to begin should Council approve the final project design and the Mahara Gallery Trustees raise funds for the Gallery construction.
- 24 Thus, as at the end of June 2011, the Waikanae community has contributed \$56,500 and Council has allocated \$100,000 in this year's budget funded from the District towards the Gallery upgrade project.

- 25 Funding necessary for replacement of the public toilets is not yet confirmed, and as discussed above, is an estimated \$80,000 in addition to the building construction costs identified in this report. The Council will be advised to confirm this funding from Districtwide funds.
- 26 Previous resolutions of the Board in relation to the Mahara Gallery and proposals that it become the District Gallery are included as **Attachment 4**.

## Legal Considerations

- 27 There are no legal considerations.

## Delegation

- 28 The delegations to the Waikanae Community Board include an objective to:
  - 5.2 *make recommendations on policies and strategies for the Council on behalf of the Community for the social, economic environmental and cultural wellbeing of the District....*

## Consultation

- 29 The project stakeholder group has been fully consulted as the project has progressed and provided direction as described in this paper.
- 30 The project has also been presented to Te Whakaminenga o Kāpiti, who have agreed that while it wishes to be kept informed, it has no direct interest and detailed discussions with iwi should be directly with Te Āti Awa ki Whakarongotai.
- 31 Te Āti Awa has not been directly consulted yet, but Karen Parata is the iwi representative on the Mahara Gallery Board of Trustees, and Karen's advice regarding consultation will be sought.
- 32 No other groups nor the wider community have been consulted yet, but it is intended that this be addressed through consultation on the Long Term Plan during the 2011/12 year.

## Policy Implications

- 33 The MoU indicates Council policy in respect of the Mahara Gallery, and the work to date on the project is giving effect to that policy.

## Tāngata Whenua Considerations

- 34 Refer to the section on consultation above.

Publicity Considerations

- 35 The Board’s view on the project will be conveyed to the Council, and it is expected that a media release after the Council meeting will address the Board’s position.

**RECOMMENDATIONS**

- 36 That, subject to the project proceeding as the District Art Gallery, the Waikanae Community Board supports:
  - 36.1 The introduction of a targeted rate on Waikanae in the 2012/13 year for a five year period at \$50,000 per annum;
  - 36.2 Funding of \$70,000 in the 2012/13 year from the Waikanae Capital Improvement Fund as a further contribution towards the design and construction.
- 37 That the Waikanae Community Board receive the revised concept design and provides the following feedback on the revised concept:
  - a. ....to be completed at meeting.....
  - b. etc.
- 38 That the Waikanae Community Board note that the cost of relocating the toilets will be met from Districtwide funds.

**Report prepared by:**

**Approved for submission by:**

Peter Knight

Tamsin Evans

**Manager Development Projects**

**Group Manager Community Services**

**ATTACHMENTS:**

- 1. Stakeholder Group
- 2. Comparison of costs and floor areas between designs
- 3. Revised concept design report (extract)
- 4. Previous resolutions of the Waikanae Community Board

**ATTACHMENT 1****Project Stakeholder Group**

The following have been invited to or attended stakeholder group meetings on 28 March and 27 June 2011.

<b>Mahara Trustees</b>	John Mowbray, Judy Turner, Mark Amery, Janet Secker, Hilary Wooding, Eion Abernethy, Karen Parata
<b>Mahara Management</b>	Janet Bayly
<b>Field Collection Trustees</b>	Simon Brown, Kay Brown
<b>Council</b>	Mayor Jenny Rowan, Councillors Diane Ammundsen, Roger Booth. Tony Lester
<b>Waikanae Community Board</b>	Michael Scott, Tony Lloyd
<b>Others</b>	Ann Chapman
<b>Library Management:</b>	Leslie Clague, Gordon Cameron, Leeann Morgan
<b>Architects:</b>	Hugh Tennent, Sam Donald, Gerald Parsonson, Ewan Brown
<b>KCDC Staff</b>	Peter Knight, Tamsin Evans, Catherine Scollay

## ATTACHMENT 2

### Project Cost Comparisons

	Target budget	Concept Design Estimate	Revised Concept Design Estimate
Gallery	up to \$2.0 m	\$3.00m	\$3.27m
Library	\$1.50m	\$1.94m	\$2.00m
TOTAL	\$3.50m	\$4.94m	\$5.27m

### Floor Areas Comparisons

	Request for Proposal Target	Concept Design	Revised Concept Design
Gallery	600m <sup>2</sup>	562m <sup>2</sup>	604m <sup>2</sup>
Library	1024m <sup>2</sup>	1024m <sup>2</sup>	1024m <sup>2</sup>
TOTAL	1824m <sup>2</sup>	1586m <sup>2</sup>	1628m <sup>2</sup>

**ATTACHMENT 3**

**Revised Concept Design Report (Extract)**

**ATTACHMENT 4**

**Previous Resolutions of the Waikanae Community Board**

- 1 The Board have previously resolved on 23 February 2010:

**MOVED (Scott/Gregory)**

**The Waikanae Community Board recommends to Council that, on the basis of a Memorandum of Understanding between Council and the Mahara Trustees, that the Gallery will remain in Waikanae long term and be accepted by the Council as the District gallery and will be funded dollar for dollar by the Kapiti Coast District Council (on top of current grants) matching the Waikanae Community Board's contribution and that of the Waikanae ratepayer, and on the acceptance of the targeted rate raising approximately \$50,000 per annum (as a targeted rate for five years) the Waikanae Community Board will advance an initial \$100,000 for scoping and a further \$50,000 per year both sums from the Capital Improvement Fund in the 2010/2011 financial year.**

**CARRIED**

- 2 The Board have previously resolved on 23 March 2010:

**MOVED (Patton / Scott)**

**That the Waikanae Community Board recommends to Council that the Council considers adopting the Mahara Gallery as the Kāpiti Coast District Public Art Gallery and supports that from District wide rates.**

**That the Waikanae Community Board recommends to Council that it enters into a Memorandum of Understanding with the Mahara Gallery Trustees that enhances the value of the gallery to the District, and ensures the gallery remains in Waikanae.**

**That the Waikanae Community Board recommends to Council that it contribute \$30,000 from the Waikanae Capital Improvement Fund to the design phase of the Mahara Gallery upgrade.**

**That the Waikanae Community Board recommends to Council that the balance of the Mahara Place upgrade funds be applied to the design phase of the Mahara Gallery upgrade.**

**CARRIED**