

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

**19 MARCH 2013**

Meeting Status : Public

Purpose of Report: For Decision

## **ŌTAKI RESERVE FUND PRIORITIES 2013/14 – 2015/16**

### **PURPOSE OF REPORT**

- 1 To formally report on the outcomes of consultation on priorities for the Ōtaki Reserve Fund for 2013/14-2015/16 and seek a decision on a recommended priority list for recommendation to Council.

### **SIGNIFICANCE OF DECISION**

- 2 The Council's significance policy is not triggered.

### **BACKGROUND**

- 3 In 2009 the Community Board undertook a process to identify priorities for use of the Reserve Fund for the period 2010/11 to 2012/13. At the 11 September 2012 of the Ōtaki Community Board, a report (SP-12-675) on a process for establishing priorities for the Ōtaki Reserves Fund for the next three years was presented for discussion. A copy of the report is attached at Appendix 1. The paper also reported on progress on projects for the last two and a half years and included a list of possible projects based on community feedback over the last two years. The Board approved the commencement of a consultation process to seek community views on priorities for reserve fund expenditure for the next three years.
- 4 A full-page article was included in the Ōtaki Mail on 28 November 2012 asking people to provide feedback on possible priorities. Three responses were received and are attached at Appendix 2. Further ideas have also been identified by members of the Community Board. These ideas and the original list are discussed below.

### **CONSIDERATIONS**

- 5 The current status of the Reserve Fund is shown below. The planned expenditure for the 2012/13 year includes \$85,000 for a tennis court at Te Horo Beach. This was not in the original priority list but was added by Council in the 2012/13 Annual Plan process.

Table 1: Actual and Planned Expenditure from the Reserve Fund 2010/11- 2012/13

Opening Balance 63082960	1,257,024
Opening Balance 99906960	194,733
Opening Balance	<b>1,451,757</b>
<b>Plus Levies and Interest Collected (Estimate)</b>	
Estimate of Additional Reserves/Interest collected 2010/11	171,013
Estimate of Additional Reserves/Interest collected 2011/12	52,280
Estimate of Additional Reserves/Interest collected 2012/13	60,000
<b>Total</b>	<b>1,735,050</b>
<b>Less Planned Capital Expenditure</b>	
Actual Spend 2010/11	132,963
Actual Spend 2011/12	535,863
Planned Spend 2012/13	422,819
<b>Total</b>	<b>1,091,646</b>
<b>Expected Closing Balance 30th June 2013</b>	<b>643,404</b>

- 6 Of the planned expenditure for the 2012/13 year the following will not proceed:
- provision for a playground at Ōtaki Beach (\$60,000). The Board concluded that there was already a playground at Tasman Road and that a further playground was not warranted at this stage.
  - provision of a playground at South Ōtaki Beach (\$40,000). It was not possible to find a suitable site;
- 7 In addition, finalising the building of a tennis court at Te Horo Beach has been slower than expected as there are differing views in the community about the location of the court and the overall demand. Further consultation on this will happen over the next month; if the courts do proceed they will be constructed in the new financial year, prior to summer.
- 8 These changes mean that the available funding for advancing priorities for the next three years is \$803,000.

### **Consideration of Potential Projects Eligible Under the Reserve Fund.**

- 9 Set out below are the projects that are suggested for consideration by the Community Board. Where possible a rough estimate of construction/ installation cost has been provided to give Board members some idea of impacts on the available Fund. It is important to note that with any new there will be replacement and operating costs. For example, a toilet will require cleaning and new play equipment will need to be maintained.
- 10 Any significant new project will require inclusion of operating costs (e.g. the possible splash pad) in the Annual Plan process. If the Board wishes to see construction of a project like this in the programme for 2013/14, it can either ask for inclusion of these costs via the draft annual plan submission process. Subsequent projects would be included in the 2014/15 Annual Plan and 2015 Long Term Plan processes.

*Retention of a Base Sum for Potential Land Purchase etc.*

- 11 In its 2009 deliberations on Reserve Fund priorities, the Ōtaki Community Board took the view that approximately a quarter to one-third of available Reserve Funds should be held in reserve to assist with land purchase; at that time this was \$500,000. In addition, it wanted \$10,000 per year reserved for community planting associated with reserves upgrades.
- 12 It is recommended that the Community Board continue to support a base level of funding being retained in the Reserve Fund for possible land purchase or for projects that may emerge over the three years. For example, the Board has indicated that it wants to pursue acquisition of land on the Waitohu Plateau for playgrounds/neighbourhood reserves to address the under provision in this area.
- 13 In the last four years Ōtaki has had a relatively large amount of funding available because of development that has occurred in the last five to seven years. With the economic downturn there has been little new development and the fund will not grow significantly for some years. Retaining a base level gives the community some flexibility to readdress priorities over the next few years

*Planting Fund*

- 14 The Community Board has previously allocated a fund of up to \$10,000 per year for community planting initiatives on Council reserves. This was supported by a number of groups in the first round of consultation and it is recommended that this continue.

*Improvements to the Ōtaki Swimming Pool*

- 15 The swimming pools asset plan provide for an upgrade to the swimming pool roof in the 2013/14 year which is a relatively major project to undertake. Therefore it is suggested that any significant improvements to the pool would occur in either 2014/15 or 2015/16. The following projects have been identified for the Ōtaki Swimming Pool:
  - Provision of a splash pad similar to that at Marine Gardens in Raumati adjacent to the pool. Access would be via the Swimming Pool and would provide an additional attraction to boost pool use. Costs would be in the order of \$300,000. While this may be possible to construct in Year 1 (2013/14) for the 2014 summer if the parks programme was reduced in other areas, it is suggested that the most risk free timing would be to commence planning in 2013/14 with installation happening in the first half of the 2014/15 year.
  - an outdoor slide on the hill slope ending in a small pool adjacent to any new splash pad.
  - A playground at the swimming pool for older children, (approx. \$65,000)

*Improvements to Haruatai Park*

- 16 Possible projects which have been identified for Haruatai Park are:

- picnic tables near the children's playground (\$5,000);
- a flying fox (\$30,000) and/or climbing wall (\$20,000). It is assumed that this would be a relatively low height structure;
- a fitness trail (general \$20,000 or for older people \$60-80,000). Note the latter is more expensive as it is specifically designed for people with less upper body strength);
- BMX track (\$20-\$30,000) Note: there are reasonably significant on-going maintenance costs and the capital cost is dependent on availability of materials and size of the facility;
- continued extension of the walkway to finish loop \$40-50,000). With the path going in so far there has been an increased use. Ōtaki has limited loop walks.

*Improvements to the Reserve at Ōtaki Gorge)*

- 17 This area has a high level of usage over the summer months and has limited facilities. While over-design of a more natural rural area should be avoided the following projects have been suggested:
- toilet (\$40,000);
  - improved path (\$20,000);
  - car park improvements – unsealed (\$20-\$30,000).

*Improvements to the Skateboard Park, Aotaki Street.*

- 18 The following projects have been identified:
- construction of a small skatebowl area for smaller children (e.g. under ten years) behind the main facility (approx. \$45,000).
  - provision of lighting similar to that used for Mclean Park skateboard facility (\$45,000). This would make the facility more usable in the winter months and would help with dealing with vandalism;
  - removal of bark from around the play equipment and replacement with matting. It is recommended that this is monitored at this stage and reviewed in relation to the 2014/15 Annual Plan process.

*Facilities at Te Horo*

- 19 The projects suggested are:
- provision of a dog exercise area on the land adjacent to the Te Horo Hall. This land is owned by Council and is current on a short term lease for grazing, and is occasionally used for overflow parking for the Hall. A dog exercise area could be provided and still be available for overflow parking when needed. It would need to be fenced, have signage and bins provided. The estimated cost would be \$10,000.

- a children's playground. This is a possibility but there may be potential to talk to the Te Horo School and share costs in relation to their play-equipment, rather than duplicate facilities. If there is no interest in taking this approach then this could be revisited.

*Improvements and Facilities on Te Horo Beach Reserves .*

- 20 As noted earlier, there is funding set aside for the installation of a tennis court at Te Horo Beach but further consultation would be undertaken to ascertain final demand before this proceeds. If it proceeds, it would be constructed in the 2013/14 year for the summer.
- 21 It was suggested by some residents at a community meeting on the matter late last year, that if the tennis court does not proceed then the similar amount of money would be available to the community to spend on other unspecified projects. This is not the case and the money would need to be spent on particular projects which relate to improvements on reserves. It is understood that the Te Horo Beach Residents Association and others may have specific ideas for general improvements and plantings for reserves and that these would need to be explored further. In the meantime as a 'placeholder' it is proposed that the following be included for Year 1 (2013/2014)

- provision for a tennis court (\$85,000) in 2013/14, subject to community survey and confirmation, with a further \$5,000 for reserve improvements;
- or if the tennis court does not proceed then up to \$50,000 is allocated to be used over three years for general reserve improvements, subject to a community design process. The funding would be released on the basis that there was a high level of community sign-off of the package of initiatives and that there would be no further review of any single initiative on a case by case basis.

If there was a desire for the community for larger projects (not including a tennis court) beyond this amount, these would be explored via the same design process and would be considered for funding at the next Reserve Fund allocation review, or via the Annual Plan process.

*Improvements at Ōtaki Beach*

- 22 The identified projects are:
- improved barbeque facilities. This has been completed this year with one being replaced and the other upgraded. If the Board wished to see more at the Beach the unit cost is approximately \$10,000;
  - provision of shade cover with seating associated with the barbeques. This would cost about \$6 - \$10,000 per site and could be introduced over time

## Projects Not Eligible Under the Reserve Fund.

23 There were other identified projects which are not eligible for the Ōtaki Reserve Fund but require consideration and a response by the Community Board:

- **assistance with maintenance of the Memorial Pool at Ōtaki College.** The Reserve Fund cannot be used for funding maintenance or for projects not on reserve land;
- **provision of a small community meeting space at Te Horo Beach.** While this could possibly be located on a reserve if there is community agreement, funding could not come from the Reserve Fund because it is not for direct recreational purposes. If the community wishes to pursue this idea, design concepts etc could be explored via the community design process. Actual funding would need to be sought at the next Long Term Plan review which would occur in 2015;
- **provision of a separate water supply and filtration system to the toddlers pool.** The toddlers pool needs to be kept at a warmer and constant temperature of 32 degrees. This would increase the popularity for both swimming lessons for babies and toddlers as well as casual attendance. It would also mean that in the event of a 'faecal incident' only the toddlers pool would need to be closed and the lane pool could remain open.

On review, it has been concluded that this work cannot be included for Reserve Fund expenditure because it does not provide a new facility or improvement but relates to better asset management of an existing facility. It would need to be directly rates funded as part of the usual asset upgrade programme. The swimming pool asset plan will be reviewed in 2013/14 and the need to separate the two pools will be included in that programme. The Community Board also has the opportunity to submit on this matter as part of the 2013/14 Annual Plan process. The cost is estimated to be \$310,000 and would be loan funded.

## Setting Priorities

24 While the Community Board can identify a list of projects that it would like to see funded from the Ōtaki Reserve Fund over the next three to five years, it is also useful to give some indication to Council of priorities within that list. It is recommended that the Board identify the following categories in ranked order (in additional to the base level funding for community planting and land purchase capacity). While this ranking may give the Council and the Parks Asset Manager some insight into priorities, there is potential to advance some of the smaller projects alongside some of the large ones. Therefore the priority order is for guidance only. The suggested categories are (in ranked order):

1. initiatives which relieve existing pressures on key natural ecosystems;

2. initiatives which will relieve pressure on existing facilities;
3. provision of facilities where there is a lack according to existing levels of service standards;
4. areas which have been partially developed but require improvements to fully function (e.g. skateboard park)
5. desirable new facilities – beyond current service level standards

The application of these categories is set out in Table 1 below.

Base Land Purchase Fund		\$275,000	Priority Base
Planting Fund		\$ 10,000	Base
Ōtaki Swimming Pool	Splash Pad	\$300,000	5
	Outside Slide with pool	\$150- \$200,000	5
	Additional Playground	\$ 65,000	5
Haruatai Park Improvements	Picnic tables – children's playground	\$ 5,000	5
	Flying fox	\$ 30,000	5
	Fitness trail (general)	\$ 20,000	5
	Fitness trail (older users)	\$60-80,000	5
	Completion of walking loop	\$ 40-50,000	4
	BMX track	\$ 20-30,000	5
Ōtaki Gorge	Toilet	\$40-50,000	2
	Improved path	\$ 20,000	4
	Carpark	\$ 20-30,000	3
Aotaki St Skateboard park	Small skatebowl	\$ 45,000	5
	Lighting	\$ 40,000	3
Te Horo	Dog exercise area	\$ 10,000	3
Te Horo Beach	Tennis court or reserves upgrades (Year1)	\$50,000 or \$90,000	3,5
Ōtaki Beach	Improved barbeque facilities	\$10,000 per unit	5
	Shade areas	\$ 10,000 per site	5
<b>Total Funding Sought</b>		<b>\$1,370,000</b>	
<b>Current Reserve Fund</b>		<b>\$ 803,000</b>	

- 25 The proposals exceed the available funding. It is suggested that the Ōtaki Community Board consider the following potential programme set out in Table 2 as preferred projects for the next three years.

<b>Table 1: First Order Priorities</b>	<b>Running Total of Cost</b>	<b>Comment</b>
Base level – land purchase and other funding	\$275,000	
Base level – planting	\$ 10,000	
Te Horo Beach tennis court - current commitment to be provided for if clear support from the community (\$85,000) plus \$5,000 planting (Year 1); or Te Horo Beach general reserves upgrade over three years (\$50,000)	\$50-\$90,000	An existing commitment at this stage for tennis court. If this does not proceed there is justification in investing in reserve improvements, particularly with growing permanent population. This would be subject to community agreement on packages.
Splash Pad at Ōtaki Swimming pool	\$300,000	The Marine Gardens Splash Pad is very popular and has the capacity to add to patronage at the Pool.
Upgrade to Otaki Forks reserve Toilets Carpark Path	\$50,000 \$30,000 \$20,000	There has been limited upgrade to this facility and there is pressure on it in the summer months.
Te Horo Dog exercise area	\$10,000	This will need a final check with residents in terms of ensuring ability to use as an overflow park area is retained.
Ōtaki Skateboard Park Lighting	\$40,000	This will increase the time available for use and has the side benefit of reducing vandalism problems.
<b>Total Potential Allocation of Funds</b>	<b>\$825,000</b>	

- 26 The list seeks to address areas where new works can increase the usability of a reserve, provide for increased growth in demand and provide for a reasonable spread of initiatives across the ward. The inclusion of one major project (the Splash Pad) provides the Community Board with the opportunity for one significant new level of service.
- 27 The total suggested here is \$825,000, slightly above available funds. The estimates of costs have been included at the upper end of each cost area and it may be that some projects cost less or more. However, the list will give the Parks Asset Manager some guidance. There may also be some additional revenue to the Reserve Fund over the three year period.

- 28 It is also suggested that the following projects be 'lined up' behind these initial projects so that if there is opportunity to advance any with additional funds they can be brought forward

<b>Table 2: Second Order Priorities</b>	<b>Running Total of Cost</b>	<b>Comment</b>
Haruatai Park – completion of walking loop	\$50,000	This would complete the project and increase usage
Ōtaki Beach – shade areas	\$ 10,000	This would be likely to increase usage over the summer months
Haruatai Park Picnic tables at children's playground	\$5,000	
Ōtaki Beach More barbeque facilities Shade areas (picnic tables )	\$10,000 per unit \$10,000 per site	

- 29 It is suggested that the remaining projects are reviewed in terms of demand, location and/or design and there is further discussion as part of the 2015 Long term Plan review.

<b>Table 3: Projects requiring more analysis</b>	
Flying fox	\$ 30,000
Fitness trail (general)	\$ 20,000
Fitness trail (older users)	\$60-80,000
BMX track	\$ 20-30,000
Slide at Ōtaki Pool	\$150,000-\$200,000

## Financial Considerations

- 30 The financial impacts on the Reserve Fund are discussed in the main body of the report.

## Legal Considerations

- 31 There are legal constraints on how the Reserve Fund can be used which are noted in the main body of the report.

## Delegation

- 32 The Otaki Community Board has the ability to recommend to Council on any matter before it. In particular, under D 6.3 it has the ability to:

*listen, advise and act on any matter of interest or concern to the local community... in particular over the desired levels of service for Council services and assets across the 15 activity categories.*

## Consultation

- 33 The Ōtaki Community Board has consulted extensively on community priorities and projects for the Reserve Fund including a newspaper insert, and submissions. There was a limited response but given the extent of works over the last three years, it is likely to be reflective of a general level of comfort with facilities available to the community.

## Policy Implications

- 34 There are no policy considerations.

## Publicity Considerations

- 35 There will be a report back to the community on the Community Board's recommendations to Council and the Council's decision.

## RECOMMENDATIONS

- 36 That the Ōtaki Community Board recommends to the Council the projects set out in Table 1 of SP-13-847, or any amendments, as the first order priorities guideline for the Ōtaki parks development programme and for funding from the Ōtaki Reserves Fund over the next three to five years:
- 37 That the Ōtaki Community Board recommends to the Council the projects set out in Table 2 of SP-13-847, or any amendments, as a second order priorities as a guideline for the Ōtaki parks development programme and for potential funding from the Ōtaki Reserves Fund over the next three to five years, if further Reserve Funds become available.
- 38 That the Community Board recommends to Council that further analysis of possible projects set out in Table 3 of SP-13-847 is undertaken in time for input into the 2015 LTP process.

## Report prepared by:

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### **Attachments:**

**Appendix 1: SP-13-847 – 11 September 2012**

**Appendix 2: Submissions on Ōtaki Reserve Fund priorities**