

Chairperson and Board Members  
**PARAPARAUMU/RAUMATI COMMUNITY BOARD**

9 APRIL 2013

Meeting Status: **Public**

Purpose of Report: For Decision

## RAUMATI POOL: SUBMISSIONS AND POTENTIAL FUTURE USES

### PURPOSE OF REPORT

- 1 This report summarises the public submissions received suggesting potential future uses of the Raumati Pool for consideration by the Paraparaumu Community Board and proposes a recommendation to Council for further investigation and development.

### SIGNIFICANCE OF DECISION

- 2 This report does not trigger the Council's Significance Policy.

### BACKGROUND

- 3 The 60 year old Raumati Pool is scheduled for decommission when the new Coastlands Aquatic Centre opens.
- 4 Report AS-10-913 outlining Maintenance Requirements and Future Options of the pool building was presented to Council on 30 September 2010. The recommendations were:

*That the Chief Executive Officer proceed with the most cost effective option to protect the current asset, within the 2010/11 Annual Plan budget allocation, to extend the life of the current pool operation at least until the new Aquatic Centre is operational.*

*That consultation with the community by the Paraparaumu-Raumati Community Board commence as soon as possible to identify possible future uses of the Raumati Pool building once the new Aquatic Centre is constructed and operational.*

*That once the above community feedback is obtained, the Paraparaumu-Raumati Community Board recommend to Council whether the building is to be redeveloped for other recreation activities or demolished.*

- 5 The building was assessed as being structurally sound and was re-roofed in 2010 to protect the asset until the Coastlands Aquatic Centre is opened. Construction of the Coastlands Aquatic Centre started in February 2012 thereby establishing the Raumati Pool would close in 2013. The Council is seeking to establish a use for the building that would complement existing facilities; ie is there a need or lack of a certain type of facility which would align with outcomes and objectives in the Long Term Plan? Throughout the district the Council has eight community halls, one community centre and one hall dedicated to sports only. The Council has a half share arrangement for the sports hall with Paraparaumu College. (Appendix 2).

- 6 A two stage process to determine the future use of the building was approved by the Paraparaumu/Raumati Community board in October 2012. (Refer report CS-12-695.) The report proposed the following criteria to facilitate assessment of proposals.
- *A multi-use facility*
  - *Open to the public*
  - *Consistent with uses allowed under the Reserves Act 1977*
  - *Realistic development, within budget and timeframe*
  - *Complement the development of Marine Gardens as a destination park in the region*
- 7 The report also identified that any future use should be consistent with the following Community Outcomes:
- Outcome 2: local character is retained within a cohesive district (...nurturing those things that create a sense of community as a whole)
  - Outcome 4: the community makes use of local resources and people have the ability to act in a sustainable way on a day to day basis
  - Outcome 6: the District is a place that works for young people
  - Outcome 7: the District has a strong, healthy, safe and involved community.

## CONSIDERATIONS

- 8 This section of the report provides detail of the facilities and land before moving on to describe the submissions received and the assessment of those against the criteria in paragraphs 6 and 7.

### *Existing facilities - buildings*

- 9 Raumati Swimming Club owns the section of building to the south end of the pool. (Refer to appendix 1) The Club has been approached about their plans for their portion of the building once the pool is closed. In general terms, the Club wishes to donate the building to the Council and for the value of the donation to be recognised in some form. The Club believes their building will be of little use to them once their water training activities move to the Coastlands Aquatic Centre.
- 10 Under the terms of the Club's Lease agreement with the Council (which expired on 31/03/2011) Clause 19 states: *On termination of the lease the land, together with all improvements, shall revert to the Lessor without compensation being payable to the Lessee.*
- 11 If agreement cannot be reached, as the Lease has expired, the Council could appropriate the Raumati Swimming Club building without compensation to the Club. Alternatively, the Club has external access to the space and the Council could close access from the Pool building with a common wall and disregard the Club building from its consideration. Discussion will continue with the Club with the aim of finding a solution suiting both parties. Likely outcomes might either: enable the Council to reasonably assume ownership of that portion of the

building to include in its planning for future use; or, see the Club continuing their ownership and use of their building.

- 12 Attached to the pool complex is the Waterfront Café and Bar; which has a current lease that expires in November 2013. The tenancy is above the ground floor space occupied by the pool changing rooms. Any future proposals will have to consider the future of the business and the proximity of a bar next to a community facility. The Waterfront Café and Bar is well patronised and popular. It is one of only a few businesses of this type in the district located immediately on the coastal edge.

*Existing facilities - land*

- 13 The land the Raumati Pool complex is situated on is owned by the Crown, vested in the Department of Conservation and administered by the Kāpiti Coast District Council. It forms part of Marine Gardens and is classified under the Reserves Act 1977 as Recreation Reserve. If no viable end use is identified and the building is demolished it is very unlikely consent would be given to construct another building on this site in the future.
- 14 Being classified as a Recreation Reserve the primary purpose as outlined in the Reserves Act 1977 is *“for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”*.

*Alignment with Council policies and strategies*

- 15 Any new use of the building should align with activities permitted under the Reserves Act 1977 and with policies, strategic objectives and Community Outcomes in Council plans. These are briefly described here to provide context but would be explored more fully in the development of a final proposal.
- 16 The 2012 Long Term Plan identifies sixteen leadership areas, two of which are directly relevant to planning the future use of the Raumati Pool.
- The Importance of Place, Open Space, Centres and Design – which recognises that attractive town centres which are in good economic heart, have a range of activities such as retail, business services, education, civic and entertainment, and;
  - Creativity and the Arts – which recognises promotion of the arts in all its forms can contribute to a sustainable local economy and a growing celebration of a place that values its identity and culture. In the Long Term Plan the Council intends to develop community facilities by focussing initially on the Mahara Gallery upgrade (Field Art Collection) and Waikanae Library, then considering a performing arts facility in future years.
- 17 The Rationale and Strategic Objectives of the Community Facilities activity are: to enable community participation and to enhance the health, enjoyment and quality of life of the District’s residents and visitors and; Provide recreational facilities for the wellbeing of the community.
- 18 In 2010, the Kāpiti Coast Youth Survey captured the views of over 10% of the youth population. Subsequently the Kāpiti Coast Youth Council investigated the need for a youth centre. The focus of such a centre would be recreation, youth participation, informal training and skill development and youth development.

The Youth Council identified Paraparaumu as a good location for a youth centre, preferably near to the railway station for best access. In the Long Term Plan \$650,000 has been allocated in 2014/15 to acquire and equip a building for a Youth Centre and \$193,000 per annum thereafter to operate the centre.

- 19 Preliminary work for the Raumati Beach Town Centre upgrade in 2011 developed concepts by consultants Soul Environments (2011) which referenced interconnectedness with Marine Gardens and opening up the building frontage to the seaside (Appendix 5). An earlier concept for an amphitheatre and recreation centre, by local architect Dennis Walton, is at Appendix 6.

#### *Submissions*

- 20 The Council received 50 submissions during the round of consultation which closed on 21 December 2012. Some of the submissions suggested more than one use. The breakdown of the suggestions is listed below and followed by a brief description of the proposals and a simple assessment of the strength of association between the proposal and the assessment criteria.

Auditorium/Concert/Performing Arts Venue	26
Roller Skating Rink	3
Ice Skating Rink	3
Indoor Playground	5
Youth Centre	3
Marine Rescue/Fishing Club	3
Indoor Sports Hall	4
Health & Fitness Centre	1
Visitor/Kapiti Island Centre/Kapiti Experience	2
Green (eco) Event Centre	1
Community Centre	5
Tropical Butterfly House	1
Sell	1

- 21 The proposed use should, as far as possible, not replicate any existing facility within the district unless a clear need exists. There is also little value in proposing an activity which will directly compete with similar facilities in Wellington unless there is an identified and unmet need in Kāpiti.

#### *Auditorium/Concert/Performing Arts Venue*

- 22 An auditorium, music or performing arts venue was the most suggested use for the building. It is unclear whether this is due to a groundswell of support or the co-ordinated organisation of a group or groups. The main points raised in these submissions were the lack of an appropriate and affordable venue for activities, particularly with regard to space for mid-sized performances (up to 300 people) and rehearsal/backstage spaces. The submitters believe most Council spaces available for this type of activity are not really suitable. The other main venue with capacity for both the performance and the audience, Southwards, is a private business and charges substantial rates for use which are beyond the means of most groups, especially to hire on a regular basis. Cafes, bars, churches and church halls are the other main types of venue available and in regular use within the district; in particular the Lindale Centre and St Paul's Church, Paraparaumu. These venues are not always suitable for performances or audiences due to size, location or type (bars and churches aren't always

attractive to the wider public). There is also little facility for associated music activities such as storage or rehearsal.

- 23 Consideration should be given to the probability of having to invest in acoustic insulation, lighting and an appropriate sound system if the space is to be used for performances.
- 24 Advocates for an auditorium also propose the space could be divided up to provide for practice rooms, storage etc. Careful design would be needed to ensure the large open space would not be reduced so much that it would exclude many other potential activities. If a musical rehearsal/performance venue is explored further then parties may have to compromise to achieve the best result for access by the wider community, not just for one type of user group. This could be the development of a facility suitable for multiple uses, as stated in the stage one submission criteria.

#### *Sports use*

- 25 Sports use was also widely suggested. Many indoor sports require a higher ceiling than is available in the current building. The minimum height for most recreational indoor ball sports is 6.7m. The main hall in the pool building has laminated beam supports which range in height from approximately 4.6 metres at the sides up to 6.6 metres at the roof centreline (measured to the underside of the beams). The pool depth could be incorporated to increase this height. Refer to Appendix 1 for layout and dimensions of the building.
- 26 The restrictions of the building envelope may provide an opportunity for other sports which are not as well accommodated in other facilities. Sports such as futsal (5-a-side indoor football), inline hockey and indoor bowls may have an interest in using this building.
- 27 Kapiti Rangers Inline Hockey Club is particularly keen on using the building. Since the Club has had to move to facilities in Levin their membership has dropped considerably. The current open space available inside the building is not large enough to house a full sized rink according to dimensions from the Inline Hockey NZ website (Appendix 3), but is appropriate for Club activities.
- 28 Ice skating was also suggested and could be real, artificial or synthetic ice. Demand and ongoing associated costs would certainly require more investigation. This option, without further investment for a covering floor to place over the ice surface, precludes the use of the space for any other use. Real and artificial ice requires substantial investment in building insulation, floor preparation, compressors to cool the ice and machinery to maintain the surface (Dunedin Ice Centre spent \$120,000 on such a machine in 2009 and \$150,000 recently on a second machine.) Preliminary investigation indicates an estimate of approximately \$5,000,000 for a high quality real ice skating facility. This is clearly beyond the current budget for this project.

#### *Youth Centre*

- 29 Incorporating a youth centre would have to take into consideration a number of issues. The building is far from the Paraparaumu town centre, which is the clearly stated preferred location for such a centre. It is doubtful that youth (other than those that live locally) would have the ability or desire to travel to this location. The proximity of a bar would not be ideal so close to a centre aimed at young people. It is unclear whether a youth centre, as envisaged, would fall within the definition of activities permitted on a recreation reserve. The fact that a

separate Council project exists, with its own budget and timeframe, may explain why only three submissions suggested this use.

#### *Indoor playground*

- 30 An indoor playground, along the lines of commercial operators such as Lollipops or Chipmunks, is clearly targeted to cater to one section of the community, ie young children and their carers. It is considered likely that a private business or concession holder would be better positioned and more able than the Council to set up and run an activity of this type.

#### *Fishing Club/Marine Rescue*

- 31 A fishing club, possibly incorporating marine rescue services was mooted by some submissions. A fishing club typically has complete ownership of a space, hiring it out to other users at their discretion. Focussing the entirety of the building on a single user group could alienate other users. The Kapiti district already has two coastguard teams operating at Waikanae and Paraparaumu boating clubs. It is unlikely that they would be interested in or have a need to move to the Raumati Pool building. There was a yachting club in the building previously which ceased operation around 1992/93.

#### *Kāpiti experience and visitor centre*

- 32 Establishing a Kāpiti experience and visitor centre at Raumati Beach only makes sense if boats taking visitors to Kāpiti Island launch in the immediate vicinity. The patronage for a centre so far away from the town centre, main tourist routes and public transport could be unpredictable. This option was discussed and rejected by a working group which involved tour operators and the local boating club who determined that the beach in this area is unsuitable for launching the types of boat which take visitors to Kāpiti Island.

#### *Community Centre*

- 33 The district already has a centrally located Community Centre at Paraparaumu and multiple community halls across the district. Another facility of this type does not rate well against the assessment criteria.

#### *Other proposed uses*

- 34 Many of the proposals supported by only one or two submissions also do not rate well against the assessment criteria. These include the eco-event centre and the tropical butterfly house.
- 35 There are already multiple existing gyms and health centres in the Kāpiti region. A Council run facility may be unnecessary and would compete with local private businesses
- 36 Selling the building is not a viable option as the building is situated on Crown land.
- 37 Thought has been given to removing the pool tank or lowering the floor to increase overhead height for sports. Investigation into placing flooring over the top of the pool and using the pool tank as a storage area could also be considered. For example, it may provide an area of stable temperature and moisture for equipment storage.

- 38 The development of any facility will have to consider whether Council or a concessionaire or operator would run the proposed activity and what the implications of this might be.

*Assessment of proposals against given criteria*

- 39 The table below shows a simple assessment of the strength of association of proposals against the assessment criteria and Community Outcomes.

**X** Strong association with criteria

x Some association with criteria

	Multi-Use	Open to Public	Consistent with Reserves Act	Realistic Development within Budget & Timeframe	Complement Marine Gardens as Destination	Local Character Retained	Community makes use of Local Resources	District Works for Young People	Strong, Healthy, Safe & Involved Community
Performance Venue	x	<b>X</b>	x	<b>X</b>	<b>X</b>	x	<b>X</b>	x	<b>X</b>
Skating (Ice/Roller)		x	<b>X</b>	x	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>
Indoor Playground		x	<b>X</b>	<b>X</b>	x		x	<b>X</b>	
Youth Centre	x			<b>X</b>		x	<b>X</b>	<b>X</b>	<b>X</b>
Marine Fishing Club			x	<b>X</b>		x	<b>X</b>		
Indoor Sports Hall	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	x	<b>X</b>	<b>X</b>	<b>X</b>
Health & Fitness Centre		x	<b>X</b>	<b>X</b>			<b>X</b>		<b>X</b>
Visitor/Kapiti Centre	x	<b>X</b>	x	x	<b>X</b>	<b>X</b>	<b>X</b>		x
Eco Event Centre	<b>X</b>	x	x			x	x		
Community Centre	<b>X</b>	<b>X</b>	x	<b>X</b>		<b>X</b>	<b>X</b>	x	<b>X</b>
Tropical Butterfly House		x			<b>X</b>				

- 40 From the description and the analysis of preliminary proposals in the table above, it can be seen the two strongest contenders for future uses for the Raumati Pool are:

- a performance venue, which may include rehearsal and/or storage space,
- and
- an indoor sports/recreation facility which may or may not include capacity for skating in some form.

- 41 These are the proposals recommended for approval to proceed to carry out further investigation and develop these into more detailed business cases and implementation plans.

### **Financial Considerations**

- 42 Funding for this project has been allocated over three financial years; \$51,200 this year to carry out investigations and prepare documentation and plans, \$369,869 in 2013/14 to start alterations and \$109,058 in 2014/15 to complete the project.

- 43 The timing of the budget may need to be altered according to the final proposal chosen for advancement and the proposal's specific requirements.
- 44 Funding of \$650,000 has been earmarked for a Youth Centre in Kapiti. This budget may be available in part or in full if the Raumati Pool building is found to be a suitable venue for a youth centre.

### **Legal Considerations**

- 45 The Raumati Pool building stands on land designated as recreation reserve and its uses must align with the purposes of the Reserves Act 1977.

### **Delegation**

- 46 The Paraparaumu/Raumati Community Board may consider the matter under the following delegation according to the Governance Structure and Delegations 2010-2013 Triennium, Part D, section 10.4:

*Authority to listen, articulate, advise, advocate and make recommendations to Council on any matter of interest or concern to the local community.*

### **Consultation**

- 47 The Paraparaumu/Raumati Community Board has been involved in this process for several years, most recently in 2011 when the preliminary town centre upgrade work was undertaken for Raumati Beach. The community was invited to submit proposals for consideration concerning the future development of the Raumati Pool building and a public meeting was held on 26 November 2012. Submissions closed on 21 December 2012. This report was due to be considered by the Community Board in February but was held up by the delay on the Coastlands Aquatic Centre project after Mainzeal – the company building the facility – went into receivership on 6 February.

### **Policy Implications**

- 48 There are no policy implications arising from this decision.

### **Tāngata Whenua Considerations**

- 49 There are there no known issues for consideration relating to iwi or the Treaty of Waitangi.

### **Publicity Considerations**

- 50 Once the Board has decided on its recommendation to the Council a media release will be prepared. This will explain the wider process and the options being considered, highlighting the submissions and involvement of the community in helping to decide the future of the building.

## **CONCLUSION**

- 51 The Board should consider proposals in the context of the relevant assessment criteria approved for stage one of the process. It is considered the options to be recommended to the Council to proceed to detailed scope and development of implementation requirements are proposals which encourage multiple uses and are likely to be achievable within the allocated budget.

- 52 It will be important to ensure the development establishes a significant connection/interaction with the surrounding environment – the beach and Marine Gardens – and community.
- 53 After measuring the strength of association of each idea against assessment criteria, feedback from working groups and the proximity and amount of similar facilities available; the proposals which appear to have the most merit are a performance auditorium or an indoor sports facility - or a combination of the two.
- 54 If a combination is achievable it might be a multi-use hall or large venue, incorporating sectional, mobile components which would allow space to be transformed from one use to another within the facility. This would help maximise the use of space and facilities within the building and make it relatively simple to consider alternative uses for appropriate spaces. Elements such as a removable sectional stage, interaction with the immediate external environment (particularly the aspect towards the sea and the potential courtyard space between the rear of the building and the large dune), removable barriers for skating and collapsible/foldable tiered seating are elements which should be considered to expand on a proposals initial scope. Appendix 4 shows a number of images which might inspire a range of uses and high quality, flexible design outcomes.
- 55 Ownership of the Raumati Swimming Club portion of the building needs to be resolved. This will become more urgent as the process continues and a quick resolution is desirable. Officers will continue to discuss options with the Club and will work according to timeframes established by this project.
- 56 The Paraparaumu/Raumati Community Board may recommend any option or options for Council to consider and recommend approval of the development of a more detailed proposal. On approval from the Council officers will begin work to develop a proposal which will identify the level of need and demand for each type of facility as well as investigating the practical ability to achieve each type of facility within the existing building and budget. The project will be reported back to the Community Board at its meeting in June.

## RECOMMENDATIONS

- 57 That the Community Board recommends to the Council that its preferred options for the future use of the Raumati Pool building to be developed into a detailed proposal and implementation plan are:
- a performance venue, which may include rehearsal and/or storage space,
- and
- an indoor sports/recreation facility which may or may not include capacity for skating in some form,
- and that the proposal should explore whether the building has the potential for a combined facility which may be used for both indoor sports and a performing arts space performance auditorium.
- 58 That the Community Board notes discussion with the Raumati Swimming Club Council will continue, with the express intention of resolving the ownership of the Raumati Swimming Club area of the building by finding a solution suiting both parties, noting the likely outcomes might either: enable the Council to reasonably assume ownership of that portion of the building to include in its planning for future use; or, see the Club continuing their ownership and use of their building.

**Report prepared by:**

**Approved for submission by:**

Nathan Mourie

Tamsin Evans

**Leisure & Open Space Planner**

**Group Manager Community Services**

## **ATTACHMENTS**

Appendix 1: Raumati Pool building layout and dimensions

Appendix 2: Relevant Council halls and capacities

Appendix 3: Inline hockey court and futsal pitch dimensions

Appendix 4: Built precedents of possible elements for consideration

Appendix 5: Concept Plans, Soul Environments, April 2011 & Dennis Walton, Architect, August 2005

Appendix 1 Pool building layout and dimensions

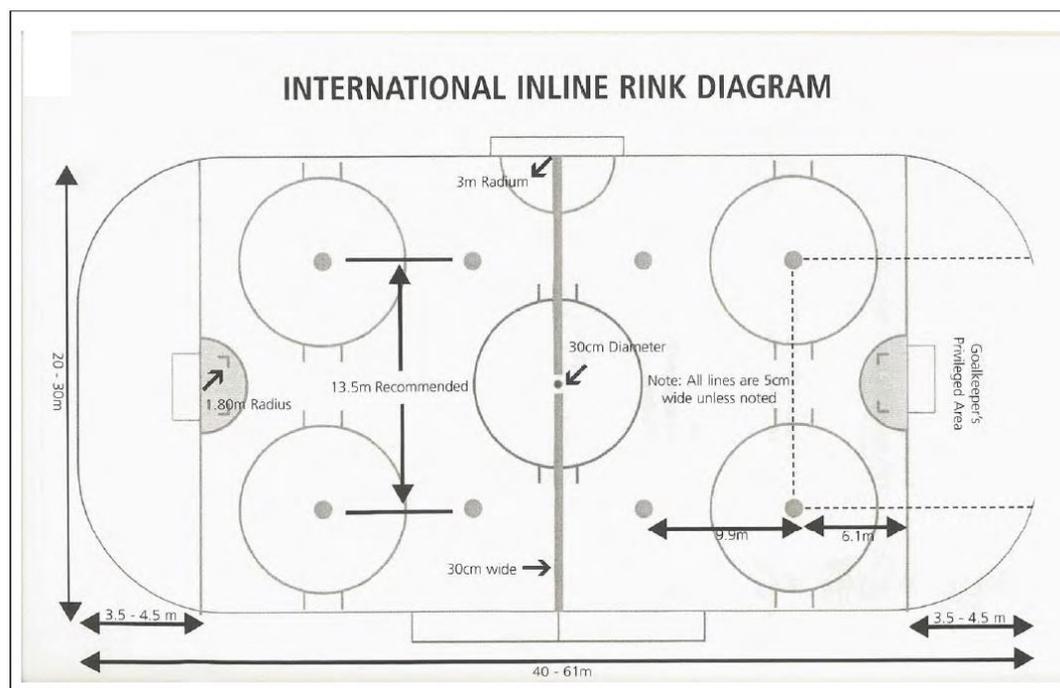


## Appendix 2 Relevant Council halls and capacities

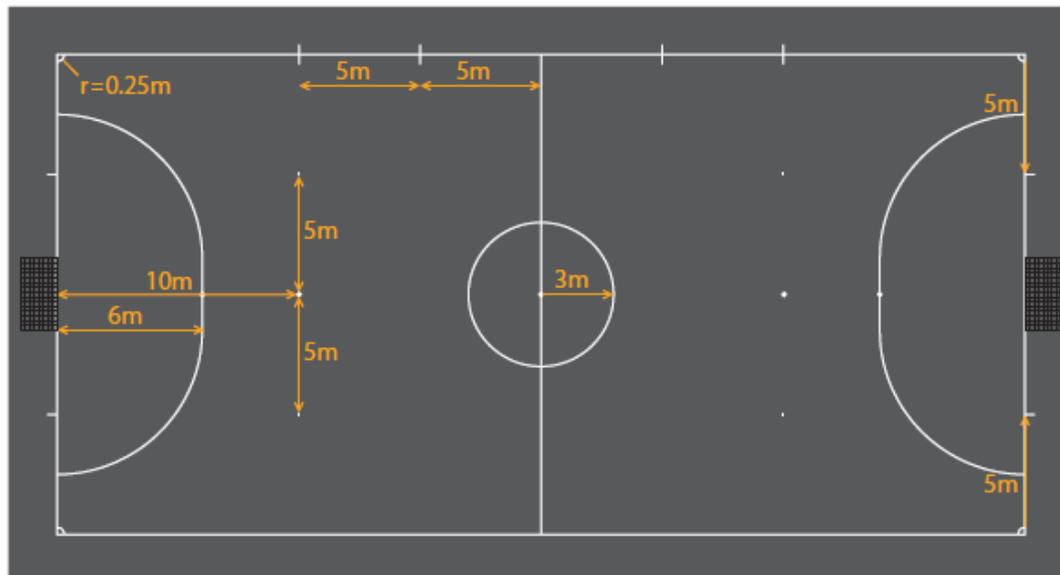
<b>Facility</b>	<b>Maximum Capacity</b>
Paraparaumu Memorial Hall	450
Waikanae War Memorial Centre	450
Ōtaki Memorial Hall	400
Paekākāriki Hall	270
Raumati South Hall	200
Waikanae Beach Community Centre	200
Waikanae Senior Citizen Hall	160
<b>Council Share Sports Hall</b>	<b>Fee</b>
Paraparaumu College Sports Hall	\$27/hr weekdays, \$12/hr weekends
<b>Non-Council Sports Halls</b>	
Kapiti College	\$50/hr
Nga Purapura (Ōtaki Wananga)	\$45/hr + extras
Ōtaki College	No set fee and seldom officially hired out but is highly used by local community groups in the evenings: Tae-Kwan-Do, Basketball and Gymnastics. Groups may approach school and decision made on a case by case basis.

### Appendix 3

### Inline hockey court dimensions



### Futsal pitch dimensions



For non-international matches the dimensions are as follows:

Length (touch line):	minimum	25 m
	maximum	42 m
Width (goal line):	minimum	16 m
	maximum	25 m

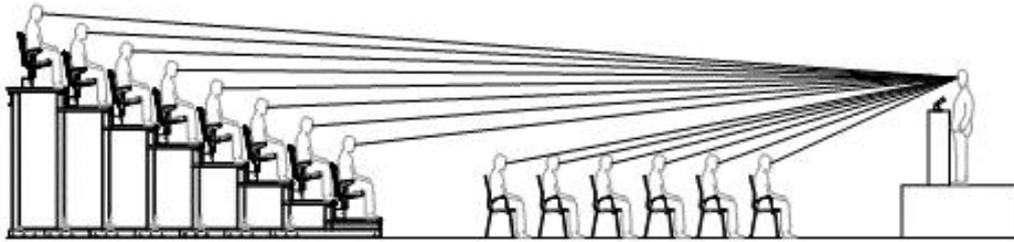
Appendix 4 Built precedents of possible elements for consideration



Expandable seating, wall mounted or movable.



Portable Concertina Stage



Dasher boards, able to be erected and dismantled by 2 people



Portable foam and velcro temporary rink

Monconseil Sports Hall in Tours, France



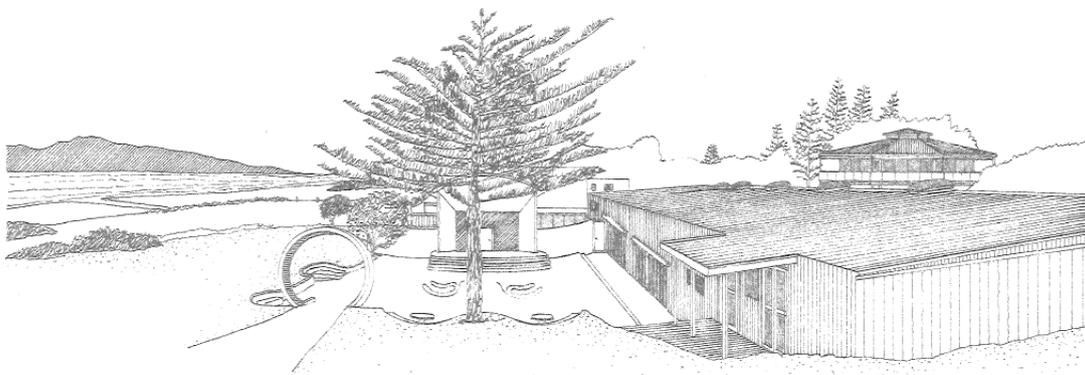


Appendix 5 Concept Plans 2011 & 2005



Soul Environments, 2011

Appendix 6



SOUTHERN VIEW TOWARDS THE AMPHITHEATRE & RECREATION CENTRE.

Dennis Walton, 2005