

Chairperson and Community Board Members
PARAPARAUMU/RAUMATI COMMUNITY BOARD

9 OCTOBER 2012

Meeting Status: **Public**

Purpose of Report: For Decision

**PROPOSED PROCEDURE TO IDENTIFY ANOTHER USE FOR
RAUMATI POOL BUILDING**

PURPOSE OF REPORT

- 1 This report outlines the proposed process the Paraparaumu/Raumati Community Board would follow to establish a new use for the Raumati Swimming Pool building.

SIGNIFICANCE OF DECISION

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

BACKGROUND

- 3 Raumati Swimming Pool will be closed and decommissioned, once the new Coastlands Aquatic Centre opens in Paraparaumu. Therefore, the Council needs to identify the best use for this building once the pool is no longer required.
- 4 Marine Gardens is vested as a reserve under the Reserves Act 1977 and is owned by the Department of Conservation, but managed by the Council on a day to day basis. If a viable end use is not identified for the facility and the building is demolished, it is unlikely that permission would be given in the future to construct another building on this site.
- 5 Funding has been allocated over the next three financial years to plan and carry out any alterations to the building. This financial year \$51,200 has been allocated to carry out any investigations and to prepare documentation and plans, with \$369,869 in the 2013/14 financial year to start alterations and \$109,058 in 2014/15 to complete the project.

CONSIDERATIONS

Process for submissions

- 6 A two stage process is proposed that will enable input at the early stage from anyone who has an idea for the future use of the building. It will be important to seek a wide range of ideas from across the community to ensure all possible future uses are canvassed. An open process for stage one will help ensure the range of options suggested would not be restricted to those organisations that are better able to present detailed proposals at an early date. The process will not prevent the

submission of any detailed proposals but will allow other, potentially less well developed, ideas to be tabled for consideration.

Stage One: October 2012 – January 2013

- 7 The community would be invited to submit proposals against a set of criteria by a fixed date. The proposals need not be fully detailed, eg not a full business case, but there should be enough information provided to enable the proposals to be assessed against each other on a similar basis. The proposals would be reviewed by officers and the Paraparaumu/Raumati Community Board and options would be recommended to the Council for further investigation and development. The Council may be in a position to make a clear decision on a preferred option at this stage, or may approve several options, preferably no more than three, to proceed to the next stage.

Criteria for Proposals

- 8 A range of criteria are suggested below to set some parameters for proposals from the community and to facilitate assessment of the proposals.
- a. **A multi-use facility**
The facility should serve a range of users.
 - b. **A facility that is open to the public**
The facility should also be available to the public for casual use as a community facility.
 - c. **Consistent with uses allowed under the Reserves Act 1977.**
As the building is located on a Recreation Reserve any proposed use must be permitted under the Reserves Act 1977 (Part 1, Section 3 (1)(a))
 - d. **Realistic Development of the space**
The cost of modifying the building should be achievable within available budget and in a reasonable timeframe. The building should be back in use no later than 2013/14.
 - e. **Complement the development of Marine Gardens as a destination park in the region.**
Any application for the use of the building should add value to the area as a destination park

Stage Two: February 2013 – June 2013

- 9 In conjunction with the originator of the proposal(s), officers would develop a more detailed case for each of the option(s) approved by the Council. This would include, for example, a detailed description of the facility and the services to be provided, likely numbers of users, its 'place' in the community ie not duplicating or competing with other facilities, the operating and maintenance cost, alterations required to the building to make it fit for purpose, estimated cost and length of

time required to implement the proposal. The specific criteria would be finalised at the time of the Council's decision at the end of stage one.

- 10 The options would be presented for evaluation in a joint workshop with the Paraparaumu/Raumati Community Board and the Council. A final decision on the future use would be made no later than June 2013 so that implementation may occur in line with the timing of the budget available.

Financial Considerations

- 8 The financial considerations are outlined in paragraph 5 of the report.

Legal Considerations

- 9 There were no legal considerations.

Delegation

- 10 The Board has the authority to consider this matter under Part D, clauses 10.3 and 10.4 of the Governance Structure and Delegations (5 April 2012): *“Authority to communicate with community organisations and special interest groups within the community...[and to] listen, articulate, advise, advocate and make recommendations to Council on any matter of interest of concern to the local community*

Consultation

- 11 Consultation considerations are outlined in the report.

Policy Implications

- 12 There were no policy implications.

Tāngata Whenua Considerations

- 13 There were no Tāngata Whenua considerations.

Publicity Considerations

- 14 Publicity considerations are outlined in the report.

RECOMMENDATIONS

- 15 It is recommended that the Community Board approves the process, criteria and timetable as outlined in report CS-12-695 for establishing a new use for the Raumati Pool Building once the Swimming Pool is decommissioned.

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