

13 July 2022

[REDACTED]

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Request for Official Information responded to under the Local Government and Official Information and Meetings Act 1987 (LGOIMA) (the Act) – reference: OIR 2122-281

I refer to your information request we received on 30 May 2022 for the following in relation to Otaki's 82-year Sea-Sand Heritage Listed Pavilion:

1. *What is the complete cost, installed, of the 2 new Waikanae shopping centre Exelooos. Separately cost:*

1. *Demolishing mens/womens wcs;*

The demolition of the toilet block at the Waikanae shopping centre was done as part of the Mahara Gallery construction contract and costed as a single lump sum for all demolition work related to the project. Therefore, we are unable to provide you with the separate cost of demolishing the toilet.

2. *all resource consents, demolish, build, etc;*

The topographical survey, boundary set out survey, and engineering for all services associated with the build was \$13,700.

3. *site preparation;*

Please refer to the response to 1(e) below.

4. *detail costs of any additions/modifications, eg change table*

Change table costs are included in the Exeloo package as outlined in the answer to 1(e) below. There were no other additions or modifications.

5. *cost of each Exeloo, assumption: cost includes concrete slab, transport, installation, electric connections, all Exeloo fees;*

The cost of the Mahara Exeloo delivered to the site was \$186,000.

This included the structural design and engineering of the toilet, building consent information pack, design and associated drawings.

It did not include the install of the required toilet connections or the following services: foul and stormwater drainage, water, electricity, concrete foundations, building consent costs, site plan and craneage. All of these services are site-by-site different configurations.

6. the new Exelooos reduce carparks. How many?

No car parks were reduced or lost.

7. What was wrong with the existing wcs? h) when were they built?

They were part of the inner footprint of the Mahara Gallery building and were removed as part of the Mahara Gallery Upgrade project which is estimated for completion at the end of this year. The Mahara Gallery was previously part of the old Waikanae Library building which was built in 1977.

2. a) Why did KCDC engage Exeloo to provide wcs instead of building them or hiring a local builder?

Exelooos were selected due to their modular construction and because they are very vandal proof for long term operation and costs.

b) Why did KCDC select 3 person Exelooos instead of 2 x 2 door Exelooos (suit disability + standard user)?

To allow for growth and to comply with current regulations with supplying a separate accessible toilet.

3. Your reply to Q7 [in OIR 2122-224] states “The design of the toilets in the Ōtaki Pavilion must meet the requirements of the Building, Plumbing and Drainage codes, plus Heritage requirements. Were they not to do so, building consent would not be granted.” repeats that elsewhere. That is a given, a legislative requirement.

a) What is the dimension of each new Waikane 3xwc Exeloo?

The overall plan size is 5,649 L x 2,449 W. The standard cubicle size is 1,770 L x 1,050 W and the accessible cubicle is 1,930 L x 1,955 W.

b) What style of Exeloo are they (the website names each model).

Jupiter Silver 3 x cubicle with Abodo cladding.

c) What is the total space taken by the two unit, 6 wc Waikanae block?

As noted above, each Exeloo measures 5,649 L x 2,449 W. Two blocks will measure 11,298 L x 4,898 W.

4. Please confirm these rough dimensions for Otaki Pavilion’s combined male + female wc/change facilities: 14.8m long x 3.3m wide. The old ‘shop’ is not included.

The Male and Female areas are the same. Male = 7,300 x 3,330; Female = 7,300 x 3,330

a) What size is the shop?

Shop Room size is 3,330 x 27,20; Storeroom size is 3,050 x 3,015

b) Will the shop be for a disabilitywc? If so, how many?

No.

c) If the shop becomes a disability wc, where will cleaning / maintenance materials be kept?

Not applicable. Please refer to the response to 4(b) above.

5. If the Pavilion is upgraded:

- a) how many change cubicles for females and size of each?**
- b) Will they have doors or curtains?**
- c) How many female wcs? What size is each?**
- d) How many basins?**
- e) will the male upgrade be the same configuration as female, plus urinal?**
- f) Will male/female sides have lockers? If not, why not?**
- g) Otaki pool has a change table. Where will it be in The Pavilion? If none, why not?**

We do not hold this information at present, it is with and will be confirmed by the Heritage Architect once the design capabilities are confirmed. On that basis I must decline this part of your request as the documents alleged to contain the information requested do not exist, despite reasonable efforts to locate them, cannot be found, section 17(e) of the LGOIMA refers.

6. The \$3.8m Gateway upgrade plan has 3 wcs.

- a) What size is each**

Te Uruhi (the Gateway) includes two toilets. They are approximately 4.21sqm and 4.6 sqm.

- b) Do public and staff share?**

Toilet facilities will be for everyone using the building.

- c) Do they accommodate disabled people?**

Yes, both toilets will be accessible.

- d) There is a wc/change room block 200±m from the Gateway. What will be the total number of wcs, Gateway+wc?**

There are currently three toilets at the existing Maclean Park amenity block and the two proposed for Te Uruhi (the Gateway) will take the total number to five. Please note that the Maclean Park facility is due to be upgraded and this will likely include additional toilets; the exact number will be confirmed once the design is finalised.

- e) Is the tiled Paraparumu wc/change block being replaced?**

The amenity block at Maclean Park is proposed to be replaced as part of the Maclean Park stage 2 upgrade. The stage 2 development should be complete by December 2023.

- f) when was it built?**

1999

- g) Can you attach a new WC/ change block to the back of the existing facility? If not, why not?**

Attaching a new block has not been investigated as an option for the facility at Maclean Park.

- 7. The 1.4.1937 ALL Otaki district total population was 1750 (NZ Official Year Book). Otaki community funded a Pavilion after the women's changing shed collapsed. In 1938 there was scant public transport, few beach houses, few private cars. The Pavilion was built for a small population (compared to 82 years later), funded by a King Carnival. In 2018 Otaki beach population was 1818 (census).**

a) How many new sections/lots have been consented in Otaki (beach area) since 2015?

47 net additional lots have been created from granted subdivision consents for the Otaki Beach area from 1 Jan 2015 to 30 June 2022.

b) What is the expected 2027 beach population?

The 2021 median population forecast used to inform the recent growth strategy estimates the population for Otaki Beach will be 2,184 by 2027.

c) Are 2ea female/male and 2 disability WCs (6 max.) of the standard they are, suitable for the expected population increase?

The sizes are yet to be determined and confirmed by the Heritage Architect.

8. KCDC has employed a heritage architect to look at the Pavilion.

a) Please provide a copy of 1. the brief/terms of reference/contract details (or other document), and 2. its timeframe.

The scope of the work is yet to be determined; the priority is to increase the NBS (New Building Standard) rating of the building.

b) What is the contract \$ sum?

Unknown at present, this will be confirmed once we have concept drawings from the Heritage Architect. A scope of works and a budget estimate would then be developed; once we have these in place it would then go out for open tender.

c) Provide copies of the meeting Cnclr Cootes mentioned attending (Item 9), 15.6.21 OCB meeting.

The meeting Cr Cootes mentioned was a meeting with staff, in which minutes were not taken, thus there are no copies to supply. We do however have a recording of the Ōtaki Community Board meeting that took place on Tuesday, 15 June 2021, where this was discussed, which we can supply you with.

d) Provide report relating to item 9 @ 2.11.21 OCB meeting: "The Board reviewed matters under action and asked if staff could follow up on the road stopping which is part of the Otaki Beach Development Process."

The road stopping, part of the Ōtaki Beach Development Process, was raised in the Matters Under Action section of the Ōtaki Community Board agenda for the Tuesday, 2 November 2021 meeting. It is publicly available, and can be located on page 60 of this [agenda](#).

e) Update please. 22.3.22 OCB. Mr Mendonça: Otaki Pavilion heritage architects are looking at the Pavilion.

The Heritage Architect met with the KCDC Property Manager to start to develop the scope of the works that are allowed within the present structure.

9. Give the cost, time, start and completion dates estimated (time taken) to earthquake proof the Pavilion?

This is unknown until we develop the scope, plans and pricing within the required Heritage guidelines.

10. The Pavilion's sole use now is WC/change rooms. Will KCDC close toilets and change rooms in the upgrade?

Yes, they would have to be closed as the site would be a construction zone and temporary facilities would be put in place until the work is complete.

11. The beach is used all year – walkers, swimmers, surfers, dog exercisers etc. If the Pavilion closed what wcs and change rooms would KCDC provide? The nearest wc, Tasman Rd, 750m is to reopen after five months. Others wcs are the Estuary Lookout and Main Street – too far for beach users. The Surf Club is unsuitable, both its configuration and that it is a private, not public amenity.

As above, temporary facilities would be put in place.

12. Could the Pavilion be closed to delay strengthening costs, the sum allocated (\$0.5m) be used for a new amenity (wcs, changing, showers, change table disability wcs, storage/maintenance,) to the pool's new standard?

No, with this being a heritage building we are required to make good.

13. INFO ONLY: KCDC spend a lot of \$ on safety - barriers, crossings, signs, lanes etc, aware of vehicle danger. A slippery plastic path is sole beach access vehicle park to beach. In summer it's busy, vehicles three deep, always moving. Driver vision is poor. Children run between cars to shower, water fountain, change room, wc. Signs, painted lines or 'warning' will not stop kids running to/from Pavilion, paths are no help to drivers when a child dodges across.

a) How will KCDC ensure the safety of children if the Pavilion, in its now dangerous location, is 'upgraded'?

The upgrade will have to comply with the current Building Code and all health and safety regulations.

14. INFO ONLY: KCDC LTP states: "Ōtaki Pool upgrade - Stage 2 includes upgrading changing rooms, increasing heat efficiency of building, reducing carbon footprint. Cost: \$3.4 million over years 2 and 3 of the plan". The pics show Otaki Pool wc/change room (women) has 2 hot showers, 3 wcs with good basin, 4 curtained cubicles, a large, uncurtained change cubicle, a long change room with 2 benches, a baby change table (see 5 pics below + 4 for Otaki). This is considered inadequate, so will be upgraded. Pool users pay, the splashpad is free.

15. INFO ONLY: By contrast for women, the 82-year Pavilion, 7.4m x 3.3m has 2wcs, 3 change cubicles, 2 cold outside showers, amenities used year round by swimmers, walkers, dog exercisers. Locals fund a quality Surf Club. KCDC data predicts high Otaki growth. The Heritage listed Pavilion cannot be adapted to the standard of new Exelooos. It would be uneconomic. Our public deserve facilities to the standard KCDC is creating for tourists and iwi at the Gateway. Ratepayers are KCDC's bread and butter – those others merely icing, some partial ratepayers. The 2022 Jacobs Report states the north of Kapiti is accreting. Unlike the \$7m+ Gateway, the Pavilion or a new change amenity will not need to be relocated in time. Thus it is not wasting money to attend to Pavilion earthquake requirements and potential roof reinforcements. The same report shows a site north of the Surf Club is sea-rise safe. Crown ownership of the land means there can be no Waitangi Claim against it.

- a) Why then would KCDC not provide decent access from a new wc/change amenity, suitable for elderly, disabled, children and wheelchairs/prams etc.**

The Ōtaki Pavilion upgrade once completed will give the local community back a very loved facility that they can be even more proud of.

- b) If legislation has changed beachfront land ownership since 2014, please detail.**

There has been no update to legislation on beachfront land ownership since 2014.

- c) After its earthquake upgrade the community has plans for the Pavilion. It is a false economy and insult to use earthquake strengthening as a 'cheap' way to upgrade wcs. It won't work. KCDC has high long-term standards in Waikanae. Why not Otaki?**

The Pavilion is a Council owned facility primarily to be used as a public toilet and change area, which requires earthquake strengthening. It is also a Heritage Building and any works carried out are very restricted and must match the sites historical character.

The upgrade will be the same standard as anywhere else on the Kapiti Coast

On 9 June 2022, you sent through the following information, which we have responded to below:

In the 7.6.22 Everything Kapiti PR post KCDC announced 3 new disability access WCs for McLean Park, giving Paraparumu beach 9 WCs -3 existing, 3 Gateway, 3 planned, all built in the last 20 years. (see Q6)

Population increase using KCDC data: The 2022 Wellington Regional Authority's HBA document (see July 2022 KCDC meeting Appendix) projects Otaki (town) houses to double by 1,139 newbuilds (4,000± people) in 2021-2031. Add that to Otaki's 2018 census population, 3444 the total is 7,500± people.

- 1. The HBA data effectively answers; a) and b; c) Are 2ea female/male and 2 disability WCs (6 max.) of the standard they are, suitable for the expected population increase? Remains relevant.**

We have assumed you are referencing the existing and proposed toilets at Maclean Park, including Te Uruhi. The toilets provided in Te Uruhi are adequate for the use of the building. The amenity building that will replace the existing amenities near the playground will have increased capacity. Population increase has not been used as a calculation as to how many toilets are required.

- 2. Does KCDC believe an amenity built 82 years ago for a district of 1,750 is all the projected 7,500 Otaki town and beach residents need.**

Infrastructure needs will change as communities change. Currently the Council operates 12 public conveniences in Ōtaki.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, by fax to (04) 471 2254, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi



Mike Mendonca

Acting Group Manager Place and Space

Te Kaiwhakahaere roopu, Takiwa me te Waahi