

Chairperson and Community Board Members
PARAPARAUMU/RAUMATI COMMUNITY BOARD

18 FEBRUARY

Meeting Status: **Public**

Purpose of Report: For decision

FUTURE OF THE MACLEAN PARK KIOSK

PURPOSE OF REPORT

- 1 This report considers the options for the fire damaged kiosk at MacLean Park and seeks a recommendation from the Board to Council on its future.

SIGNIFICANCE OF DECISION

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

BACKGROUND

- 3 The kiosk has been in the park for many years and was renovated six years ago. It is constructed on wooden poles and has half-round log cladding on the walls, aluminium joinery windows and a colour steel roof. See attachment 1 showing a photo of the building.
- 4 Originally the kiosk was used for the amusement activities associated with the park such as canoe hire, train rides and a hydro slide.
- 5 Up until the time of the arson last October the building was used by New Zealand Police as a base for their community volunteers. They do not however have a lease on the building or pay rent.

CONSIDERATIONS

Issues

- 6 As a result of the fire last October the building was seriously damaged and has been closed since then pending investigations on future options for the site and building and a decision by Council.
- 7 A builder's estimate to repair the building amounted to \$60,000 and quotes were obtained to demolish the building, the lowest being \$10,000.
- 8 The Council currently has a \$100,000 excess on its building insurance claims therefore the reinstatement or demolition works would need to be funded by Council directly, either through existing budgets or the contingency fund.
- 9 New Zealand Police have been consulted to obtain their view on the future of the building and discuss their community policing policies for this area of the district. While they would continue to use the building for their community volunteers if it was available, having the facility is not critical for their community policing activities as most administrative functions carried out by uniformed police are done using mobile technology in patrol cars. They do not have the funding to carry out the repairs to the building.

- 10 Kāpiti Island tourist operators have shown an interest in the building as a short term solution to promote Kāpiti Island and their service but at this time do not have the necessary funds for repair work.
- 11 A working group has met over the last two years to promote the tourism potential of Kapiti Island and investigate the establishment of a Kāpiti Island Gateway Centre. This group consists of Kāpiti Island tourist operators, elected representatives, Kāpiti Boating Club officials, Iwi representatives, I-site management, Department of Conservation and Council staff. A report on this matter will produced for consideration by Council in March.
- 12 The Kāpiti Boating Club has plans to redevelop their clubrooms to include a café, information centre and disembarkation point for visitors to the island. Currently they have a resource consent application with Council for this development.
- 13 From an open space and amenity perspective the removal of the damaged building is preferred. This would remove a building that is not particularly aesthetically pleasing and would create an opportunity for redevelopment in this popular destination park.
- 14 In the past, plans were produced showing options for the site if the kiosk was removed. Current thinking, given the damage to the building is similar to the earlier concept plans but retains the northern section of the pond (see attachment 2 with different options: pond only, pond with fountain, grass dell or sand play equipment). MacLean Park is a very popular park for locals and visitors to the district. Having the ability to create more sheltered, useable, green open space in the park would be advantageous as in busy periods it is in short supply particularly during summer festivals and concerts. Filling the pond would create an opportunity to install seating or play equipment such as sand play, which would complement existing equipment adding another dimension to the current play experience. This would also create an additional attraction in the park and has been very popular at Marine Gardens.
- 15 Feeding the ducks is a popular activity with children and carers and it is not proposed to remove the pond completely. However, this option would make the management of the area easier given issues with water quality in the pond and the current maintenance required.

Financial Considerations

- 17 In this year's budget (2013/14) there is an allocation of \$79,258 to re-line the bottom and sides of the pond as it is in poor condition. Tenders received were significantly higher for the proposed preferred methodology and have not been accepted. Other options are currently being investigated to carry out this necessary maintenance on the pond.

18 Included in attachment 2 to this report are possible options for the site. Estimates for these are;

- a) to demolish the kiosk the lowest quote received was \$10,000
- b) retaining the pond with or without a fountain, can be achieved using the existing water aeration pump and maintenance budgets
- c) a grass dell with seating can be accommodated within the pond relining capital budget with seating funded through existing maintenance budget. The estimated cost of this option is \$30,000
- d) to fill the area and install sand/water play equipment is estimated to cost \$100,000. This could be funded using the MacLean Park play ground capital budget of \$109,000 in the 14/15 financial year.

Legal Considerations

19 There are no legal issues that need to be addressed in considering this report.

Delegation

20 The committee may make a recommendation under the following delegation in Section B.1 paragraph 7.3 of the Governance Structure:

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

Consultation

21 No community consultation has occurred on the future of the Kiosk as the current building is a safety risk and a decision needs to be made on its future as soon as possible. New Zealand Police have been consulted to obtain their thoughts on the future of the building and their community policing plans for this area.

Policy Implications

22 There are no current Council policies that will be affected by the outcome of this report. However it should be noted that staff are undertaking a strategic review of the provision and location of visitor information centres in the district including the Kāpiti Island gateway proposal and will be reporting back to Council on this matter in March.

Tāngata Whenua Considerations

23 There are no Iwi or Treaty of Waitangi issues associated with this report.

Publicity Considerations

24 Once a decision is made and approved by Council on the future of this building this should be communicated to the community via a media release.

Other Considerations

- 25 Given the many years of community service by volunteers who have staffed the kiosk for the Police any decision should be communicated to Police management as early as possible so that it can be passed onto current volunteers.

RECOMMENDATIONS

- 26 That Paraparaumu Raumati Community Board recommends to Council that the fire damaged kiosk at MacLean Park be demolished using existing budgets.
- 27 That the pond area currently occupied by the kiosk should be filled so that it can be developed as open space, a seating area and additional sand play equipment be installed funded from existing budgets.

Report prepared by:

Approved for submission by:

Lex Bartlett

Tamsin Evans

Leisure & Open Space Asset Manager

Group Manager Community Services

ATTACHMENTS:

Attachment 1 Existing kiosk building

Attachment 2 Development concepts

- Pond only
- Fountain
- Grass dell
- Sand play

Attachment 1 – Existing kiosk building



Attachment 2 – Development concepts

Pond only



Fountain



Grass Dell



Sand Play

