

Chairperson and Community Board Members
PARAPARAUMU/RAUMATI COMMUNITY BOARD

1 APRIL 2014

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. The report was left to lie on the table at the last Paraparaumu/Raumati Community Board meeting on 18 February 2014 to allow the Board time to consult with the community before making a recommendation to the Council.
2. This is the same report as was considered in February but two sections, *Financial Considerations* and *Recommendations*, have been amended to reflect events since the Board's last meeting. (Note: the *Consultation* section has not been updated as the Community Board is carrying out the consultation and the outcome will not be clear until the Community Board meets and considers this report.)

SIGNIFICANCE OF DECISION

3. This report does not trigger Council's Significance Policy.

BACKGROUND

4. 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.
5. Originally the kiosk was used for the amusement activities associated with the park such as canoe hire, train rides and a hydro slide.
6. 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

7. 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.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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. A contract has been awarded for \$8,000 to seal the bottom of the pond from the northern end to the Kiosk. The edges of the pond are in poor condition and will require the balance of the budget in the current financial year to make repairs.

18. A builder's estimate to repair the building amounted to \$60,000. The estimate is **only** to return the Kiosk to its condition before the damage caused by the fire. The estimate does not include any provision to upgrade the building, eg wall linings, or any capacity to meet additional requirements, if any, of the Building Code. If it is agreed the Kiosk should be upgraded or altered or that the building is to be used for an extended range of uses or activities then building and/or resource consents may be required. The estimate of \$60,000 does not include any of these potential costs.
19. 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.
20. It has been suggested community fundraising and contributions, eg materials, could be used to assist with the cost of returning the Kiosk to a usable condition. Given the unsafe condition of the building and the urgency of the work if it is to be repaired, it is recommended the Council should fund repairs to bring the building back to the condition it was in before the fire.
21. If there is a desire to upgrade the building and for the community to use it for a wider range of activities this proposal could be developed over a longer period of time. Improving the Kiosk to enable its use for other purposes might be the most appropriate use of any community fundraising and contribution.

Legal considerations

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

Delegation

23. The committee may make a recommendation under the following delegation in Part D, clause 10.4 of the Governance Structure (7 November 2013 version):

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

Consultation

24. 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

25. 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 May.

Tāngata Whenua Considerations

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

Publicity Considerations

27. 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

28. 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

29. That Paraparaumu Raumati Community Board recommends to Council that

either

- a. the fire damaged Kiosk at MacLean Park be demolished using existing budgets and 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 in 2014/15.

or

- b. the fire damaged Kiosk at Maclean Park should be retained and repaired to its condition before the fire as soon as practical in the current financial year and that this work should be funded by the Council from unspent capital budgets in the Parks and Open Space activity.

Report prepared by:

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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

