



Report 06.720
Date 6 December 2006
File PK/14/01/08

Committee Policy, Finance and Strategy Committee
Author Murray Kennedy Divisional Manager, Water Supply,
Parks and Forests

Queen Elizabeth Park barn upgrading: financial allocation

1. Purpose

To advise the Committee of a pending application for funds to upgrade the barn at Queen Elizabeth Park (QEP).

2. Significance of the decision

The matters for decision in this report **do not** trigger the significance policy of the Council or otherwise trigger section 76(3)(b) of the Local Government Act 2002.

3. Background

Earlier this year, the Landcare Committee considered a proposal to upgrade the old barn at the Mackays Crossing entrance to QEP. As you are aware, the barn is identified as a heritage structure by Kapiti Coast District Council's in its District Plan and was moved from its old location in the park to its existing one as part of Transit New Zealand's work to construct a road overbridge at Mackays Crossing. The barn has been used as the base for the horse riding concession within QEP. The estimated cost was \$89,000, of which \$14,000 would be paid by Transit NZ. The net impact to the Council would be \$75,000. Report 06.71 (Attachment 1) sets out all the details.

Photographs (Attachment 2) give an indication of the state of the building.

When Council initially considered the proposal, it was decided that the work was too expensive and a proposal was put forward to construct a new, separate and smaller structure for use by the horse riding concession, the cost of this would have been \$49,000. The old barn would then be "decommissioned". Report 06.357 (Attachment 3) refers. Representations were made in the public participation section of the Landcare Committee meeting and as a result, upgrading of the old barn was put back on the agenda. This was on the basis

that the Council would allocate \$60,000 for the work including the \$14,000 from Transit NZ.

The Chairman of the Landcare Committee wrote to the Mayor of Kapiti Coast District Council (KCDC) asking whether KCDC would be prepared to underwrite any shortfall in the work above \$60,000.

On 23 November at KCDC's Environment and Regulatory Committee, it was resolved

“that the Committee approve assistance of up to \$5,000, if required, for the upgrading the QEP barn, provided that Greater Wellington Regional Council continue with their funding for this project”.

It has also been previously indicated that KCDC would waive the building consent costs for the structural strengthening of the barn.

Because the building was built after 1900, the Historic Places Trust declined a request to assist with the funding.

4. Landcare Committee meeting 30 November 2006

The barn upgrading was again discussed at the Landcare Committee meeting on 30 November 2006. During the public participation, what was purported to be a quotation from a Kapiti building firm was tabled, indicating that the barn could be upgraded for \$58,660. In addition, Mr Adrian Webster, Chairperson of the Paekakariki Community Board spoke and indicated that the Community Board would contribute \$1,000 to the restoration project. A local architect had also indicated that she would give some time to the project through administration of the building work. On the face of it then, it looked like it may be possible for the barn to be upgraded so this Council would not need to contribute more than \$60,000, which included \$14,000 from Transit.

5. Discussion

In reviewing the document provided by the building company subsequent to the meeting and subsequent discussions with the builder, it became apparent that this was not a quotation but an estimate for the work and although well prepared, it does not include all the work needed to upgrade the structure. What the estimate does do though is support the original cost prepared earlier this year showing the upgrading work would cost approximately \$89,000.

To adopt other than a reasonable standard for the upgrading work will only lead to a requirement for future maintenance over a number of years.

6. Financial

Based on the information to date, the following sets out how the work can be carried out.

Estimated cost of project	\$89,000
Funding: Cash	
Transit NZ	\$14,000
GWRC	\$46,000
KCDC	\$5,000
Paekakariki Community Board	\$1,000
	<hr/>
	\$66,000
Possible shortfall	\$23,000

Contributions in kind

1. Supervision of the building work
2. Waiving building consent fees
3. Painting
4. Relaying brick floor

With regard to the contributions in kind, it has been indicated verbally that the painting and relaying the brick floor would be carried out by the Friends of QEP . Further discussion will be undertaken with the Friends regarding this.

The contribution in kind from the Kapiti Coast community is very much appreciated, however, there is still a potential funding shortfall of about \$23,000.

There is no provision in the capital works programme for 2006/07 for this work, but there is an allocation of \$200,000 for work at Whitireia Park which will not proceed this year as the Council will not have obtained management of the park by year end. Part of these funds could be allocated to the QEP barn upgrading.

7. Conclusions

There is always some considerable uncertainty when old structures in a poor state of repair are upgraded. For this reason, the only way to get a good fix on the actual cost is to prepare a specification and seek prices for carrying out the work.

From a funding point of view, KCDC and the Paekakariki Community Board have, between them, indicated that they could make a cash contribution of \$6,000. So there is a funding shortfall of approximately \$23,000 above the amount the Council has earlier considered it could commit.

8. Recommendations

That the Committee:

1. ***Receives*** the report.
2. ***Approves*** the seeking of quotations for carrying out the upgrading work.
3. ***Requests*** officers to prepare a revised estimate for the project once prices are known for the upgrading work, and refer this to the Policy, Finance and Strategy Committee so it can consider a financial allocation.

Report prepared by:

Murray Kennedy

Divisional Manager, Water
Supply, Parks and Forests

Attachment 1: Report 06.71

Attachment 2: Photos of the QEP barn

Attachment 3: Report 06.357