

Options for Rakino Community Hall

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Purpose

- To update the board on options for the future of the Rakino Community Hall



Project background

- The Rakino Community Hall is located on a coastal edge. It is exposed to damage by wave action and inundation which results in high ongoing maintenance costs.
- The Rakino community use the hall for various different functions and have expressed the need for the building or something similar to retain the service levels within the island.
- Budget of \$300,000 is available in financial year 2024-2025.
- Staff are working with the Rakino Ratepayers Associations to develop a solution that satisfies the requirements of council and the Rakino community.

Options

Several solutions were identified in 2018. The most viable of these are summarized below.

Option	Cost Estimate*	Benefits	Constraints
1. Hall relocation on existing reclamation and raise floor levels	\$450,000	Facility available for community. New location will reduce risk of damage to the building from coastal actions.	The existing building is old and at a stage where high ongoing maintenance (and therefore costs) is required, particularly given the harsh coastal setting.
2. Hall relocation to an alternative location	\$535,000	Facility available for community. New location will reduce risk of damage to the building from coastal actions.	A new shelter will be required at the wharf which will require additional budget. It is highly unlikely that consent will be approved for trees that need trimming to allow transportation of the building to new site.
3. Demolition and rebuilding	\$1,100,000 - \$1,400,000	New facility available to community with low maintenance costs in initial years.	Costly solution that is well above budget available. Estimate does not include professional services and consent fees, which will need additional budget.

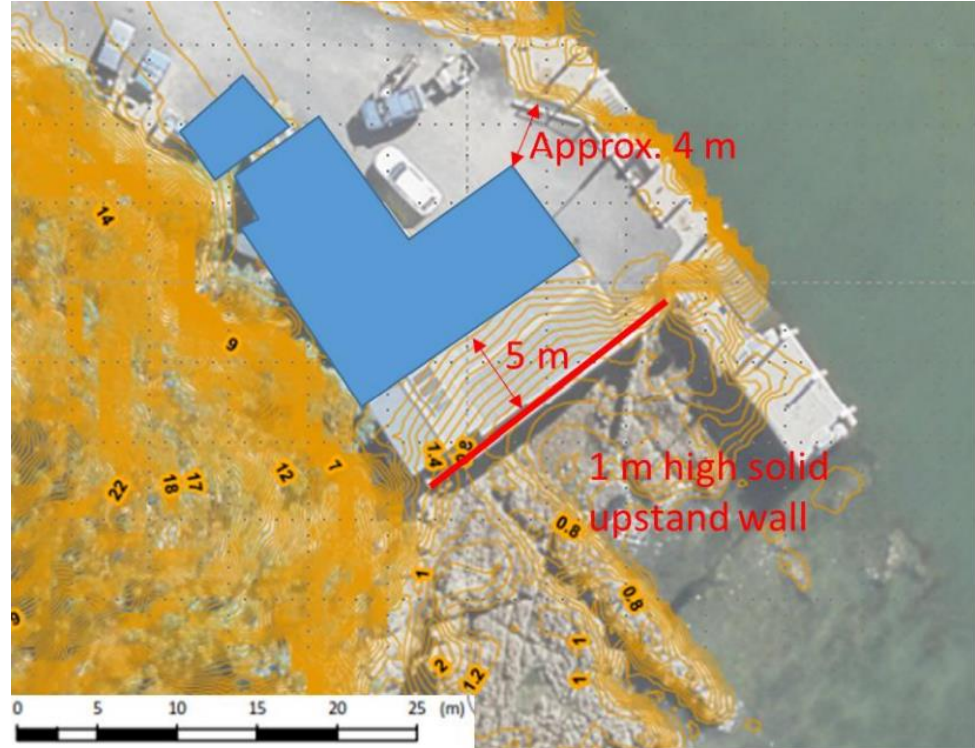
(*) Estimate for Option 1 is current based on prices obtained in 2021. Estimates for Options 2 and 3 are based on 2018 figures and needs to allow an additional 15% for increases in price. Consultant and professional services fees are not included, which will add an approximate \$20,000 to the overall budget.

Options (continued)

- Several other options were also investigated but have not been presented in detail as they are not viable options. These included:
 - do nothing
 - increase rock wall height
 - increase reclamation area height
 - demolish the hall and not replace with anything

Options (continued)

- Option 1, to lift and shift the building within the existing site is the most economically viable.
- It has since been confirmed that shifting the building will require a building consent and internal upgrades (to fix any damage during the shift).
- Based on a current estimate Option 1 can be achieved for circa \$450,000.



Community Proposal

- The Rakino Ratepayers Association is keen to put forward a community based option following consultation with the local community. Their preference is to demolish the existing building and construct a new one (based around Option 3).
- They will present a proposal to the local board in June 2021. Their proposal is to deliver Option 3 outcomes within the cost estimate of Option 1. This will be achieved through the association contributing professional and physical services via suitably qualified members from within the Rakino Island community, including removal and reuse of the existing hall.
- It should be noted that a key issue to resolve will be the ownership, maintenance, and ongoing cost for maintenance if a building is retained at the site. This will be regardless of if the building is retained within council or some form of leasing or ownership agreement is reached with the local community.

Recommendations

- That the local board wait till the Rakino Ratepayers Association has presented their proposal to the board before approving a preferred option.
- If no solution is reached with the Rakino Ratepayers Association, then the preferred solution is Option 1 to shift and relocate the building within the existing site.
- That the board is considerate of ongoing maintenance requirements and costs incurred if a building is to be retained on the island.

Discussion