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Ngā hua pūmau i Pito One Petone assets

Let's look at the options for some of our key community assets in Petone.



Petone Library building



**Petone Recreation
Ground grandstand**



Petone Wharf

What's the issue?

These three Petone assets are in poor condition and need significant investment. The costs of repairing and maintaining these assets, now and in the future, are extremely high and we need to make tough choices about how best to use your rates to fix them.

As we worked on developing this draft 10 Year Plan we looked at a number of options for investing in these assets and the impacts this would have on levels of service. We're proposing to allocate no more than \$20 million towards addressing them, we'd like your help to decide how we get the best value for the community from the money available.

We want to understand which assets you'd like us to prioritise.

Why do they matter?

★ Key asset

Petone Library building

The library building is not in good condition. It is suffering from water tightness issues and some areas have been closed due to toxic mould. Through the 2023–24 Annual Plan we had planned and budgeted to repair the existing building. However, we are now looking at the opportunity to rearrange funding so we can better meet the needs of the community.

Our new preference is to invest more, to create a resilient, multi-purpose facility that will be able to offer more services to the community. We could also improve the surrounding public space and create more of a 'town centre' feel, as envisaged in the Petone 2040 Plan

huttcity.govt.nz/council/our-projects/petone-2040



"Heart of Petone"

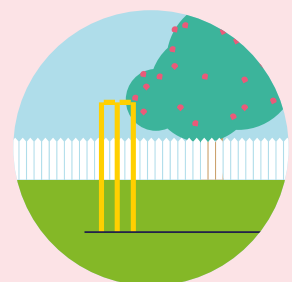
Community workshops undertaken in 2023 explored ways to use the library redevelopment to deliver on the Petone 2040 vision of creating a 'heart' of Petone or town centre. It looked at how this could be achieved through a multi-purpose community facility on the library site, as well as changes to better connect the area with other local attractions and amenities through key walking routes.

★ Key asset

Petone Recreation Ground grandstand

The grandstand's seating was closed last year due to seismic issues. The 2023–24 Annual Plan included some budget for repairs to the grandstand, but more recent information on the work required and cost estimates has shown us that this is not enough.

Based on this updated information, we've had to reconsider the work we can do. Our preference is now to demolish the seating and first floor and earthquake strengthen the ground floor. We're looking at adding a new lightweight roof and have some seating available.



Basic level of amenity

The Pito-one Projects Steering Group agreed that a basic level of amenity should still be provided at Petone Recreation Ground – toilets, changing rooms and some seating.

Petone Wharf

The wharf is a local landmark which has played an important role in the social history of the city. When it was no longer required for shipping, it continued to be popular as a recreation area for fishing and walking. Sadly, it was closed to the public in 2020 as its poor condition made it unsafe for public use.

In 2022 Council investigated three preferred options for the rebuild of Petone Wharf, unfortunately none could be done within the \$23 million budget. Through the 2023–24 Annual Plan, Council decided to defer work on the wharf so it could be reconsidered in this 10 Year Plan against other priorities. As part of difficult budgeting decisions to create this draft 10 Year Plan we considered whether this investment was a priority when compared to other assets and services we provide in Petone. Our preference is now to demolish the wharf and provide more funding into other projects such as the Petone Library building.



Strong community interest

We recognise the strong community interest in this asset and the work being undertaken to find affordable alternatives that could be considered for the future of the wharf. While we remain open to discussion, we need to make a decision to include this work in our 10 Year Plan.

What we need your help with

With up-to-date information on costs presenting clear budget challenges, we've worked on alternatives and looked for new opportunities to do the best for our communities. We need your help to prioritise how we spend the money set aside for these Petone assets.

You may disagree with the options as presented and you can provide feedback on your preferred option.

★ Preferred

Option 1, total investment of \$18.4M*

Petone Library building

Total investment of \$10 million**

- A new multi-purpose facility potentially delivered in partnership, providing opportunities for more services

Petone Wharf

Total investment of \$6 million***

- Demolish the wharf and install a memorial display to acknowledge its history

Petone Rec grandstand

Total investment of \$2.4 million

- Demolish the seating and first floor
- Earthquake strengthen the ground floor and install new lightweight roof
- Provide some seating



Financial impact

Raise less debt by \$14.6 million compared to Annual Plan 2023–24.

There is a minor rates impact over the ten years as this is assumed to be debt funded.

- ✓ Prioritises the library building to ensure greater service delivery to the community
- ✓ Assets are better protected against earthquake risks and extreme weather events
- ✓ Library investment means significant increase in the levels of service for the community
- ✓ Demolishing the wharf addresses safety concerns of a Council structure on community, environment and marine life
- ✗ Operating budget for future ongoing maintenance needs to be factored in across all assets. Will be determined once more information is known about the design and activities
- ✗ Loss of a treasured community asset

Option 2, total investment of \$20M*

Petone Library building

Total investment of \$5 million

- Refurbish the existing building including minor internal layout changes

Petone Wharf

Total investment of \$10.2 million***

- Demolish the wharf, install a memorial display to acknowledge its history and make improvements to the Esplanade including a new viewing platform

Petone Rec grandstand

Total investment of \$4.8 million

- Demolish the entire grandstand structure
- Rebuild changing rooms
- Provide some seating



Financial impact

Raise less debt by \$13 million compared to Annual Plan 2023–24.

There is a minor rates impact over the ten years as this is assumed to be debt funded.

- ✓ Simpler refurbishment on library building would mean less impact on community during works
- ✓ Addresses safety concerns of Council assets
- ✗ Only minor enhancements to levels of service
- ✗ Operating budget for future ongoing maintenance needs to be factored in across all assets. Will be determined once more information is known about the design and activities
- ✗ Loss of a treasured community asset

** The budget includes costs associated with investigating potential partnerships for a shared facility.

*** No allowance has been made for the effects of deferment and the ongoing deterioration of the Wharf.

* Costs are based on preliminary estimates and include assumptions based on similar projects.