



# AGENDA

## RĀRANGI TAKE

NOTICE OF AN EXTRAORDINARY MEETING OF

# COUNCIL

to be held on **Thursday 11 July 2019** commencing at **4.00 pm**  
in the Council Chambers, 36 Weld Street, Hokitika

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Chairperson: His Worship the Mayor

Members:	Cr Martin (Deputy)	Cr Lash (Deputy)
	Cr Carruthers	Cr Eatwell
	Cr Havill ONZM	Cr Neale
	Cr Olson	Cr Routhan
	Kw Tumahai (or Representative)	Kw Rochford (or Representative)
		Kw Rasmussen

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# Council Vision:

We work with the people of Westland to grow and protect our communities, our economy and our unique natural environment.

## Purpose:

The Council is required to give effect to the purpose of local government as prescribed by section 10 of the Local Government Act 2002. That purpose is:

- (a) To enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) To promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

### **1. NGĀ WHAKAPAAHA APOLOGIES**

His Worship the Mayor, Cr Carruthers, Cr Routhan  
(includes leave of absence notification).

### **2. WHAKAPUAKITANGA WHAIPĀNGA DECLARATIONS OF INTEREST**

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest.

If a member feels they do have a conflict of interest, they should publicly declare that at the start of the meeting or of the relevant item of business and refrain from participating in the discussion or voting on that item. If a member thinks they may have a conflict of interest, they can seek advice from the Chief Executive or the Group Manager: Corporate Services (preferably before the meeting). It is noted that while members can seek advice the final decision as to whether a conflict exists rests with the member.

### **3. REDEVELOPMENT OF LAZAR PARK – STATEMENT OF PROPOSAL**

(Pages 3-20)

**DATE OF NEXT ORDINARY COUNCIL MEETING – 25 JULY 2019  
COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA**

# Report



**DATE:** 11 July 2019

**TO:** Mayor and Councillors

**FROM:** Community Development Advisor

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## **REDEVELOPMENT OF LAZAR PARK – STATEMENT OF PROPOSAL**

### **1 SUMMARY**

- 1.1 The purpose of this report is to present the Statement of Proposal for Redevelopment of Lazar Park for adoption and public consultation.
- 1.2 This issue arises following the adoption of the Report to Council 27 June 2019 concerning the Redevelopment of Lazar Park.
- 1.3 Council seeks to meet its obligations under the Local Government Act 2002 and the achievement of the District Vision adopted by the Council in May 2018, which are set out in the Long Term Plan 2018-28. These are stated on Page 2 of this agenda.
- 1.4 This report concludes by recommending that Council adopt the Redevelopment of Lazar Park - Statement of Proposal.

### **2 BACKGROUND**

- 2.1 Hokitika Lions propose the redevelopment of the Lazar Park Playground. Hokitika Lions have previously completed two major playground developments for the Hokitika community – the Cass Square playground and the Skate Park. Hokitika currently has no accessible or inclusive play equipment within the town area and surrounds.
- 2.2 It is recognised that all members of a family should be able to enjoy a playground. Playground equipment should therefore be chosen to be suitable for children and adults. The equipment proposed by the Hokitika Lions will be inclusive for all ages and abilities.

2.3 Council resolved at their meeting on the 27 June 2019 as follows:

- i) Council use their authority under the Reserves Act 1977, Section 80 and approve the release of \$150,000 from the Three Mile Hall Reserve Fund toward the Lions Club Lazar Park Redevelopment Project.
- ii) Council approve a 30 day Special Consultation Process to be undertaken.
- iii) Council confirms the release of \$150,000 from the Three Mile Hall Reserve Fund upon the receipt of positive results from the 30 day Special Consultation Process.
- iv) Council recognises the Three Mile Hall Reserve Committee as:
  - Jenny Keogan (Chairperson)
  - Beryl Agnew (Secretary/Treasurer)
  - Committee Members - Allan Beaumont, Arn Bradley, Graham Bills, Max Dowell, Cliff Beaumont.

### 3 CURRENT SITUATION

- 3.1 Hokitika Lions propose the Redevelopment of Lazar Park to meet community needs of accessible and inclusive play equipment. The proposed playground equipment has been chosen to be different from Cass Square and to cover all age groups from small children to adults – **Appendix 1**.
- 3.2 Hokitika Lions have chosen equipment that compliments many different styles of play – imaginative, active, adventurous, sensory, social, and storytelling. Storyboards depicting local children’s stories will be installed.
- 3.3 The Lazar Park area also includes the Community Garden. This would be altered to become an inclusive, accessible area which would have the addition of a sensory garden.
- 3.4 The Statement of Proposal for Redevelopment of Lazar Park is brought to Council’s attention for adoption and the direction to proceed with community consultation.

### 4 OPTIONS

- 4.1 Do nothing.
- 4.2 Adopt the Statement of Proposal attached as **Appendix 1**.

4.3 Adopt a modified Statement of Proposal.

## 5 SIGNIFICANCE AND ENGAGEMENT

5.1 The decision to adopt a Statement of Proposal is in itself administrative and of low significance. By reference to Council's policy on Significance and Engagement the matter considered is the Statement of Proposal attached as **Appendix 1** is deemed to be of low significance.

5.2 The process of consultation with the community will be within the Hokitika zone as identified as affected parties. The schedule of Key Dates for Public Consultation is set out in **Appendix 1**.

## 6 ASSESSMENT OF OPTIONS (INCLUDING FINANCIAL IMPLICATIONS)

6.1 Do nothing

Since the matter is considered sufficiently significant to require consultation the matter cannot proceed without a Statement of Proposal.

6.2 Adopt the Statement of Proposal attached as **Appendix 1**

The advantages of adopting this Statement of Proposal for Redevelopment of Lazar Park is that the Hokitika community will be consulted and have a voice in the decision-making process. Financial implications are minimal, costs incurred will be advertising and administration.

6.3 Adopt a modified Statement of Proposal

Council may wish to amend the proposal so long as any amendments remain consistent with the intention and relevant legislation.

## 7 PREFERRED OPTION(S) AND REASONS

7.1 The preferred option is 4.2: Adopt the Statement of proposal attached as **Appendix 1**. This represents the intentions expressed by Council and would allow consultation to proceed.

## 5 RECOMMENDATION(S)

A) **THAT** Council adopt the Statement of Proposal as attached in **Appendix 1**.

**Sarah Brown**  
**Community Development Advisor**

**Appendix 1:** Statement of Proposal for Redevelopment of Lazar Park including consultation plan

# **STATEMENT OF PROPOSAL**

## **For**

# **Redevelopment of Lazar Park**

**This document is the Statement of Proposal prepared for the Special Consultative Procedure as per Section 83 of Local Government Act 2002.**

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## **STATEMENT OF PROPOSAL**

### **REDEVELOPMENT OF LAZAR PARK**

In accordance with Section 83 of Local Government Act 2002 the Westland District Council gives notice of its intention to seek community views on the Redevelopment of Lazar Park.

The Statement of Proposal outlines the reasons for the Redevelopment of Lazar Park and provides a summary of the relevant considerations taken by Council. A copy of the Statement of Proposal is available from:

- Council's website [www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)
- Westland District Council Office, 36 Weld Street, Hokitika
- Westland District Library, 20 Sewell Street, Hokitika

Any person or organisation has a right to be heard in regard to this proposal. The Council is using the Special Consultative Procedure set out on Section 83 of the Local Government Act 2002.

Anyone may make a submission about the proposal for the Redevelopment of Lazar Park. The period for making written submissions will be open Friday 12<sup>th</sup> July and close Monday 12 August 2019 at 4pm.

Submissions must be sent to the Westland District Council, Private Bag 704, Hokitika 7842 or emailed to [consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

*The officer for enquiries is Sarah Brown*

*Community Development Advisor*

# Statement of Proposal

## REDEVELOPMENT OF LAZAR PARK

### Introduction

Council received a proposal from the Hokitika Lions Club regarding the redevelopment of Lazar Park. This matter was considered by Council at the 27 June 2019 meeting and a resolution was passed to support the proposal proceeding to a special consultative process. As there is substantial community interest in how local recreation grounds are managed and used, Council is now undertaking a Special Consultative Procedure in accordance with the requirements set out in Section 83 and 83AA of the Local Government Act 2002.

### Council Vision

*"We work with the people of Westland to grow and protect our communities, our economy and our unique natural environment."*

### Background

Hokitika Lions propose redeveloping Lazar Park Playground for the benefit of Hokitika residents and guests. Hokitika Lions have previously completed two major playground developments for the Hokitika community – the Cass Square playground and the Skatepark.

The redevelopment of Lazar Park will meet community needs of accessible and inclusive play equipment. The proposed playground equipment has been chosen to be different from Cass Square covering all age groups from small children to adults and compliments many of the different styles of play – imaginative, active, adventurous, sensory, social, and storytelling.

Unsafe equipment has been removed from the Lazar Playground site by Hokitika Lions, who have supported council in improving drainage, which makes the area more accessible and usable. Hokitika Lions also intend to install storyboards depicting local children's stories.

The Lazar Park area also includes the Community Garden that would be altered to become an inclusive, accessible area which would have the addition of a sensory garden.

The Lions Club have been in discussion with the Three Mile Hall Committee around their recommendation that some of the money held by Council in the Three Mile Hall Reserve Fund be allocated to the Lazar Park project. Lazar Park is a reserve that fits into the criteria set out by the Three Mile Hall Committee, and this use of funds is permissible under law.

Their written recommendation for \$150 000 to be allocated also passed by a Resolution of Council on the 27<sup>th</sup> June 2019.

## **The Proposal**

Hokitika Lions Club suggest that currently there is no accessible or inclusive play equipment within the Hokitika area or surrounds and propose a new playground at Lazar Park, as part of the Lazar Park Redevelopment Project. The Hokitika Lions Club propose to upgrade the Lazar Park playground facility with purpose-built equipment providing a very positive addition to the Hokitika community spaces with an accessible, inclusive and adventurous play area.

When determining the number of people with disabilities in the community it is important to remember that a person can be born with disabilities, have temporary disabilities such as a broken leg or acquire disabilities such as head injuries, stroke, emphysema or dementia. Accessible, inclusive play areas will become more important as the 'baby boomers' age and acquire disabilities. It is important that Council recognise that families contain more than two generations – and that grandparents should be able to go to the park with their families and participate. Playground equipment should therefore be chosen to be suitable across the ages – young children to aging adults.

Hokitika Lions also intend to install storyboards depicting local children's stories.

The Lazar Park area also includes the Community Garden, which would be altered to become an inclusive, accessible area which would the addition of a sensory garden.

## **Reason for Proposal**

This proposal comes from the adoption of a Report to Council at the 27 June 2019 Council Meeting which recommended a Statement of Proposal and Special Public Consultation be prepared in accordance with the requirements set out in Section 83 and 83AA of the Local Government Act 2002

## **Alignment with Council's Vision**

Council's vision promotes working with our communities and supports this Special Consultative Procedure on the Redevelopment of Lazar Park.

## **Advantages of the Proposed Option**

The advantages of the Lions Club Lazar Park Redevelopment Project will see a revitalisation of a Hokitika Park in an area that is demographically represented by families. This project will also provide larger, more adventurous and accessible playground activities to fill a gap in what is provided in Hokitika.

Another advantage is that the Lions Club of Hokitika will be responsible for the installation, maintenance and upkeep of the playground equipment through a Memorandum of Understanding with Westland District Council.

### **Disadvantages of the Proposed Option**

The disadvantages of this proposal are:

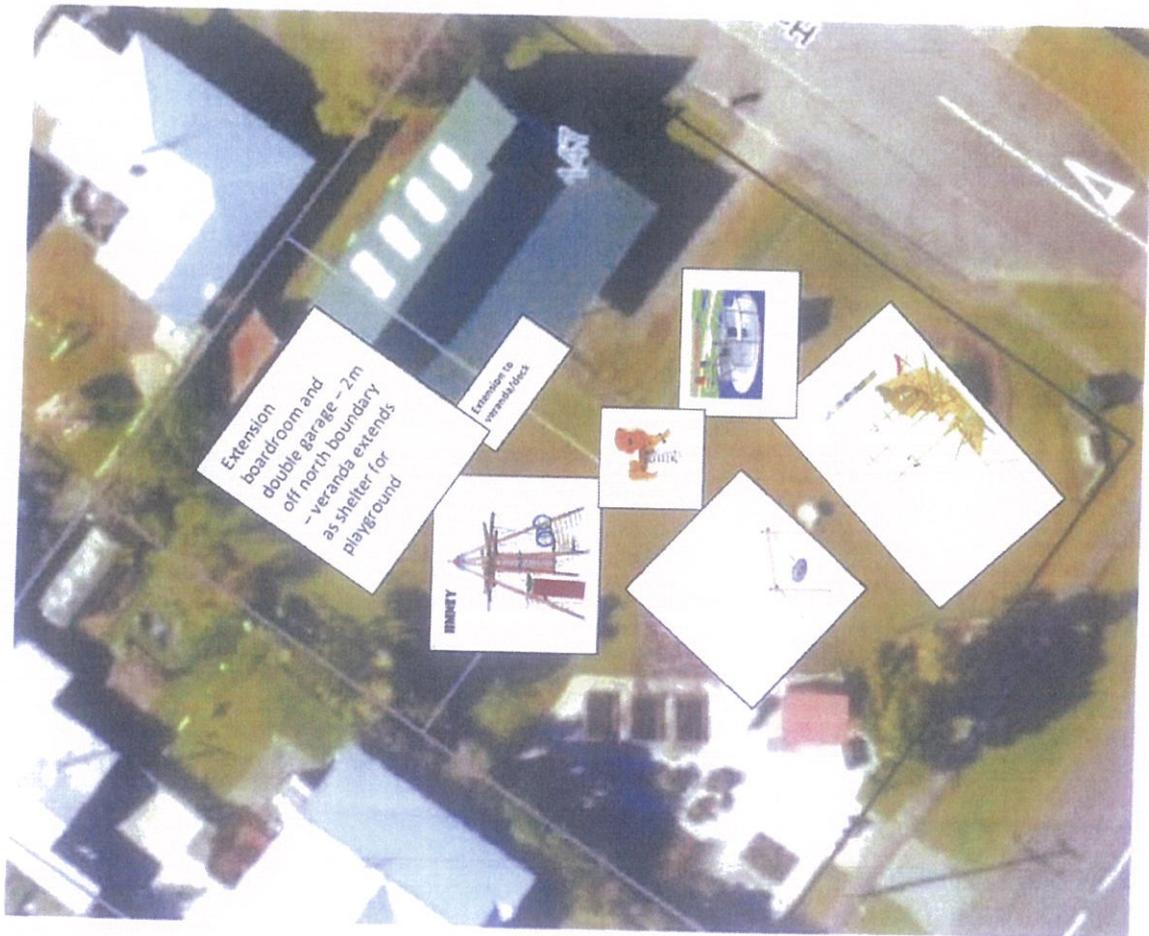
- Lions Club still require addition funds being sought through Lotteries to complete the full project.
- The existing Mountain Play structure has been classified as unsafe and removal will be at the cost of Council.



**STATEMENT OF PROPOSAL**  
**LAZAR PARK REDEVELOPMENT**

**Key Dates**

Thursday 11 July 2019 at 4.00pm	Council adopts Statement of Proposal for consultation with community
Friday 12 July 2019	Public Notice of proposal and consultation process in Local newspaper, Council website and Facebook page, and electronic newsletters
Friday 12 July 2019	Public Submissions on the proposal open
Monday 12 August 2019	Public submissions on the proposal close at 4pm
Thursday 22 August 2019 at 2.30pm	Hearings held by Council to hear those who wish to speak to their submissions
Thursday 22 August 2019	Council makes a decision whether to proceed with the proposal <b>or</b> not <b>or</b> to proceed in amended form



Scale may not be correct

Wheelchair carousal next to driveway to make access easier

Simon Eyre working on "proper" to scale layout

Community garden lower left corner to be redeveloped into an accessible garden with sensory area.

# WHEELCHAIR CAROUSEL

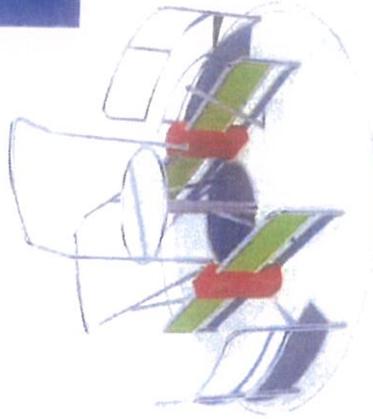


Now people with special needs can enjoy the feeling of speed & rotation & share this with others.

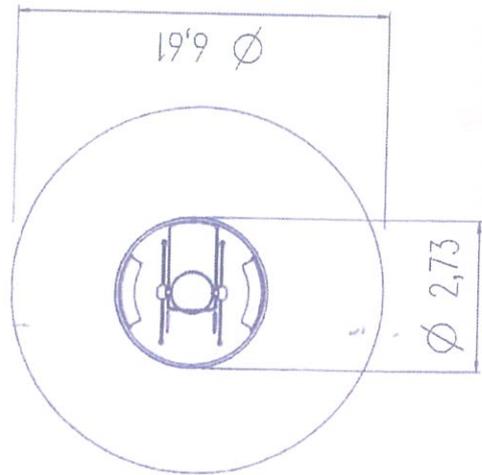
Children in wheelchairs can drive the carousel safely because when the safety bar is lifted, the brake prevents rotation.

- 2.73m diameter
- Stainless steel construction
- Surface area required approx 6610mm diameter

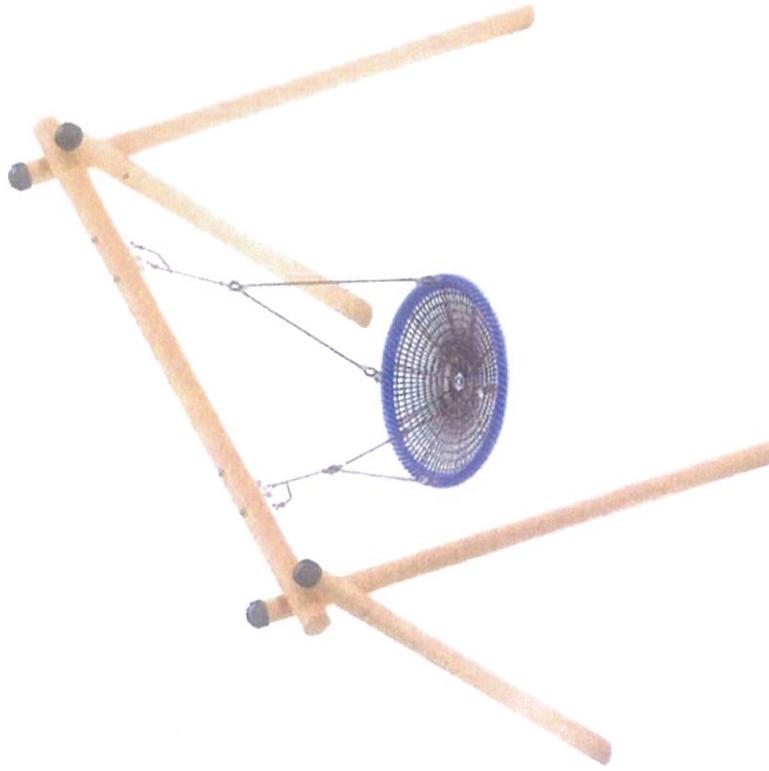
**Clever design holds two wheelchairs, as well as seats on each side to allow more users to join in the fun!!**



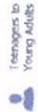
Safety Surface area (not to scale):



# Flying Saucer - Timba Single Frame



Age groups appropriate for:

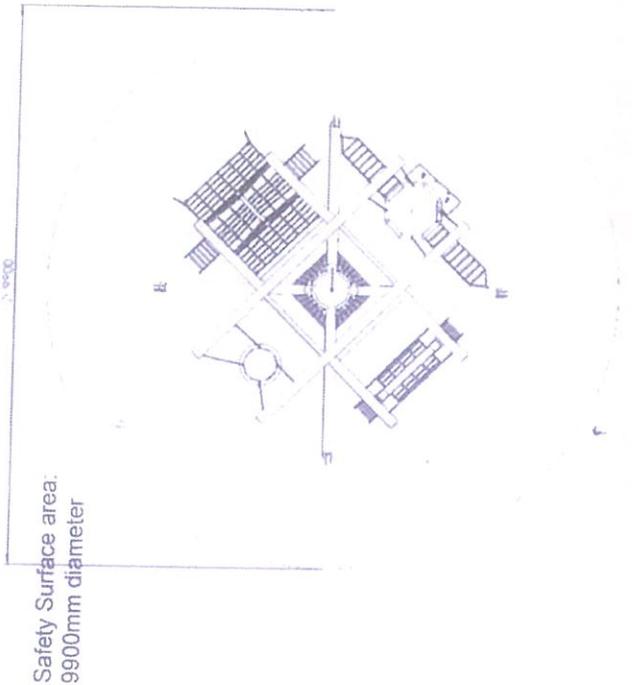
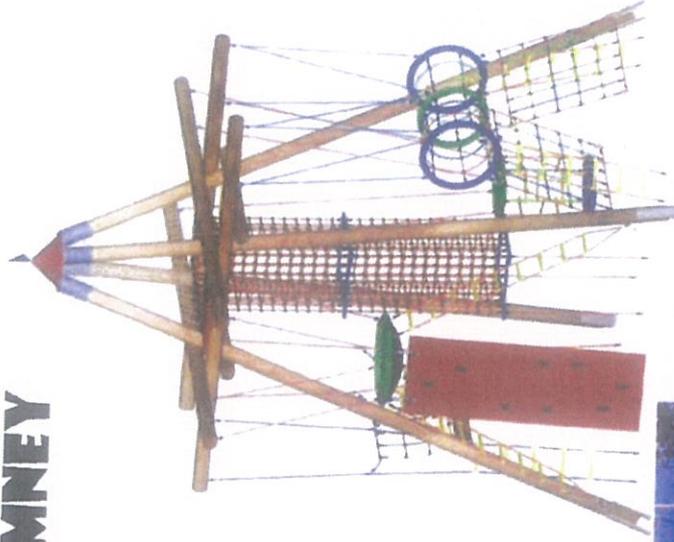


# BIRDS NEST TOWER BLACK FOREST WITH CLIMBING CHIMNEY

- 6.85M HIGH
- Massive 180mmø Timber Posts & Crossbeams

## PACKED FULL OF ACTIVITY!!

- Central vertical climbing chimney up to the top
- Activities around the sides include
  - 1m diameter Honeycomb Basket with ladders & rockwall,
  - Chunky Rope Bridge with ladders
  - Net Tunnel with scramble net
  - Suspended Circular Climbing Chimney
- Plus various connecting ladders, nets & ropes!!

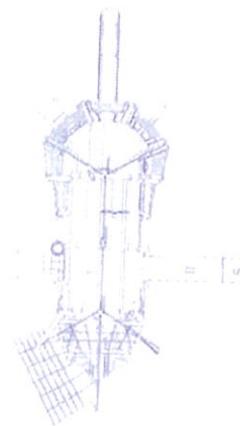
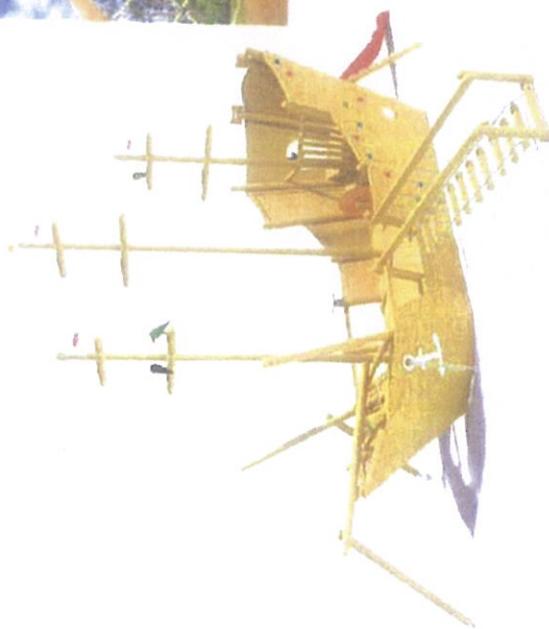


# PLAY SHIP SANTA MARIA 5591515

## Captain ahoy!

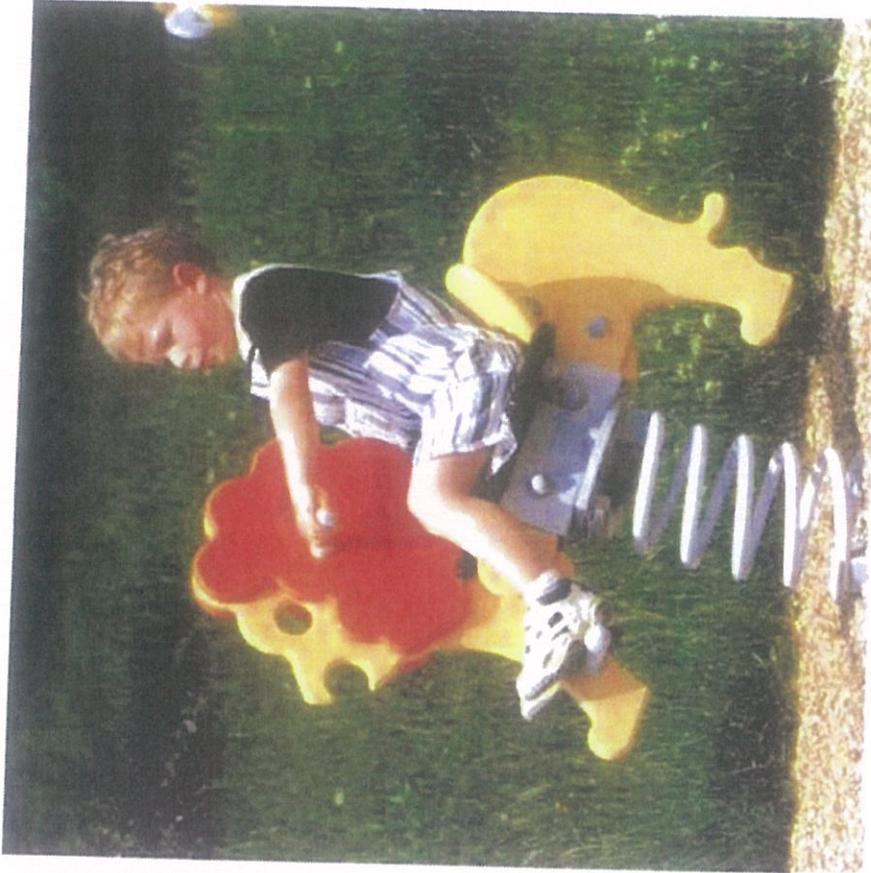
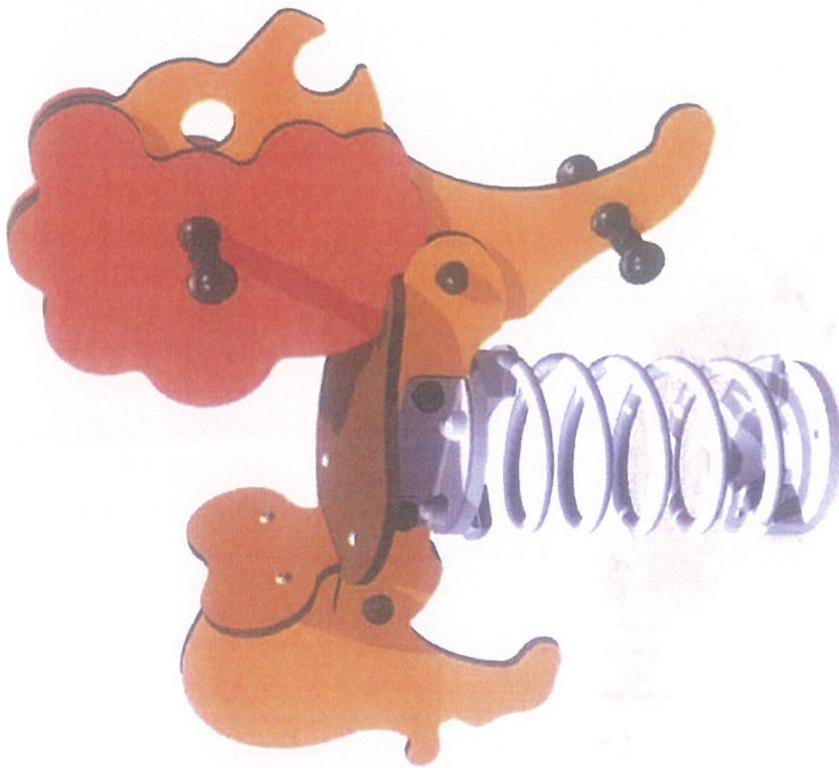
On the Santa Maria, every child feels like a genuine pirate or a courageous mariner. The ship is maneuvered through the rough sea from the command bridge. The tackle invites the children to set the sails - and it is a real eye-catcher.

- Features include:
  - 2 steering wheels
  - 1 anchor
  - 1 large climbing net
  - 1 wobbly bridge ascent
  - 1 slanted climbing net
  - 4 lanterns
  - Masts with birds
  - 1 slide (Rotational moulded koru slide)  
— optional extra upgrade to Stainless Steel
- Equipment dimensions: 7100mm x 12460mm, 7.04m high
- Safety Surface Area – 7710mm x 15060mm



(Site Plan not to scale)

# Hokitika Lions - J818 Leo the Lion Springy



### Play value

swinging



balancing



### Accessibility



Motor disability



Sensorial Disabilities



Learning Disabilities



## SUBMISSION ON THE PROPOSAL for REDEVELOPMENT OF LAZAR PARK

**This submission is a public document and the details provided will be available for viewing by members of the public.**

### **Description of Proposal**

Council provided public notice that a Statement of Proposal for Redevelopment of Lazar Park is available. The public notice provides information about how the public can acquire information about the proposal and make a submission. More information about the proposal can be found on Council's website [www.westlanddc.govt.nz](http://www.westlanddc.govt.nz).

The closing date for submissions is 12 August 2019

<b>Send or Deliver to:</b>	<b>Email to:</b>
Westland District Council	<a href="mailto:consult@westlanddc.govt.nz">consult@westlanddc.govt.nz</a>
Private Bag 704	<b>OR:</b>
36 Weld Street	<b>Complete a submission online at:</b>
Hokitika	<a href="http://www.westlanddc.govt.nz">www.westlanddc.govt.nz</a>

<b>Name:</b>	
<b>Organisation (if applicable):</b>	
<b>Preferred contact details (i.e. your postal address, or your email):</b>	
<b>Phone No.</b>	
<b>Signature</b>	
<b><i>N.B. Your signature is not required if submitting by electronic means.</i></b>	

1. **Please use one form for each submission.**  
Extra forms are available from the Council Office and online [www.westlanddc.govt.nz](http://www.westlanddc.govt.nz).
2. **Indicate your attitude to the proposal.**  
i.e. I support/oppose/ are neutral to the application.
3. **Make your submission.**  
State clearly and in summary the nature of your submission. Give reasons.
4. **State any amendments you wish to have made.**  
Give details.
5. **State whether or not you wish to be heard by the Council at a hearing.**
6. **State if you would be willing to present a joint case, or you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

I support /oppose / to the proposal (circle one)

My submission is:

(use separate paper if necessary)

1. Do you wish to be heard in support of your submission?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
2. <i>If yes, do you want to make a joint case with another party?</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
3. Do you require a language interpreter in order to present at the hearing? <i>If yes, please specify your requirements.</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4. Would you prefer to present via an audio or audio-visual link? <i>If yes, you will be contacted to discuss arrangements.</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>