

7. PAPANUI METHODIST CHURCH (CHAPEL STREET) CAR PARK

General Manager responsible:	General Manager City Environment
Officer responsible:	Transport and City Streets Manager
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PURPOSE OF REPORT

1. The purpose of this report is to meet the Board's request, following a deputation from the Methodist Church in Chapel Street, for information regarding possible Council funding for the development of a car parking area to the rear of the Papanui Methodist Church, on church land.

EXECUTIVE SUMMARY

2. The Chapel Street Methodist Church has approached, through a deputation, the Board about car parking in the Chapel Street area in relation to church activities, including on-site car parking issues. The key issue was a request by the Church for the Council to fund the development of an extension of the current car parking area fronting Chapel Street. The premise of this approach was the level of community support and development that the Church supports in its activities each week that generates this parking demand.
3. The Board recently approved for design, tender and construction the Chapel Street street renewal project. There are potential synergies which could be taken advantage of by considering the two construction issues in relation to one another.
4. The Church is concerned regarding the amount of parking created by its activities, and the slight reduction in on-street parking anticipated in the final outcome of the Chapel Street renewal project.
5. The Church owns a grassed area of land at the rear of its complex (fronting Chapel Street) which could be sealed and used for on-site parking. It wants to assist alleviate the parking issues in Chapel Street, especially those created by its activities. It appears that there are many community groups using the Church facilities on a weekly basis. There is also a reasonable parking demand currently in Chapel Street caused by high school students, as well as nearby industry and older persons' home staff.
6. The tenor of the Church's approach to the Board was that it was willing to make its site available for development as supplementary parking for its activities, but the Church is in no position to fund the capital costs associated with constructing the parking area. The Church believes that its provision of land to enable additional parking in Chapel Street will help those who regularly use the street and its complex, to do so more safely.
7. The Church had sought a number of quotes for the work which varied between \$14,300 and \$24,000.
8. There are a number of matters related to possible Council funding as per the Church's request.
9. The options (and associated comments) are:
 - Council funds and builds the car park:
There is no mandate from the Council to undertake works on private land, and there are many legal and contractual issues that would need resolving to do so. There is also no budget category nor budget from which to fund such a project. This would need to come from operational funds as the Council would have no asset at the end of the project (quite separate from the budgeted funding for the Chapel Street renewal); and is therefore more expensive to ratepayers than compared to a normal capital project. Council funding policy does not allow the use of operational funds for private asset construction without specific Council approval. To pursue this course of action would require a specific Council resolution, along with identification of which substitution of operational activity funding should occur.
 - The Community Board funds the works from its Discretionary Funds:
This is a slightly unusual use of this Fund, but boards have in the past funded physical works (on-street footpaths) using Discretionary Funding; and in this case, could be seen

as assisting community development. The funding would be seen as a grant to the Church.

- The Church applies for a grant from one of the Council grants votes, with Community Board support.
 - Council turns down the request.
10. In any situation where the Council provides funds, it would need to be made clear that it is a one-off assistance (or grant) and that ongoing maintenance and management of the car park would be the Church's responsibility. A grant would provide the Church with independence to pursue this car park development (subject to any grant conditions), with no further Council input required. However, if the funding was not in the form of a grant to the Church, a contract would need to be established between the Council and the Church in terms of working on private property and any ongoing responsibilities.
 11. If the Board desired to financially support this request, then the most straightforward options for the Board appear to be either the second or third option outlined above, in which the Church receives a grant. The use of some \$20,000 of Board Discretionary Fund for this initiative is a significant commitment for this funding.
 12. The likelihood of successfully applying for a Council grant from metropolitan grant sources is always unknown and a risk of that approach. The timing of receiving a Council grant from those sources may not be timely to integrate the car park construction with the construction of Chapel Street. If a successful grant application was not able to be achieved in time, then the efficiencies of having the Chapel Street construction contractor do both the street renewal and the car park construction may be lost. The difference is not able to be estimated due to the unknowns of the tender process.
 13. There is no compelling transport planning or Council imperative to support this request, notwithstanding the precedent it would establish in the community's mind.

FINANCIAL AND LEGAL CONSIDERATIONS

14. There is no specific funding allocated for this request, and therefore it needs to be drawn from existing budgeted sources. A grant from existing Council/Board discretionary or grant sources would be the most appropriate option if support for the project is desired. Transport and City Streets Unit does not have appropriate funding sources in its budget.
15. Should provision of non-grant funding for the car park development be desired, a number of legal contractual matters will need to be agreed between the Church and Council to clarify responsibilities and commitments.

STAFF RECOMMENDATION

It is recommended that the Board regrettably declines the request for financial assistance with the potential development of a car park on the Church's site.

CHAIRPERSON'S RECOMMENDATIONS

On the grounds of community development and health and safety issues, it is recommended that a one-off grant of \$14,000 be made to the Papanui Methodist Church from the Board's 2005/06 Discretionary Fund, subject to:-

- a) No further funding being sought from the Board in relation to this project.
- b) The Papanui Methodist Church taking full responsibility for the future maintenance of the car park.
- c) A copy of the sketch plan for the car park being provided to the Board.

It is worth noting that in providing this grant, a number of Council strategies are being met, including the Safer City, Older Person's, Youth and Children's Strategies.