

SOUTH WAIRARAPA DISTRICT COUNCIL

20 FEBRUARY 2019

AGENDA ITEM C6

PROPOSED NEW DOG POUND FACILITY

Purpose of Report

To inform Council on progress of officers research and planning for a new district pound facility in Featherston and seek clarification on location and associated costings.

Recommendations

Officers recommend that the Council:

1. *Receive the Proposed New Dog Pound Facility Report.*
2. *Recommend that the Council determine that the new facility is to be sited at the preferred location (adjacent to dog park on front boundary of transfer station).*
3. *That Council determine whether a budget increase is warranted and if so, what the total budget should be.*

1. Executive Summary

A territorial authority must establish, maintain and operate a dog pound that allows for the proper custody, care and exercise of impounded/seized dogs or dogs committed to the custody of the Council.

Council's current pound is no longer meeting several requirements including being of an appropriate size, in a good location, being easily cleaned and maintained and having adequate security provisions.

As such, a new pound facility is proposed in a more prominent position. Officers have aimed to have the new facility and location reflect a best practice approach so that the facility is one that all members of the community can be proud of.

Given the substantial nature of siting a new pound facility, officers' recommend that this is a decision that is best made by councillors as the potential impacts may affect a sizable portion of the community and Council operations.

The report considers the nature and requirements of the proposed new facility and the estimated budget. The location of the proposed facility is considered next as the proposed pound design plays an important part in where it can be sited.

2. Background

A new dog pound facility and location was proposed in the 2017/18 Annual Plan. That proposal gave details of a potential new location as well as an estimated budget. The proposed location was to move the pound to the corner of the Featherston Recycling Station adjacent to the dog exercise park on Johnston Street. The estimated budget for the facility was given as \$120,000.

Officers are aware that there may be other factors involved with relocating the pound to the suggested site and that these matters are of importance to consider. The new sites are all in close proximity to that originally envisaged and these matters are discussed in detail in section 3.

2.1 Building Design

2.1.1. Current Pound Facility

The current pound facility is simply an open-topped enclosure bounded by corrugated iron fencing with barbed wire extending over the top. The facility is approximately 53 m² (7 m x 7.5 m).

The structure that was originally envisaged when a \$120,000 proposed pound facility was discussed equated to a 3 bay pole shed. Appendix 1 shows a typical 3 bay pole shed like that originally envisaged.

Upon reflecting on this design, officers realised that this is not a significant improvement on the current pound design, the main benefit would be that it is a new building.

Having any impounded/seized dogs exposed to the elements could expose the Council to complaints being raised against not meeting the requirements of the new Animal Welfare (Care and Procedures) Regulations 2018. These Regulations, as they apply to dogs, came into force on 1 October 2018. The Regulations are further strengthened through the provision of the Code of Welfare: Dogs.

Section 13(2) of the Regulations state:

The owner of, and every person in charge of, the dog must—

(a) ensure that the dog has access at all times to an area (a lying area) that—

(i) is large enough to allow the dog to stand up, turn around, and lie down in a natural position; and

(ii) is fully shaded; and

(iii) is dry; and

(iv) is ventilated; and

(v) provides the dog with protection from extremes of heat and cold; and

(b) ensure that the dog has access at all times to water; and

(c) ensure that the dog has access at all times to an area in which to urinate and defecate away from its lying area; and

(d) ensure that faeces or urine do not accumulate in any area in which the dog is kept.

Since these regulations and the code of welfare have come into force on 1 October 2018, this is newer information than what was considered for the 2017/18 Annual Plan.

Officers have subsequently aimed their thinking towards producing a new district pound that provides a modern and functional facility for Council. Officers believe that this is best reflected in having a new facility where staff can proudly interface with the public, and readily show community members how well dogs are looked after in the modern facility.

It is suggested that the most appropriate type of building for providing a future proofed pound facility is a multiple-bay shed. Officers have sought designs from two different local businesses. The key features that have been communicated to the local firms is that it be a fully enclosed multiple-bay shed that will have one bay dedicated to reception and storage functions. The remaining bays would be utilised for dog housing and include roller door access externally. The building is to be sited on a concrete slab that includes a built in drainage channel for cleaning. Each proposal is discussed below in greater detail.

2.1.2. Four Bay Shed Building (20 m x 11 m C&F Industries)

The shed would utilise 3 bays for kennels and one bay for storage and a small reception/service desk. This building design is shown in the attached plans which have been drafted by a local building design company (Appendix 2).

The proposed building would consists of the following aspects:

- 20 metres long, allowing each bay section to be 5 metres in length
- 11 metres wide, allowing adequate drainage, access to kennels, provision of runs and additional room for equipment
- a mono-pitch roof sloping from 3.5 metres to 2.5 metres
- 3 garage roller doors at the back of the facility, for vehicular access and adequate ventilation
- clear sections of roofing/upper wall sections to allow for natural light.
- air circulation through the use of passive rotary air venting systems.
- a porch on the Johnston Street side of the building to protect from facing the prevailing weather
- a concrete floor with built-in drainage located behind each dog kennel
- electrical connections for equipment eg fridge, freezer, washing machine
- ply walls to ensure easy cleaning in kennel area
- gib walls and a ceiling in the porch and service area for professional look
- setback 2 metres from the front boundary and at least 1 metre from side boundary to comply with district plan.

2.1.3. Five Bay Shed Building (15 m x 9 m Total Span)

The shed would utilise 4 bays for kennels and one bay for storage and a small reception/service desk. This building design is shown in the attached plans which have been drafted by a local building design company (Appendix 3).

The proposed building consists of the following aspects:

- 15 metres long, allowing each bay section to be 3 metres in length
- 9 metres wide with a 2 metre awning for all weather access to the principal entrance.
- a gable roof with a maximum building height of 4 metres and a stud height of 2.7 metres.
- one automatic sectional door centrally located within the kennelling part of the building. The door is to be 2.4 metres in height and 4.8 metres in width.
- clear sections of roofing sections to allow for natural light.
- air circulation through the use of passive rotary air venting systems.
- a concrete floor with built-in drainage located behind each dog kennel.
- electrical connections for equipment e.g. fridge, freezer, washing machine.
- double glazed ranch slider and window in reception area.
- setback 2 metres from the front boundary and at least 1 metre from side boundary to comply with district plan.

Both of the above building designs better provide for animal welfare requirements by ensuring dogs are fully enclosed from all the elements and have access to dry, warm enclosures.

In addition, the designs provide for better security of the pound facility, which has been broken into twice in the last 14 months.

The fully enclosed nature of the building will also likely decrease noise from the facility.

Future growth in the number of kennels provided will be possible, by cutting down on the volume of open floor space and the addition of extra kennels.

2.2 Building Layout

The internal layout of the building is proposed to be improved to offer a higher level of care/service at the pound. This not only assists in meeting animal welfare requirements but also the hygiene at the facility. Improving the hygiene at the facility is important for animal health but also the health and safety of staff.

2.2.1. Current Building Layout

Inside the enclosure is a partial concrete slab and several cages for dogs with enclosed kennels. There is running water and one light source at the site (Appendix 4).

2.2.2. Four Bay Shed Layout (20 m x 11 m C&F Industries)

As noted earlier, the building is to utilise 3-bays of the shed as the area to house impounded dogs. A drainage channel is to be built into the concrete floor to allow for easy cleaning. The channel is to run parallel with Johnston Street and be located to that side of the building. Dog kennels and runs will be placed adjacent to the drainage allowing excrement to be hosed backwards towards the drainage channel.

It is proposed that the dog kennels be constructed of a timber frame with metal sheeting (Appendix 5). Kennels are to have adjustable casters attached so as to lower or raise the kennels. Kennels will be placed within metal caged runs dedicated to one dog in each. Run size is to be 1 metre in width and 2.4 metres in depth for 10 runs. At least one run is to be 2.4 metres in width and 3.6 metres in depth with the ability to partition and create two smaller kennels. This kennel is anticipated to serve as a potential quarantine kennel or as a kennel for a longer-term stay.

Officers are requesting that the proposed building have electrical outlets to allow for equipment to be used at the site for health and hygiene reasons. This would be equipment such as a washing machine (for bedding), fridge (food) and freezer (food and evidence).

A sink and separate hand washing basin will provide for adequate space for officers to prepare disinfecting solutions and maintain personal hygiene.

2.2.3. Five Bay Shed Layout (15 m x 9 m Total Span)

The internal layout for this option is essentially the same as that described above for the four bay shed.

The major difference would be the layout of the kennels. Since there is less space available, rather than having 10x 1 metre wide runs, officers would propose 7x 1 metre wide runs. This will enable for the additional larger run to still be included.

The limitation of this approach is that to increase capacity of the facility and maintain hygiene, an additional drainage channel would need to be added in the future. This is also true of the four bay shed design but reaching that capacity is anticipated to be further into the future.

2.3 Dog Pound Compound

The proposed dog pound facility includes provision for an outdoor exercise yard which will allow officers to exercise dogs in a secure facility. The current pound does not provide for any outdoor exercise area.

Currently, this means that officers will exercise dogs within the recycling station, only when no other people are present. However, the recycling station poses a safety risk to the dogs due to debris in the area including broken glass and scrap metal.

The outdoor exercise facility would essentially be a fenced in area that would allow for a dog to be released from the kennel/run but still isolated to the rear of

the facility. This would enable staff to clean the kennels efficiently and safely while giving the dog the ability to roam within the exercise compound.

3. Location

All of the location sites that have been considered below relate to the dog pound remaining in the same general location. That is, on the Council land that currently holds the Featherston Recycle Station and the Featherston Dog Exercise Area.

The reason for only considering this location is due to the good accessibility at this site (for the community and staff), current community awareness of this being the dog pound location and the pre-existing infrastructure for water services. In addition, all of the locations below place the pound at the front of the property making it easier for the public to identify and access the pound.

The three options considered below all look at utilising a slightly different site at the Recycle Station/Dog Exercise Area.

3.1 Option 1: Peripherally sited at transfer station

Regulatory Officers preferred location for the pound site is to move to the corner of Featherston Recycling Station adjacent to the dog exercise area on Johnston Street (Appendix 6).

The main reasons for this are:

- Separating the dog pound facilities from those of the recycling station will give greater autonomy to the operation of both facilities.
- Resource consenting requirements.
 - Moving the dog pound facility to the front corner adjacent to the dog park will allow for the facility to operate under existing use rights. The other options detailed below may not be able to do this as easily.
- Further from boundary of nearest dwelling
 - The proposed pound facility will be a larger premises than the current facility. The increased size makes it more difficult to operate under existing use rights. However, moving the building further from the nearest dwelling balances out the increase in size.
 - The current pound is approximately 100 metres from the nearest dwelling. Moving the pound to a location adjacent to the dog park extends this distance to approximately 115 metres.
- Further from recycling operations
 - Relocating the dog pound to the proposed location would further isolate the pound facility from the operation of the recycling centre. Officers envisage shared access with the staff vehicles but not for the public.

- Improves privacy for those members of the public wishing to collect their dog(s) from the pound and allows officers to have difficult conversations away from other people.
- Better potential for parking due to grassed area of road reserve that is continuous from Harrison Street. Council's Infrastructure Group have plans to gravel part of the road reserve along the dog park early in 2019. This offers the potential to extend this work through to the first entry/exit point to the recycling station.
- Potential for internal access to the dog park via a gateway along the shared boundary.

There are however some considerations for not moving the dog pound to this site. These predominantly relate to the expanding size of the pound and that the proposal uses an area of the recycling station that is currently used for green waste.

The proposed new building and grounds would require approximately 500 m², a near 10x increase in size. However, this increased capacity caters for a larger building, vehicle access and parking, plus room for dogs to exercise outside within a safe contained area.

The contractor operating the recycling centre has raised concerns that the reduced area for green waste would require more frequent disposal and therefore this would increase operating costs. These costs would ultimately be passed onto Council.

It should also be noted that the proposed site footprint would likely require a small redirection of the gravelled road within the transfer station.

3.2 Option 2: Centrally sited at transfer station

The option to have the dog pound centrally located within the transfer station has been raised as an option by the contractor running the transfer station (Appendix 7).

This option would allow for two entrances and exits to the transfer station and maintain the same area for green waste. This area of the property is essentially currently under-utilised.

However, the two issues that cause the most concerns for regulatory officers with the proposed location is that this moves the facility closer to an existing dwelling and the lack of clear and reasonable separation from the transfer station.

Moving the facility closer to a neighbouring dwelling and increasing the size of the facility weakens Council's claim to existing use rights. Despite this, a dog pound can be a noisy facility and moving this closer to a nearby dwelling is not considerate and not the approach officers are seeking.

The use of this location would also mean increased fencing costs as well as costs for the establishment of a new road area within the area of the pound. Having a gravelled parking area out the front, of a centrally located pound facility, is also not as likely

3.3 Option 3: Peripherally sited at Featherston Dog Park.

Locating the dog pound over the other side of the fence currently separating the Featherston Dog Park and the Recycling Station is the final possibility considered (Appendix 8).

The advantage of this location is that no area of the Recycling Station is used for the dog pound and thus it completely separates the two facilities. In addition, the location actually keeps the pound facility on the same section of land but moves it to an area of land that has previously been determined by Council to be exclusively for dogs. Naturally, the use of this area would be likely to cause some concern from the public due to loss of some of the existing dog exercise area. However, this location would place the pound 140 metres away from the closest dwelling and still be utilised for dogs.

Another disadvantage of this location would be the need to add in a gravelled driveway into the site so it would increase costs. Given that this would place the pound further along Johnston Street and closer to the Harrison St intersection, it may be more feasible for the Infrastructure Group to complete parking up to this area. This would however need to be designated for the pound so that it was not used by train commuters.

4. Budget

4.1 Building

Regulatory officers have sought plans to be drawn up for the proposed buildings along with an estimation of costs. Two local building design companies were used and price estimates provided. The estimates do not include engineering approvals, electrical and plumbing design/fit out, sewer connections and SWDC fees (building and resource consents).

Officers have asked the company to provide an estimate of total cost for the purpose of assisting with planning and financing. In the meantime, officers have asked Council's Building Manager for what he might expect the cost to be for these extras, it was estimated to be in the range of \$40,000 - \$60,000.

4.1.1. Four Bay Shed (20 m x 11 m C&F Industries)

The four bay shed option utilises a purpose designed building that includes basic information for internal fit out. The interior of the kennel area is to be lined with ply to 2.4 metres to allow for easy cleaning. The office area is to be lined with GIB (plasterboard) and the porch area with Hardiflex.

The quoted price for this design is \$217,890 + GST.

4.1.2. Five Bay Shed (15 m x 9 m Total Span)

The five bay shed option utilises a kitset approach to the building and the quoted cost does not include costs for the internal drawings required for the fit out, as well as those described above.

The quoted price for this design is \$82,369.40 + GST.

Officers have asked for this contractor to consider providing a costing estimate if they were to fully project manage the building, which would mean the delivery of a completed building with internals fitted out. This is something that the contractor does not usually do so it is likely that the cost for this service may be high.

4.2 Fit Out

The costing above also does not include the cost for kennels and runs, nor equipment.

The approximate cost of 12 kennels with lift-up lids is \$450 per kennel, taking estimated cost to \$5,400. The estimated cost for 7 kennels is \$3,150

Officers are awaiting an estimate for the cost of the runs.

Additional equipment costs should be considered and these are thought to be in the order of \$4,000. This would allow for the purchase of a fridge, freezer, washing machine, dog bedding, cleaning equipment and other necessary items that would come with the new building.

4.3 Location

A resource consent will be required for the location of the new facility if the front setback distance of the building is less than 5 metres. Officers suggest a 2 metre setback distance to minimise the intrusion into the recycling station, while providing adequate room for some landscaping. Hence, a resource consent would be required, with a processing cost of \$660.

As part of this process, existing use rights applying to the proposed use of the facility will be assessed. It is considered that that the dog pound is already located at the premises and by fully enclosing the pound facility, this will reduce potential effects. If the pound were to be located closer to the nearest dwelling, the basis of existing use rights would be weakened.

Officers also recommend that an artistic competition be launched in conjunction with the new premises. There is potential for a local artist to paint the front of the building with an appropriate themed image. The artist could be selected by Featherston councillors and community board members. This work could soften the building's impact on local amenity but work in conjunction with landscaping to achieve a good visual frontage.

Fencing costs have been estimated to be \$7,302 for 50 metres of fencing. The 50 metres of mesh fencing is what would be required for each of the peripheral locations of the dog pound. Extra fencing would be required for the central dog pound location, pushing costs closer to \$11,000.

The locations would drive the need for different inputs for driveway infrastructure. Both the central location and dog park location would have higher costs associated with these and they would not be able to utilise existing infrastructure. The peripheral location within the transfer station would require a slight adjustment to the internal road direction to ensure the road clears the fencing for the pound.

The only other costs that officers have currently identified that would differ between the three locations are those relating to the impact on the recycling station contractor. The contractor has nominally suggested that there would be minimal impact on costs if the pound were to be centrally located.

5. Conclusion

In summary, officers recommend that as a new district dog pound facility is required, this should be built to a modern standard that caters not only for the latest animal welfare requirements but also for security, health and safety, public expectation, local amenity and future growth for our rapidly developing district.

In order to achieve this, officers suggest that an increased budget is required. Officers believe that a total budget of \$150,000 - \$250,000 is probably adequate to cover these costs, particularly if the officer's suggested location of the peripheral location at the recycle station is chosen.

6. Appendices

Appendix 1 - A typical 3 bay pole shed

Appendix 2 - Four Bay Shed Building

Appendix 3 - Five Bay Shed Building

Appendix 4 - Current Building Layout

Appendix 5 – Proposed Construction Materials

Appendix 6 – Preferred Pound Location

Appendix 7 – Alternative Pound Location (Central Transfer Station)

Appendix 8 – Alternative Pound Location (Peripheral Transfer Station)

Prepared by: Shane Sykes, Environmental Services Manager

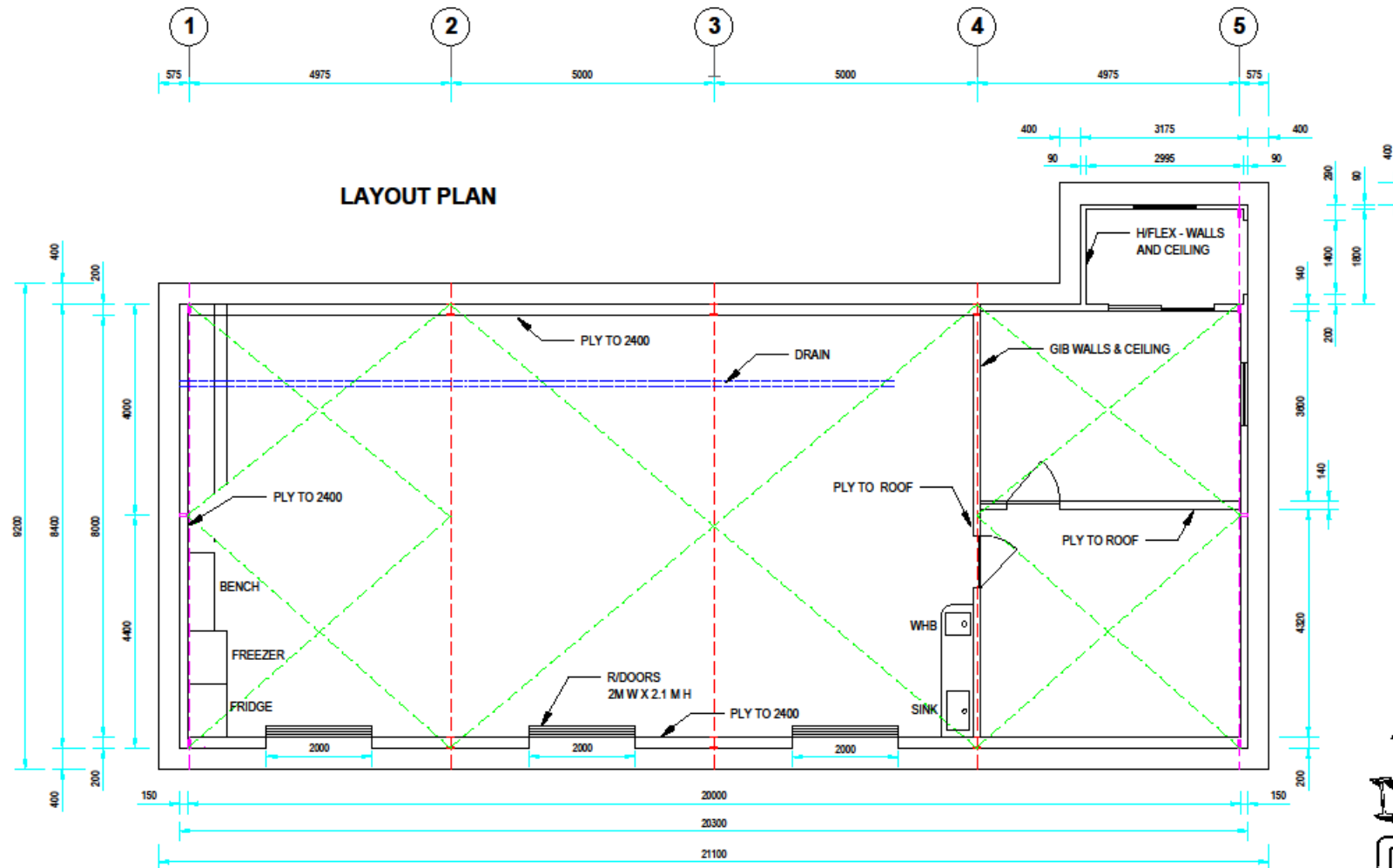
Reviewed By: Russell O'Leary, Group Manager Planning and Environment

Appendix 1 - A typical 3 bay pole shed



Appendix 2 - Four Bay Shed Building

plotted on 13 November 2018 at 1:08 PM



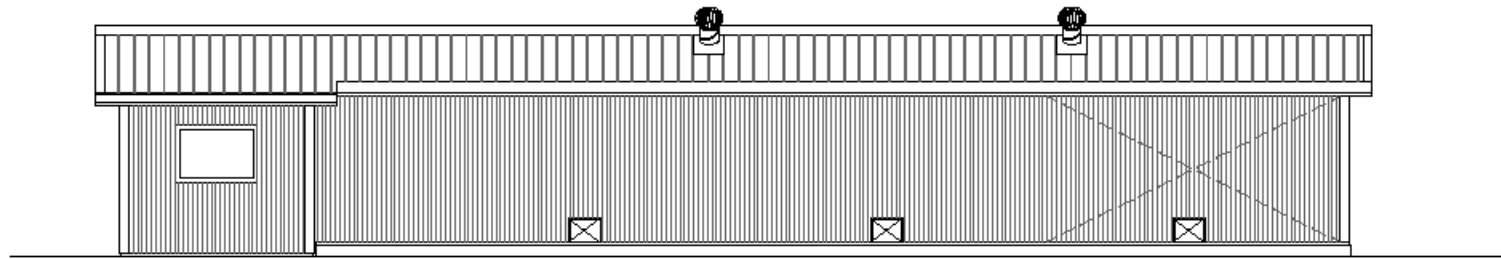
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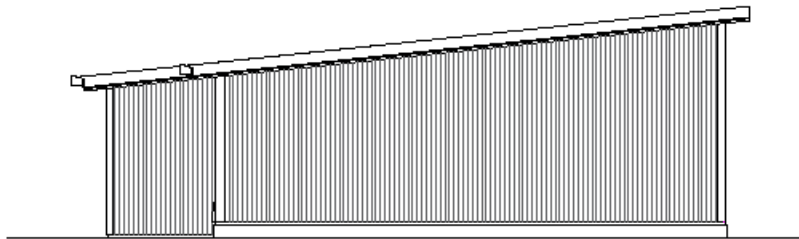
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DATE	20/10/18
SHEET	ONE

PROPOSED DOG CONTROL FACILITY CONCEPT DRAWINGS FOR MR. SHANE SYKES S.W.D.C.

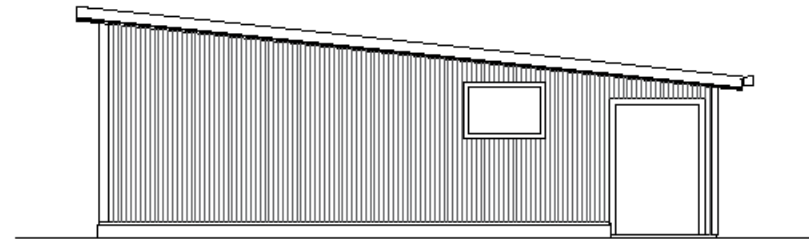
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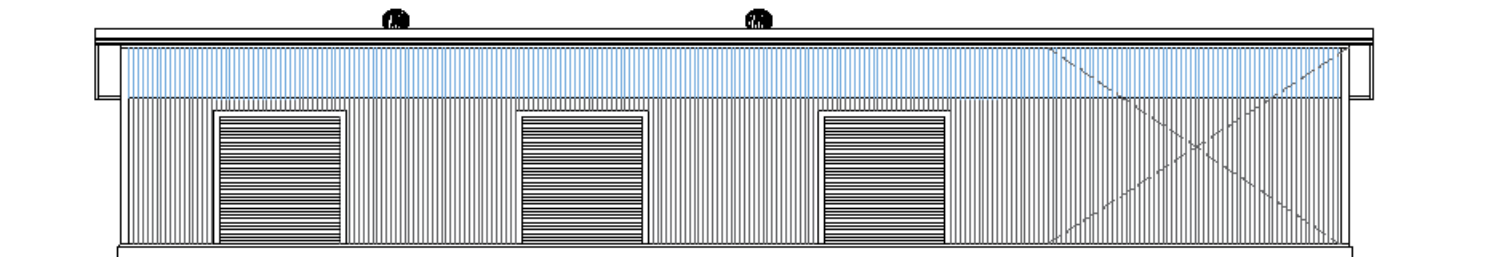


S.W. ELEVATION



N.E. ELEVATION

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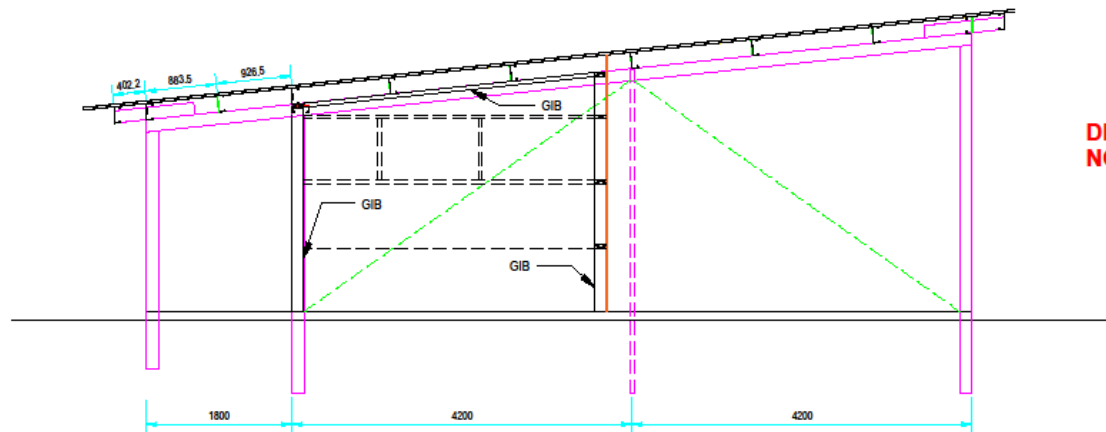


S.E. ELEVATION



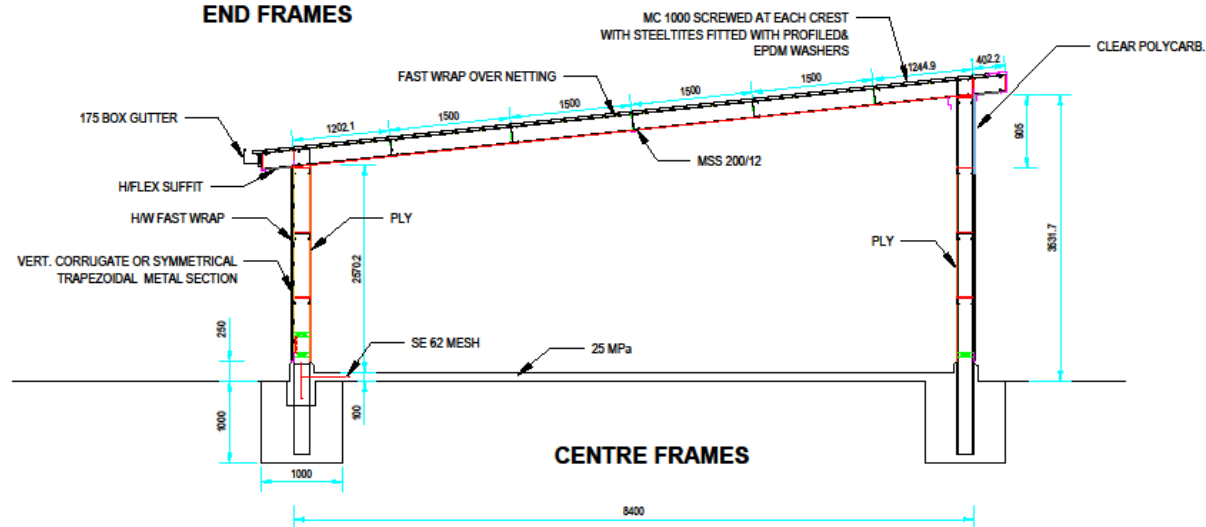
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SHEET	THREE

MR. SHANE SYKES S.W.D.C.



**DRAFT ONLY
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END FRAMES



CENTRE FRAMES

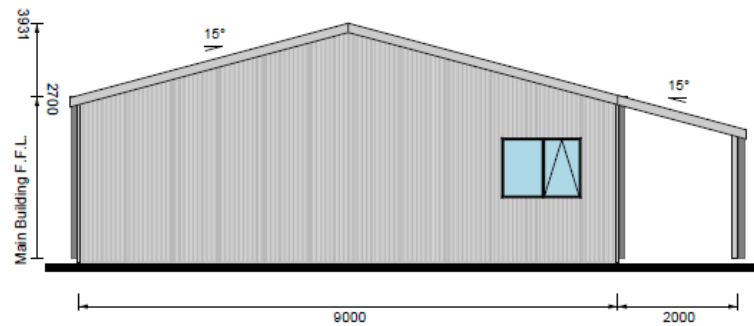
MR. SHANE SYKES S.W.D.C.



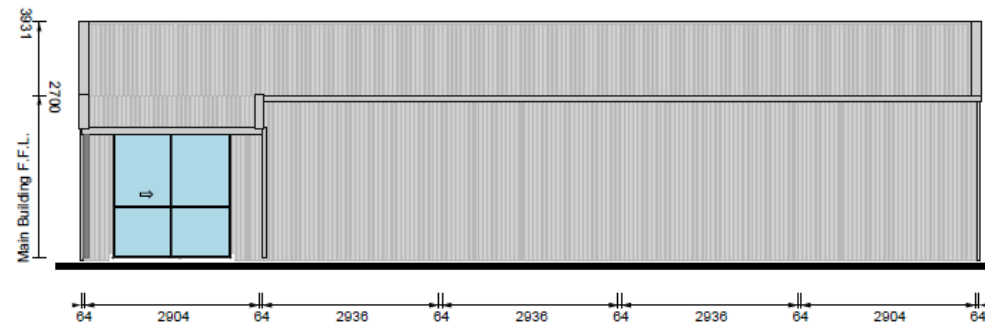
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DATE	20/10/18
SHEET	TWO

Appendix 3 - Five Bay Shed Building

VIEW 1



VIEW 2



Project No.: 1808174



Totalspan Wairarapa
235 Ngaumutawa Road
Solway
5810
06 377 5956
wairarapa@totalspan.co.nz

For: South Wairarapa District Council, Attn: Mr Shane Sykes
Johnston Street
Featherston
5710

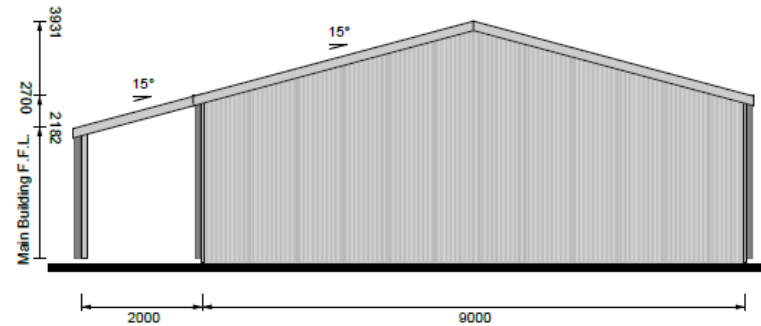
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ARCHITECTURAL DETAILS ELEVATIONS

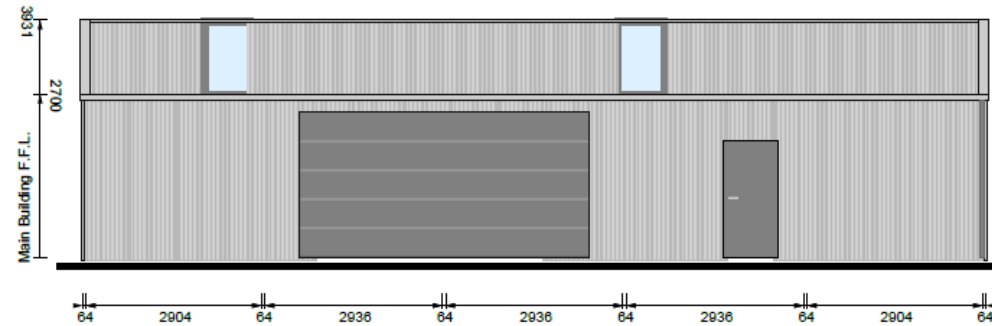
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CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE AT TIME OF CONSTRUCTION

Page 2 of 3

VIEW 3



VIEW 4



Project No.: 1808174



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Johnston Street
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Scale: 1:100

ARCHITECTURAL DETAILS ELEVATIONS

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Appendix 4 - Current Building Layout







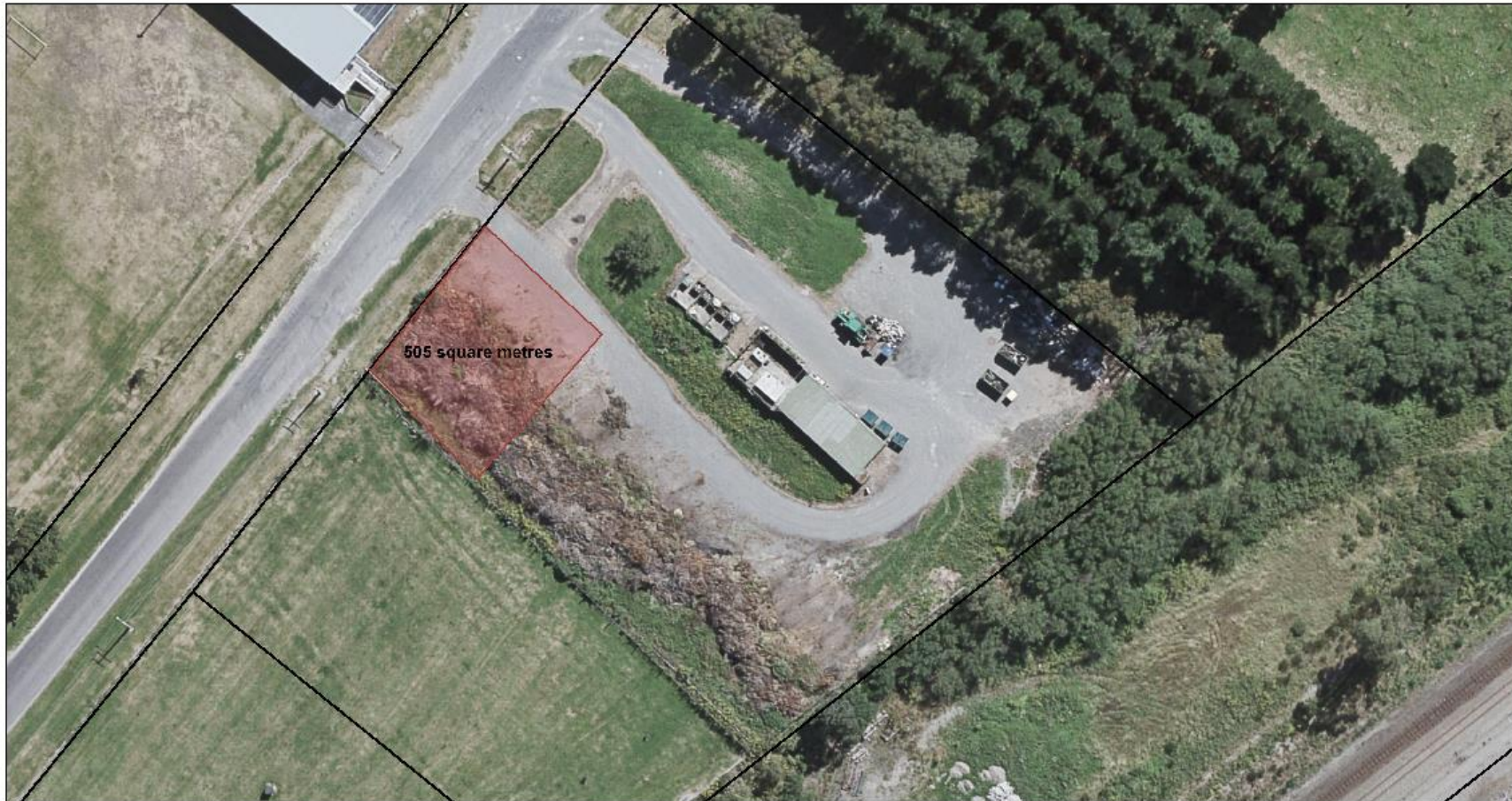


Appendix 5 – Proposed Construction Materials



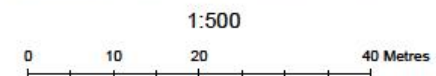
Appendix 6 – Preferred Pound Location

Wairarapa Maps



November 26, 2018

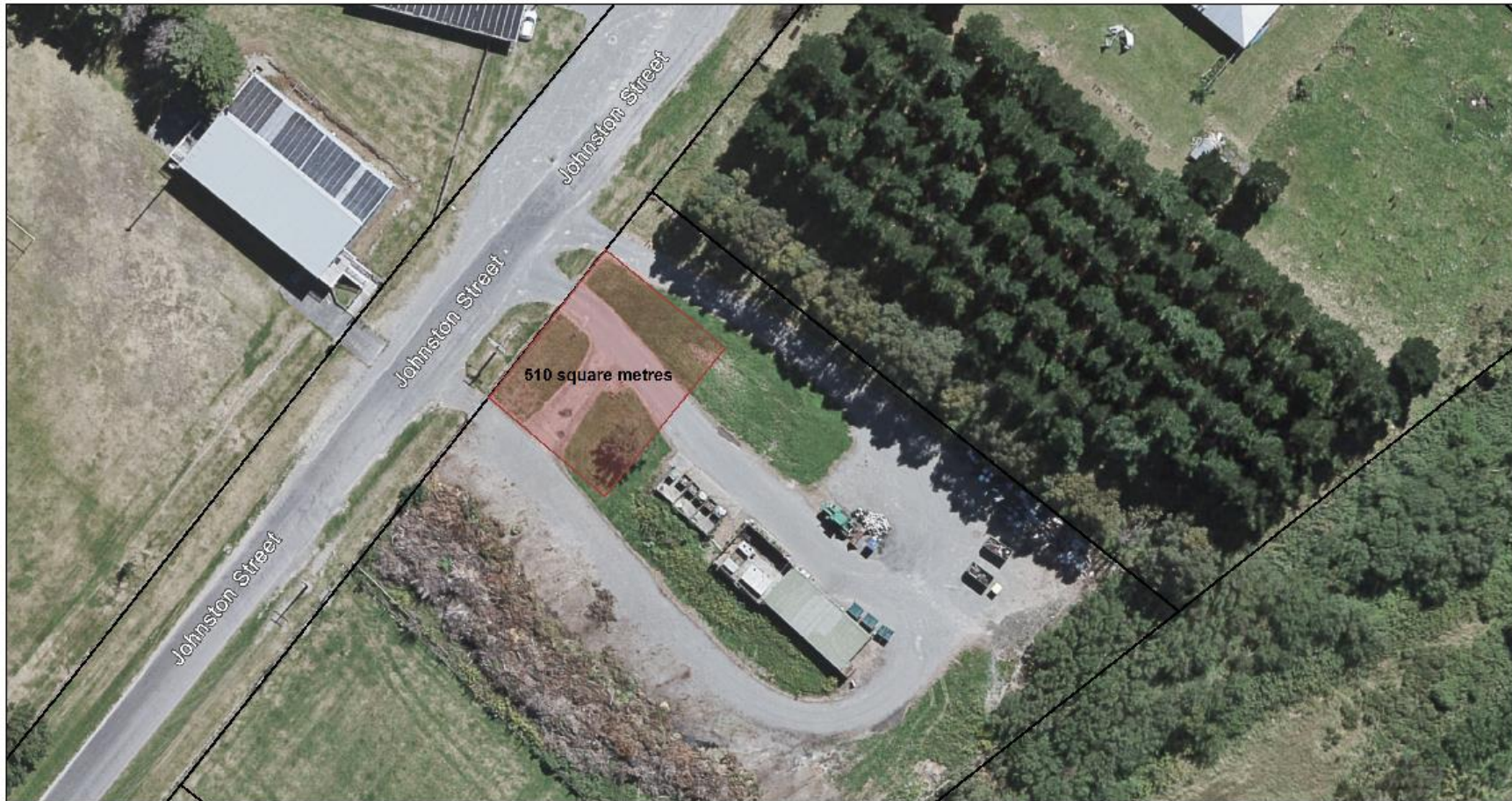
- ☐ Masterton Property
- ☐ Carterton Property
- ☐ South Wairarapa Property



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Appendix 7 – Alternative Pound Location (Central Transfer Station)

Wairarapa Maps



November 26, 2018

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- ☐ Carterton Property
- ☐ South Wairarapa Property

1:500

0 10 20 40 Metres

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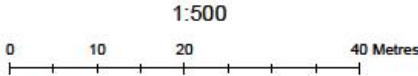
Appendix 8 – Alternative Pound Location (Peripheral Transfer Station)

Wairarapa Maps



November 26, 2018

- ☐ Masterton Property
- ☐ Carterton Property
- ☐ South Wairarapa Property



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