

2. POSSIBLE RELOCATION TO NEW BRIGHTON, BURWOOD/PEGASUS COMMUNITY BOARD AND STAFF

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Corporate Plan Output: Public Accountability	

The purpose of this report is to provide the Board with information on property and other related issues in considering a possible move to New Brighton for the Board, Advocacy Team and certain area staff.

The Community Advocate, Burwood/Pegasus comments as follows:

The Burwood/Pegasus Community Board has identified as a high priority the provision of a meeting room and facilities for the Board.

From 1989 to 1996 the Board met at temporary sites including a local tavern, a tennis club building, and a converted house.

A boardroom was provided at the Shirley Library and Service Centre at Marshland Road in 1996 but due to the fire in April 1997, again the Board was provided temporary facilities whilst the Library was rebuilt.

The 1996 CLAS review which occurred at this time proposed that two Advocacy Team staff members be located at the Shirley Library and provision was made accordingly.

This proved not to be adequate to provide service to the Board and community. Five staff were relocated to the Shirley Library and Service Centre and accommodated in the space provided for two.

Area officers of the Leisure Unit sought to locate with the Advocacy Team (as provided in other areas in the City). More recently the Parks and Waterways Area Advocates have been appointed to work with the Advocacy Teams. A proposal submitted to the Council last year to relocate the boardroom and staff accommodation to the old New Brighton Library was not supported as it did not meet the Council policy of co-location with Council Libraries.

The co-location policy is under review and at present with the Corporate Team. This review, which will include detail of future staff location in the suburbs, is to be available mid-June (prior to the Annual Plan Subcommittee's meeting to consider submissions on the draft Financial Plan). The City Manager has proposed that the Board's request for a deputation and report to the Strategy and Finance Committee be deferred until the report on Board servicing and suburban service delivery is available.

Last year the Burwood/Pegasus Community Board members supported a proposal to relocate meetings (on a temporary basis) to the Ascot Community Centre to assist in alleviating staff accommodation issues and the boardroom at Shirley was allocated to this purpose.

The Community Board has sought urgency on the relocation and a draft submission to the Annual Plan Subcommittee is to be prepared.

The option of locating the boardroom and staff accommodation at New Brighton is favoured, the area being more central and accessible to the Burwood/Pegasus community and could better meet the needs of the community served. It would give support to the Council's and Board initiatives in facilitating the New Brighton revitalisation.

It is not proposed that the new centre at New Brighton accept cash transactions. Staff would be available to provide information on Council services and process requests for service.

A question arises as to the utilisation of the space vacated at the Shirley Library. Assurances in discussion with the Libraries Manager, Sue Sutherland, and the Shirley Librarian, Bev Prout, indicate that increasing patronage at the Shirley Library will require more work space. In addition, within the Libraries Strategic Plan additional programmes based at the Library may now be investigated.

PROPERTY ISSUES

The Property Unit have been involved in the past in considering what options exist for providing additional space to house the Burwood/Pegasus Community Board and staff.

A number of options have been considered in the past, including adding onto the existing facility but the focus of this report from a property perspective is to concentrate on the options that exist in relocating the staff and the Board to New Brighton.

The brief was to locate an area of approximately 400 square meters ideally within the New Brighton Mall area that had ground floor presence.

The following options have been considered but dismissed as possibilities for the reasons indicated in the table.

Options	Approximate Cost	Comments
1. New Brighton - Building on the corner of Hawke Street and Shaw Avenue	\$43,000 per annum plus GST	<ul style="list-style-type: none"> • Former WINZ space. • Modern two storey commercial building with good profile. • Approximately 334m² in area. • Car parking issues to be canvassed further. • This property is now being redeveloped and is no longer available.
2. New Brighton - Former Roxy Theatre	Negotiable - refurbished state approximately \$40,000 per annum.	<ul style="list-style-type: none"> • Run down space in need of major refurbishment. • Located at south end of Mall. • Not suitable
3. New Brighton - Farmers	No details yet available - not being vacated until March 2003.	<ul style="list-style-type: none"> • Farmers New Brighton are relocating to the Palms Mall in early 2003. • The existing building is approximately 1,500m² in area. At the present time it is too soon from the owner's perspective to contemplate a lease of a portion of the building for the Board/staff's needs.

1. 115 New Brighton Mall

This property is currently split into two shops with the total area for the two amounting to 480m². There is currently a partition wall between the two shops which is removable. A cafeteria, toilet and two offices are situated in the mezzanine area and there is room on site at the rear for approximately six carparks.

The current landlord lives in Waihi and has advised via a local real estate agent that they would be prepared to upgrade the building to suit the needs of the Council. Further negotiations have not been undertaken with the landlord to date as it is considered that a more appropriate alternative exists in the property at 105 New Brighton Mall as it has a larger area available which would allow for possible future increase in numbers in the Advocacy Team or area staff.

2. 105 New Brighton Mall

The financial details associated with this proposal are contained within the Public Excluded report presented to this meeting.

This building is currently vacant and contains a total area of 604m². The building has a frontage to Beresford Street and New Brighton Mall with access from both frontages.

The Property Unit and Advocacy staff have been in discussions with the potential owner of this building (there is a current contract for sale in place) and considerable time and effort has been spent on his part in preparing a conceptual plan as to how this space could be fitted out to accommodate all staff and future requirements, including if required a public toilet block.

Discussions have centred around essentially the building being stripped out and refurbished. The fit-out to include: automatic doors, air conditioning and evaporative cooling and heating to the areas; a new suspended ceiling to the rear area; and upgraded light, new carpets and tiling and a boardroom kitchen. The premises would be painted throughout, including external walls.

The Council would be required to pay for any data cabling necessary and obviously office furniture and chattels.

- Recommendations:**
1. That the Board confirm its request that urgency be given to providing a boardroom and facilities at New Brighton together with staff accommodation.
 2. That the Chairperson present the Board's submission to the Annual Plan Subcommittee.

**Chairperson's
Recommendation:** For discussion