

10. NORTH NEW BRIGHTON COMMUNITY CENTRE

Officer responsible
Community Relations Manager

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The purpose of this report is to advise on progress on the North New Brighton Community Centre renovation and upgrade and to bring further information on the proposed use of the building and its management.

BACKGROUND

At the request of the Property Unit a building audit of the Community Centre was undertaken by Thompson Wentworth Ltd in the latter half of 1995. The audit identified maintenance work that would need to be undertaken over the next two years, the need to provide disabled access to the main hall of the first floor, and a range of options to bring the building fully up to a standard that would meet the requirements for health and safety and fire egress. The estimated cost at that time was \$500,000.

Restrictions were then placed on the building which limited the ability to hire the facilities for private functions.

The Community Board Working Party in 1996 considered the options available to the Council ranging from the demolition of the existing structure and use of other facilities in the community to building a new structure on the present site or fully upgrading the existing building. The Board Working Party recommended that the Centre be demolished and in consultation with the community a new single storey purpose built building be provided on the same site.

The Community Board, whilst supporting the recommendation in principle, requested that a community needs analysis be undertaken and that the option of replacement of the Centre be subject to consultation with the community. The needs analysis was carried out and community consultation on the proposal was undertaken.

The option of developing a joint facility with the Surf Club was traversed over a period. However, by 2000 it was decided that the Community Centre building and the Surf Club building should remain and that the Council would bring the Community Centre up to the required standard for community purposes.

Draft plans were prepared for consultation with the community and a submission was made through the Annual Plan process for funding of \$500,000. The Council decided to provide \$400,000 over two years for the project and the Community Board allocated an additional \$35,000. The Council has also received a grant of \$20,000 from the Lotteries Commission for the renovation and upgrade of the Community Centre.

The initial proposal presented for a new entranceway was not supported by the community and a revised plan including access to the beach from a balcony was prepared. This plan gained support of the community and the Board. However, when costed the revised plan was in excess of the funds available.

A revised scope of works was prepared in consultation with a quantity surveyor and submitted to the Board's Working Party on 10 December 2002.

WORKING PARTY MEETING - 10 DECEMBER 2002

Scope of Works for Tender

The Board's Working Party met on 10 December 2002, and the minutes of the meeting are attached.

The meeting received a report from the Architect, Chrispin Schurr, listing the works which could be included in the scope of works for tender. This schedule had been prepared to take account of the work required to bring the building to New Zealand Building Code compliance. Working Party members were concerned that the works do not include the provision for the upgrade of the upstairs kitchen (\$35,000) to allow the proposed use by the Community Connection Nga Ngaru Trust should the Board support its proposal.

The Property Unit also raised the issue that the provision of a café in the building would constitute a change of use under the Council's City Plan and that further resource consents would be required. The resource consent application submitted in November 2002 did not include the café proposal.

To achieve progress, the Working Party agreed that the tenders for the essential works for continued use as a community centre be tendered in early February 2003, due to the onset of the Christmas vacation and the inability of contractors to find time to price competitively at this time of the year. It was also agreed that methods of funding for the kitchen be investigated further.

Community Centre Management Issues

The Community Connection Nga Ngaru Trust and the North Wai Boardriders Club had submitted proposals for the management of the Community Centre on behalf of the Council.

Paul McOscar, Community Development Adviser - Fendalton, and previously Community Development Adviser to the Burwood/Pegasus area researched the management issues in mid-2002. Board members on the Working Party were kept informed of the issues being considered. Paul McOscar set out the following options for management of the Centre:

1. *North Wai Boardriders Club Proposal*

To establish a management committee of user group and residents' association representatives. User groups would have the responsibility of meeting rental costs for their own use and a manager would be employed to oversee facility operations.

2. *Community Connection Nga Ngaru Trust Proposal*

To manage the facility through a subcommittee of the Trust made up of user groups and community representatives with the understanding that the group will look to develop its community initiatives in the facility.

3. *Status Quo*

Maintain the status quo whereby Advocacy Team staff carry out the management role and negotiate access with prospective user groups. (Allows all groups (such as the Community Connection Nga Ngaru Trust) the opportunity to be considered as users of the facility.)

Paul McOscar advised that whichever option was favoured, rental charges would mean an operating deficit and the Board may be asked to subsidise the shortfall, particularly if heating arrangements were changed from user pays.

It was proposed to the Working Party on 10 December 2002 that, because the building is to be renovated and usage patterns will change, the Advocacy Team contract to carry out the management role and negotiate access with prospective users in the meantime. Over a period of a year this would establish patterns of use and would see progress in the review of facility management and the development of the Property Unit's "Property Management Agreements".

Community Connection Nga Ngaru Trust Proposal

The Trust initially presented two proposals: one for management of the facility and the other for the establishment of community initiatives (café, lunches, etc.). The brief given to Paul McOscar was to consider management options and so his report addressed the facility management proposal only.

The management of the facility was the tool by which the Trust could achieve security in their community initiatives. In effect the management proposal was secondary for the Trust to having a café in the facility. The Trust's focus was to bring the community together and encourage local use and involvement over food in a great neighbourhood location available to all. The Trust saw the management as an opportunity to give the community facility back to the local community for activities and initiatives around the beach, as the Trust believed to be the original intent of the facility. This was not to be at the exclusion of other users but rather a guarantee of the Trust having a place in the facility as a community cafe.

Members of the Trust have devoted considerable time and effort to promoting the youth café and youth supper proposal. In a letter to the Board Chair on 15 November 2002, Kim Money, Chairperson of the Trust, proposed a simplified proposal to include the use of the Centre for:

- Healthy School Lunch programme.
- Community Café.
- Youth Activities.
- Movie Theatre (in time).

These activities were proposed to operate in conjunction with other users.

At the meeting on 10 December 2002 the Trust supported the proposal that the Advocacy Team retain management of the Hall until the refurbishment is completed, at which time the management structure could be reviewed.

The Property Unit recommended that a licence be issued to the Trust to access the use of the upstairs area in the meantime whilst lease and resource consent issues are further investigated.

It was requested that further discussion be held with current users of the Centre in the light of the revised Trust proposal. The Chair, Don Rowlands, gave an undertaking to bring the matters to the Board on 27 January 2002 to resolve the issue of the Trust's use of the building.

Additional Information Since 10 December 2002

The Property Unit has investigated further and reports:

In 1995 the Property Unit commissioned Thompson Wentworth Ltd to carry out a Building Audit of the North New Brighton Community Centre. Their brief was to look at:

1. *The cost of bringing the present building up to Building Code of Compliance.*
2. *The cost of bringing the building up to code if there was a change of use.*

Thompson Wentworth reported back that if the building was to be retained in its present state no seismic upgrading would be required and it would therefore be a simple matter of bringing the building up to the required Code of Compliance.

If, however, there was a change of use, seismic work would have to be carried out. This would cost a considerable sum (estimated at \$250,000) in addition to meeting the building code of compliance.

Issues

1. *Land Tenure*

The Community Centre is not on a Reserve and is covered by the Local Government Act. This Act does allow for commercial operations with conditions.

2. *Planning Issues*

We have been advised by our Planning staff that if the Trust wishes to set up a CAFÉ in the Community Centre regardless of whether it is a community or commercial venture there is a CHANGE OF USE.

Therefore, the building would have to be upgraded to meet the full seismic requirements. This will of course involve additional costs.

Summary

The Council can apply for a resource consent to upgrade the building to meet the present Code of Compliance issues but unless money can be found to cover the full seismic upgrade, then the proposal by the Trust to operate a CAFÉ cannot proceed. However, there may be other ways of meeting the Trust's goals. This will be covered in another section of this report.

The Community Development Adviser has met again with the Trust and reports:

The advice from the Property Unit would effectively require the Council, Trust and/or community to source \$250,000 (compliance) \$35,000 (kitchen fitout) and other associated expenses (for example resource consent costs) in order to accommodate the café as proposed (along the lines of a retail operation).

There may be scope for alternative options to be explored such as a youth or community club but further investigation is necessary before this can be considered as a possible alternative and as acceptable to the Trust's vision.

Before Christmas the Trust were in discussions over the future of their project and personal commitments. Kim Money, as the Trust's representative, was informed of possible options and of the building audit "change of use" issue. At this stage she confirmed that the Trust has opted to step back from the management and café project, but would be available to be approached by the Council should the café option at the Centre become viable. The Trust has confirmed this position in writing (copy attached).

As progress is made on the building refurbishment and user and community groups needs are further identified/established, the effect of use of the Centre for a cafeteria type venture, given community support, will be explored. This will be undertaken with a view to reporting back to the community via the Trust and the Working Party about the viability of a café or possible alternatives in a venture with Community Board support.

Staff

- Recommendations:**
1. That the Board recommend to the Property and Major Projects Committee that the North New Brighton Community Centre be refurbished to a level to meet general community needs with the existing budget framework.
 2. That the management of the Community Centre remain with the Advocacy Team as usage patterns are monitored during the refurbishment period over the next year.
 3. That the negotiations continue with members of the Community Connection Nga Ngaru Trust to accommodate the programmes the Trust is able to provide for the community within the existing defined community use of the Centre.

Chairperson's

- Recommendations:**
1. That the abovementioned recommendations be adopted.
 2. That the Community Connection Nga Ngaru Trust be invited to undertake a partnership with the Community Board for youth and community programmes in the North New Brighton and Parklands area.
 3. That an appropriate Project funding allocation be made to resource this project.
 4. That a further report on the partnership project be provided prior to the Project funding meeting.