

## 12. PAPANUI YOUTH FACILITY - RESTELL STREET

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Corporate Plan Output: Community Facilities	

The purpose of this report is to brief the Committee on a proposal to establish a youth facility in Papanui and the funding required for the facility. The report outlines requirements for such a facility and identifies a potentially suitable property, which is being investigated by the Te Papanui Trust, which would be the lessee should the project proceed.

### BACKGROUND

Since early 1998 a network of youth workers and youth agencies in the northern Papanui area have been meeting to share information and develop a youth strategy for the area. This network is now strong and healthy, with a large number of agencies being involved. This network sponsored the '98 Youth Summit and facilitated the employment of the Papanui Community Youth Worker (a partnership which includes Northlands Mall, local youth organisations and the Shirley/Papanui Community Board).

The '98 Youth Summit, as well as other research in the area (the 1998 Casebrook/Redwood/Northcote Community Needs Analysis and the 2000 Papanui Community Facility Research) have indicated a high demand for a youth facility/venue located in the northern part of the city, preferably close to Northlands Mall. Further hands-on experience of the Papanui Community Youth Worker has confirmed this need.

At its meeting on 22 November 2000 the Shirley/Papanui Community Board decided that a small working party of two Board members, staff and the Papanui Youth Worker be established to actively pursue a property which could be suitable for renting as a youth venue. This process is in line with the Council guidelines for establishing community facilities, even though it is the intention that the lease for such a facility would be held by Te Papanui Trust.

### REQUIREMENTS

Discussions held amongst youth workers and others in the area have indicated that the following features are desirable for a youth facility:

- A venue for events catering for up to 300 plus young people (ie 3,000 – 4,000 square feet).
- A lounge/coffee space.
- Office area for: The Papanui Community Youth Worker, Te Ora Hou and other local youth workers.
- Space for counselling/health services.
- Meeting room for holding Family Group Conference, tutoring and other small group meetings.
- Location within easy access to Northlands Shopping Centre and away from residential areas.

### VENUE AVAILABLE

A venue meeting these requirements has recently become available for lease. The Video Ezy business (in Restell Street) has relocated to the Bishopdale area. The building in Restell Street features:

- 5,500 square feet ground floor area.
- A mezzanine of 200 square feet.
- 14 carpark spaces in front.
- A storage area with "garage" entrance.
- A small upstairs room (presently used as a staff room).
- Men's and women's toilets. These would need upgrading to cater for larger numbers.

The annual lease is presently advertised at \$50,000 - \$55,000 plus GST (ie approximately \$10.00 per square foot), depending on fittings.

A number of fit-outs would be required to bring the building to the required standard, including:

- Fire safety – egress, sprinklers, etc.
- Lighting and heating.
- Office fit-outs.
- Stage, sound and lighting equipment.

- Reception area fit-out.
- Possible lounge area, including kitchen and servery equipment.
- Toilet upgrade to cater for a venue catering for 250 plus.

## **BUSINESS EVALUATION AND PLANNING REQUIREMENTS**

The Te Papanui Trust's advisers will prepare a business plan dealing with projected usage, costs, revenue and funding sources, etc. Resource consent would be necessary as 33 car parking spaces are required against the 14 available on site.

Other issues to be addressed include ingress/egress, ventilation and heating, fire safety, building warrant of fitness and any requirements of the Food Hygiene Regulations 1974.

The building has been assessed by a valuer who has provided a detailed report on the premises. This report indicates that a lower rental may be negotiated.

## **ESTABLISHMENT AND MANAGEMENT**

The NYPC (Northern Young Persons Committee), has been interested in establishing a youth facility in Papanui for some time and is prepared to take on a management role for such a facility. This network includes representatives from youth agencies, Papanui High School, Northlands Shopping Centre, Police Youth Aid, Papanui Advocacy Team, the Canterbury Youth Workers Collective and the Christchurch City Council Youth Advocate's office.

Te Papanui Trust (a community based trust set up to pursue the establishment of a community/recreation facility in Papanui) have agreed to act as an umbrella organisation through which funding for a youth facility may be sought. This provides us with an excellent source of appropriate skills and knowledge.

On Wednesday 20 December the Youth Network met and strongly endorsed the desire to pursue a lease on the building.

Te Papanui Trust agreed to hold the lease on behalf of the youth group. The meeting also made the following suggestions:

- That the City Council be requested to fund the rental for the first twelve months, and to underwrite the rental for the following two years.
- That a small group be established to pursue the project further.

## **COMMUNITY BOARD INVOLVEMENT**

A report outlining the proposal went to the Emergency Committee meeting of the Shirley/ Papanui Community Board held on 18 December 2000. The Board resolved:

- To support the pursuit of establishing a youth facility in the former Video Ezy building at 4 Restell Street.
- To support Te Papanui Trust in applications to government and private trusts for funding for the youth facility.
- To support an application to the Strategy and Resources Committee and Community Services Committee for underwriting of rental costs.
- To allocate funding from the Board's Community Services fund towards the establishment (including rental, equipment and fit-out costs) of the youth facility.

## **FUNDING OPTIONS**

It is not intended that this be a Council-owned and operated facility.

Given that it is a community initiative, it is considered that funding support (Council and Community Board) would be appropriate.

The establishment of a Youth Venue will necessitate funding to cover four areas:

**1. Rental costs**

Subject to receipt and approval of a viable business plan and resource consent, the Council will be asked to contribute to/meet the rental for the property for the first year (up to \$45,000) and to underwrite it for the subsequent two years.

**2. Set-up and establishment costs**

The Shirley/Papanui Community Board has agreed to allocate funding towards the fit-out. As stated above, the Board's ability to fund this will depend on the committee's decision to fund the rental for the first year.

The Te Papanui Trust also intends to apply to a variety of funding agencies for these one-off costs.

**3. On-going operational costs**

The costs of running the centre (power, phone, heating, insurance) are planned to be recouped in part by fees charged against facility users. Any shortfall from such fees will need to be applied for from various funding agencies.

**4. Employment of Facility/Events Manager**

Funding for this position will be applied for through some of the larger funding agencies.

Once established and having proved its potential, it is expected that the local Network will be seeking Corporate sponsorship. However this is not likely to occur within the first 12 months of operation.

**SUPPORT**

The Council's Youth Advocate has been consulted on the project and is fully supportive of it.

A representative of Te Papanui Trust will be in attendance at the meeting and available to answer questions if required.

- Recommendation:**
1. That the Community Services Committee support the concept as outlined above.
  2. That it be noted that Te Papanui Trust is seeking an option to lease the building subject to gaining a resource consent and funding.
  3. That appropriate staff work with Te Papanui Trust to prepare a business plan detailing projected usage, costs, revenue and funding sources.

**Chairman's**

**Recommendation:** For discussion.