

## 23. NORTH NEW BRIGHTON WAR MEMORIAL AND COMMUNITY CENTRE

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Corporate Plan Output: Environmental Improvement Plans 7.2.6	

The purpose of this report is to summarise the various options for the upgrade of the North New Brighton War Memorial and Community Centre.

### BACKGROUND

The North New Brighton War Memorial and Community Centre is in need of an upgrade and in recognition of this the Burwood/Pegasus Community Board established a Working Party to consider various upgrade options. These options were presented to the Community Board in July 2000. The Community Board recommended that a sum of \$750,000 be submitted in the Annual Plan process.

The Property Unit has stated that a Needs Analysis and Design brief need to be produced before the project can be considered.

A number of studies have been commissioned to investigate the current condition of the building and also to establish the current usage of the facility. Studies commissioned in 1997 and 1999 did question the need for the Community Centre at North New Brighton. These reports have been used to help develop this report.

The Surf Club has clearly indicated that they do not wish to relocate into the War Memorial Hall.

The public toilets are being built as part of a Parks Unit project and are being located adjacent to the Surf Club facility.

The resolution of these two factors clears the way for a decision on what the best upgrade option should be.

It is also worth noting that the current survey of users (attached), indicates a trend of increasing use, even with the facility in its current state.

### UPGRADE OPTIONS

The purpose of the proposed upgrade is to provide the community with a facility which satisfies the current usage and the potential future usage requirements as well as satisfying the legal requirements associated with the following:

Building Act 1991  
Fire Services Act 1975  
Fire Safety and Evacuation Regulations 1992.

The main objectives in upgrading the facility include a design that:

- Is in accordance with all the current legislation covering such facilities.
- Is within budget.
- Is approved by the Projects and Property Committee.

The upgrade options are defined as follows and the costs are set-out in the table below.

#### 1. Complete Replacement of the Community Facility

The complete replacement could be in two forms:

- (a) The first is to effectively replicate the existing building. This means a two-storey with the same footprint.
- (b) The second is to build a single story facility, again using the same footprint.

## 2. Upgrade the Existing Facility to Comply with Relevant Regulations

There are a number of sub-options for the existing facility:

- (a) Consider the existing building suitable for ground floor use only.
- (b) Use both floors of the building but limit the numbers based on the capacity of the existing egress routes.
- (c) Use both floors of the building with an occupant load on both floors which is calculated using the New Zealand Building Code. This requires an upgrade of the egress routes.

### SUMMARY TABLE

Option	Description	Occupancy		Estimated Cost
		Ground Floor	First Floor	
1 (a)	New two storey building.	250	320	\$750,000
1 (b)	New single storey building.	250	-	\$500,000
2 (a)	Refurbish ground floor only, upgrading egress routes.	250	-	\$340,000
2 (b)	Refurbish ground and first floor, retaining existing egress routes.	142	105	\$400,000
2 (c)	Refurbish ground and first floor, upgrading egress routes.	250	320	\$480,000

Notes:

- (a) The estimated cost includes professional fees and contingency.
- (b) The occupancy numbers are based on previous reports.
- (c) The above costs for refurbishment include allowance for maintenance items on the existing facility.

### CONCLUSION

A decision needs to be made on which option is to be adopted. This decision is necessary before a design brief can be developed.

The Surf Club has clearly indicated they do not wish to relocate in the War Memorial Hall. The North Wai Boardriders have expressed a desire to continue with a permanent leasing arrangement for a space within the facility. There is an increasing trend in the usage of the facility.

**Recommendation:** That the Board:

1. Decide which upgrade option to adopt and pursue.
2. Recommend a Project Brief and Budget be developed for the chosen upgrade option, with this Brief and Budget being presented to the Property Unit by the end of February 2001.

**Chairperson's Recommendation:** That the Board:

1. Choose abovementioned upgrade option 2 (c).
2. Recommend a Project Brief and Budget be developed for upgrade option 2 (c), with this Brief and Budget being presented to the Property Unit by the end of February and to the Board's meeting of 26 February.