

COUNCIL 12. 4. 2012

19. PROPOSED PARTNERSHIP TO PROVIDE A TRANSITIONAL COMMUNITY FACILITY

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PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to a proposed project to work in partnership with the International Association of Lions Club to provide a Transitional Community Facility in St Albans.

EXECUTIVE SUMMARY

2. As a result of the 2010, 2011 and 2012 earthquake events, 21 of the 53 council-owned community facilities closed. This has had a significant impact on communities which are struggling to identify suitable alternative accommodation to hold public meetings and cater for other community based activities.
3. As it will be some time before all Detailed Engineering Evaluations are completed and decisions made in relation to rebuilding/repairing the closed facilities, RCP consultants have been commissioned to look at a wider project of identifying communities most in need of transitional community facilities and the identification of sites that would be suitable to locate such a facility on. It is expected that the RCP report will be available early in April.
4. The International Association of Lions Clubs has approached the Community Support Unit of the Council with the concept of placing a transportable building onto a Council owned site. This building would be utilised by the community as a transitional community facility while the Council owned, and other community accessed facilities, are closed due to Earthquake damage.
5. For the purposes of clarification, the definition of the timeframes around "transitional" it is two to three years.
6. This transitional arrangement is considered to be a temporary solution while the Community Facilities Suburban Network Plan is developed. This plan will consider the need for a city wide network of Council owned Community Facilities and the most appropriate locations. A draft plan will be presented to the Housing and Community Facilities Committee and Council later in the year and will be a contributing factor in the Community Facilities rebuild programme.
7. The ownership of the building will be retained by the International Association of Lions Clubs ("the Lions"), with the site being provided by Council for location of their building at no cost to the Lions. When the partnership ends (primarily based on the assumption that a permanent community facility will replace the need for the transitional facility) the Lions will uplift the facility and place it into another community of need.
8. This proposal has been the subject of informal discussion with the Shirley / Papanui Community Board which supports the proposal.
9. A report was presented to the Housing and Community Facilities Committee on 16 March 2012. The Committee is supportive of the proposal.
10. Further details of the support from the Community Board and Housing and Community Facilities Committee is contained under the Consultation Fulfilment section of this report.
11. The building design will allow for some aspects of multi-usage, by way of room dividers that can split the space into two to three separate meeting spaces. The building will have a kitchenette and toilets. The building will have at least one ramp and meet all required aspects of accessibility requirements. It is envisaged the building will accommodate meeting space for 40-50 persons. While the building will not be designed for larger scale recreation activities there is an intention that it will cater for low impact activities such as exercise classes, pilates, yoga, etc.

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12. The operational management of the facility will occur in a similar fashion to that of other Council owned Community Facilities. The Council's Community Facilities Officers will manage the bookings, arrange any maintenance and monitor the payment of hiring fees. Hiring fees will be retained by the Council to off-set the insurance and maintenance of the building while it is located on the Council owned land.
13. There is a will to initiate this project in advance of the transitional Community Facilities project so as to create a "flagship" project for the Lions to be able to showcase to their international members, with the prospect of gaining more funding internationally to replicate the project in line with the RCP recommendations (the wider project). The Lions Club District 202E has approved the project proceeding and has agreed to fund the cost of a building.
14. The St Albans site (formerly the St Albans Resource Centre) has been put forward as a suitable option as the community has an identified need for this facility and the site is clear of existing buildings, being a 'quick-win' for both the Council and Lions to achieve the desired outcomes of the project.
15. Other locations considered are Linwood and Sumner. These three locations are considered to be the most in need at present. Other locations will be considered as part of the Transitional Community Facilities project (RCP Report).
16. The Council has agreed to repair the Linwood Community Arts Centre. An alternative option is being explored with the Ministry of Education in relation to Sumner. Consequently St Albans is considered to be the most appropriate site for this proposed transitional facility.

FINANCIAL IMPLICATIONS

17. The cost of the building will be met by Lions with the Council meeting the costs associated with infrastructure, consents, fees and landscaping, estimated at \$30,000. Funding for this is able to be met from within existing Community Facilities budgets as building maintenance across the Community Facilities Network is currently behind budget and forecast to be under-spent at year end.
18. It is considered appropriate for the Council to meet the infrastructure costs as this expense would be incurred should a decision be made at a later stage, as part of the Facilities Rebuild process to construct a new community centre on this site.
19. The Council will also pay any maintenance expenses while the building is located on site, as the rental income generated by the building will be retained by Council.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

20. Yes.

LEGAL CONSIDERATIONS

21. Consideration is being given to Resource and Building consents and a partnership agreement between the Council and the Lions.

Have you considered the legal implications of the issue under consideration?

22. Yes, appropriate land lease and facility management agreements are in the process of being drafted.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

23. Yes, the LTCCP states the following "Ensure that community facilities across the city are:
 - fairly spread geographically
 - meet social, educational, cultural and recreational needs
 - physically accessible, safe, and enjoyable to use
 - designed and located in order to maximise community identity and participation"

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Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

24. Yes.

ALIGNMENT WITH STRATEGIES

25. This project aligns with the Strengthening Communities Strategy (SCS). Pg 6 SCS states "The Council will work closely with community groups and actively pursue partnerships for the management of facilities, and consider the development of a separate funding source for specific facilities."

Do the recommendations align with the Council's strategies?

26. Yes.

CONSULTATION FULFILMENT

27. Informal consultation has occurred with the Shirley/Papanui Community Board. Following this informal consultation the Board Chairperson sent the following message to Councillor Livingstone in his capacity as Chairperson of the Housing and Community Facilities Committee:

" This email is to let you know that an informal discussion of Board representatives and Housing and Facilities staff yesterday resulted in appreciative support for the generous offer by Lions International to supply a transitional community facility in the St Albans area.

28. The Board understands this is a confidential matter until Lions International make a public announcement on 1 April 2012.

29. The Board representatives fully support the facility being managed by Council and looks forward to meeting with representatives from Lions on Thursday 29 March 2012".

30. A report on this proposal has been considered by the Housing and Community Facilities Committee on 16 March 2012. The Committee's recommendation was:

"The Committee recommends to the Council that, subject to the consideration of the Shirley/Papanui Community Board, that the partnership proposal with the International Association of Lions Club to provide a Transitional Community Facility be approved ".

STAFF RECOMMENDATION

It is recommended that the Council approve the proposed partnership between Lions International and the Council to provide a Transitional Community Facility in St Albans proceeding.