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**REPORT 4**  
*(1215/52/IM)*

## **KARORI TOWN CENTRE REDEVELOPMENT - WOODEN COMMUNITY HALL**

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### **1. Purpose of Report**

To reconsider options for the provision of a community hall as part of the Karori Town Centre redevelopment.

### **2. Executive Summary**

As part of the Public Space and Centre Development Programme the City Council is undertaking the Karori Town Centre redevelopment. This comprises a new library, community centre, landscaping and roading and traffic improvements.

The new community centre is to be located in the refurbished venture units at the rear of the Mobil petrol station. The existing wooden community hall is to be relocated to sit adjacent to the venture units. The budget for the hall relocation is \$181, 104.

Resource consent was lodged for the relocation and use of the hall. This application was publicly notified and submissions were received in opposition to the proposal. Submitters were principally concerned with the additional noise effects generated by the hall uses and the height of the hall.

Initial noise assessments carried out prior to the lodgement of the resource consent identified potential noise issues. It was considered at that time that these could be mitigated through the management of the hall users. After the submission period closed further advice from the noise consultant commissioned by Council and discussions held with Council noise officers identified that the noise effects arising from the proposal were going to be significant. It was concluded that the application would be hard to support on the basis of these discussions.

On this basis, officers have reviewed the proposal to relocate the hall and the activities to be undertaken within it. This report presents various options for the users and activities of the hall. These options are detailed in the body of the report and in summary are:

1. Relocate the existing hall and undertake significant noise mitigation measures (cost estimated at \$559,104).
2. Remove the existing hall and construct a new hall as an extension to the venture units (cost estimated at \$730, 000).

3. Remove the existing hall and relocate all users to the Recreation Centre and other community facilities while the Community Centre undertakes consultation and considers options for the need and provision of a hall (much of the budgeted \$181, 000 would be used to remove the wooden hall from the site and undertake landscaping of the vacant area where the hall was to be located).

### **3. Recommendations**

It is recommended that the Committee:

1. *Receive the information.*
2. *Agree to option three - the removal of the wooden community hall, the relocation of the users and activities of the hall to other facilities including the Recreation Centre, the retention of St Johns Centre (located on the corner of Karori Road and Campbell Street) for 12 months to cover the transition period and to enable the Community Centre time to consider options for the need, provision and funding of a community hall.*
3. *Note that further design work will be undertaken to determine appropriate use of the area created by undertaking option three.*
4. *Agree that at the end of the 12 month period and occupation of the St Johns Centre by the Community Centre, Council Officers will report back on the options the Community Centre has considered.*

### **4. Background**

#### **4.1 Overall Project**

As part of the Public Space and Centre Development Programme the City Council approved funding for the Karori Town Centre upgrade. The project involved significant consultation with the local community and users of the area.

The key elements of the project are:

- New Library and café
- New Community Centre
- Relocated and partially upgraded Community Hall
- Linkage of all community facilities to each other and to public parking
- New public open spaces, including a new town square
- Traffic safety improvements.

Please refer to Appendix 1 for a site layout of the proposed Town Centre upgrade.

Work has begun on the construction of the library and the community centre with an overall project completion date of December 2005.

## **4.2 Wooden community hall**

Council proposed as an integral part of the Karori Town Centre project to relocate the existing wooden community hall from its present position fronting Kaori Road to a new position to sit adjacent to the venture units.

The site of the proposed hall relocation is identified as being Outer Residential under the Wellington City District Plan. The site accommodating the community centre is identified as being Suburban Centre. Because of this difference in zoning there are different rules applicable to the various sites, despite being located adjacent to each other and serving the Karori Town Centre. Resource consent was required for a non residential activity on a residential site and also for non compliance with the relevant noise rules.

Resource consent was lodged for the relocation and use of the hall. This application was publicly notified with submissions received in opposition to the proposal. Submitters were principally concerned with the additional noise effects generated by the hall uses and the height of the hall.

Initial noise assessments carried out prior to the lodgement of the resource consent identified potential noise issues. It was considered at that time that these could be mitigated through the management of the hall users. After the submission period closed further advice from the noise consultant commissioned by Council and discussions held with Council noise officers identified that the noise effects arising from the proposal were going to be significant. It was concluded that the application would be hard to support on the basis of these discussions.

On this basis investigations were undertaken to assess the implications and costs if the wooden hall were acoustically treated to provide a proposal acceptable to Council officers and also the costs of a new community hall. These proposed costs were higher than that budgeted for the proposal and as a result officers have investigated other options. Three options are discussed and assessed below.

## **5. Discussion**

There have been a number of options that have been discussed between the project team and representatives of the community. Three options have been identified and are described in detail below.

### **5.1 Options**

#### **Option One – Acoustically treat the hall and move to proposed location**

*Description* This option would involve moving the hall to its proposed location to sit beside the new community centre. To allow activities to be undertaken within the hall it would need to be acoustically treated. Essentially the treatment would provide an interior shell inside the hall to mitigate the noise generated from various activities within the hall. Other management methods would also need to be undertaken to mitigate the noise effects i.e. crowd control outside the hall, when doors will be open/shut.

*Estimated Cost* Based on concept designs undertaken by Nigel Lloyd of Acousafe and work undertaken by Warren and Mahoney cost estimates have been established. These estimates are detailed within the attached Appendix 2, however in summary are as follows:

*Acoustic treatment to existing hall* \$ 328, 000.00

*Relocation and upgrade of hall  
(Including escalation)* \$ 231,104.00

*Total* \$ 559,104.00

Please note that there may be additional costs for the relocation of the hall due to the risks associated with moving an old building.

*Landscaping* The landscaping will be incorporated in the stage two landscaping which is to occur around the library and community centre.

*Timing* The plans drawn to date are concept plans and further design detail would need to be undertaken. The hall can not be relocated until the library exits St Johns Centre (to enable the community centre continued use of a hall) which is to occur in September 2005. However to ensure that plans are drawn up, costs established, tenders awarded and also to allow the stage two landscaping to be undertaken a decision is required by early May 2005 as to whether to proceed with this option or not.

*Resource consent required* Resource consent would be required for the proposed relocation and use of the hall at its proposed location. The noise effects would have been mitigated through the acoustic treatment and management methods of users of the hall. These noise mitigation measures would relieve the concerns originally raised by submitters and Council 's advisors, however a full assessment of the proposal would not be done until a revised proposal is submitted. Concerns related to height of the building can be addressed by a minor adjustment of its final location on the site.

## **Option 2- Remove the existing hall from site and construct a new one.**

*Description* This option would involve the removal of the hall from the site with a new community hall being constructed at the end of the community centre/venture units. Warren and Mahoney have prepared concept plans for extending the venture units to accommodate a new hall, however detailed plans would need to be drawn. The new hall would be acoustically designed/insulated.

*Estimated Cost* Based on concept designs undertaken by Warren and Mahoney cost estimates have been established and are detailed within the attached appendix two. The cost estimate for a new community hall is \$730, 000.

*Landscaping* This option would create a different building footprint than that originally proposed and further work would need to be undertaken in regard to landscaping. This landscaping could still be incorporated as part of the stage two landscaping.

*Timing* The plans drawn to date are concept plans and further design detail would need to be undertaken. The hall can not be removed from the site until the library exits St Johns Centre which is to occur in September 2005. However to ensure that plans are drawn up, costs established, tenders awarded and also to allow the stage two landscaping to be undertaken, a decision is required by early May 2005 as to whether to proceed with this option or not.

*Resource consent required* Resource consent would potentially be required for the extension of the venture units into a community hall. This is dependent on the design of the new hall and whether the building and its use would meet the relevant rules of the District Plan.

The building footprint of the community hall and centre would have changed from that proposed, potentially creating a larger open space. It has been proposed to landscape this open area and resource consent would be required for a non residential activity within a residential area.

### **Option 3 – Remove the community hall from the site and find alternative locations for the uses/activities**

*Description* The existing community hall would be removed from the site and the uses and activities undertaken in the community hall would be relocated. Investigations have been undertaken to identify what uses/activities can be accommodated in other facilities. It is noted that activities such as the ballet, indoor bowls, brownies, tai chi, exercise to music, birthday parties, public meetings, and some youth activities can be undertaken at the Karori Recreation Centre. The Karori Bridge Club has a large enough space to accommodate the Samoan Assembly of God practices however it can not accommodate the weekly service due to a clash of times/activities.

The Community Centre will still have the use of a hall through the occupation of the St Johns Centre for a 12 month period to cover the transition period and to enable the Community Centre time to consider options for the need and provision of a community hall. Activities can be undertaken in this hall over the 12 months and this includes the

Samoan Assembly of God services.

Depending on the outcome of the consultation and the centre's consideration of options they may propose building a new community hall through the raising of sufficient funds.

*Estimated Cost* Much of the \$181, 00.00 budgeted for the hall would be used to remove the wooden hall from the site and undertake landscaping of the vacant area where the hall was to be located.

*Landscaping* Landscaping would need to be undertaken on the vacant parcel of land where the relocated hall was to be located. This landscaping could still be incorporated as part of the stage two landscaping.

*Timing* St Johns Centre is currently occupied by the library while its new premises are being constructed. The wooden community hall can not be removed from the site until the library exits the St Johns Centre which is to occur in September 2005. However to ensure that plans are drawn up, costs established, tenders awarded and also to allow the stage two landscaping to be undertaken, a decision is required by early May 2005 as to whether to proceed with this option or not.

The Community Centre would like the use of St Johns Centre for 12 months so they can undertake consultation and consider options. At the end of this 12 months it would be reassessed whether there were adequate funds and need for a new community hall.

*Resource consent required* Resource consent may be required for the development and use of the parcel of land that was to accommodate the relocated wooden hall.

## **5.2 Consultation**

Consultation was undertaken during the design and development phase of the Karori Town Centre Development Plan. In addition to private developers, retailers, design and traffic advisers, the project also involved the local residents in creating the draft Karori Town Centre Development Plan. The community has been kept informed and updated through out the project through newsletters.

With regard to the wooden community hall, consultation was further undertaken during the lodgement and processing of the resource consent. The application was publicly notified and submissions were received from residents adjoining the proposed location of the hall. These submissions identified the concerns of the submitters. Throughout the process Council has updated these submitters with what is occurring in regard to the community hall.

Once it was identified that it may not be possible to proceed with the original proposal of the hall discussions were held with representatives from the Community Centre

Management Group and Recreation Centre. These discussions focused around the possibility of not having a hall and relocating the uses of the current hall elsewhere.

The Management Group of the Community Centre feel strongly that Karori needs a community hall and have stated:

*"We cannot assess the need for a hall in its present position and on its present uses. The new location will change the uses of the hall and the surrounding area and other facilities. The hall is an integral part of the concept of a heart of Karori. A hall will allow the holding of events and activities in and around the centre of Karori that will help build the 'Heart of Karori."*

*Karori needs to develop its sense of being a vibrant and cohesive suburb. Activities and events in the centre of the suburb assist in developing this identity and feeling".*

The Management Group have also identified that part of the income generated from the lease of the community hall goes towards youth programmes and activities for the community. Without a hall the community centre may not be able to provide activities and programmes for the local community. The management group have acknowledged that there are other halls within the area however the rent charged for these halls is a lot more expensive than the community hall and some users groups can not afford the higher rental prices.

A Community Reference Group was set up for the duration of the Karori redevelopment project. The purpose of this group is to:

- To ensure that the needs of the represented user organisations are fully considered within the scope of the project
- To monitor the project and for members to report to and from their organisations on progress and any matters arising.

A meeting was held with this group on 22<sup>nd</sup> March 2005 to provide an update to the project and particularly in regard to the hall. The approach outlined in option three was agreed by the Community Centre provided that they could be given 12 months to consider the need, provision and funding of a hall.

No recent formal consultation has been undertaken with the wider community. The Management Group of the Community Centre is in the process of surveying its users and would like to receive feedback from the Karori community as to how they feel about having or not having a community hall.

It was identified through discussions with the Recreation and Community Centres that a lot of the activities undertaken at these facilities i.e. ballet, indoor bowls, brownies, tai chi, exercise to music, birthday parties, public meetings, and some youth activities, are similar in relation to the type of facility they require. This has been further emphasized with the majority of the Community Centre activities being relocated to the Recreation Centre. Optimising the use of council facilities is an important consideration in assessing the need for a community hall.

It is noted that a review of the Community Facilities Policy is due to be undertaken later this year with the development of the policy to provide further direction in regard to community development, facilities and funding. This policy document would help provide direction in regard to the Karori community, its facilities and the provision/need of a community hall.

### **5.3 Discussion of Options**

Based on the options before Council, it is officer's opinion that option three is the best course of action. This option allows the redevelopment project to continue, although without a community hall, for its completed date of December 2005. The community has an opportunity to be consulted on whether they need a community hall and adequate time is allowed for the community centre to consider its options. Investigations to date have shown that the uses of the current community hall can be relocated at other facilities/ locations. It is recommended that at the end of the 12 month occupation of St Johns Centre by the Community Centre that officer's report back to Council on the centre's consideration of options and proposed outcome.

Options one and two are not considered viable due to the high costs involved.

It should be noted that there maybe some concern from community members at the removal of the hall from the site. The community hall is not listed within the Wellington City District Plan as a heritage building, nor is it listed by the Historic Places Trust. Some members of the community may feel that it has some heritage significance. Depending on feasibility the hall could be sold and removed from the site rather than demolished.

## **6. Conclusion**

The future of Karori community hall has concentrated on three potential options. Of these, options one and two have been eliminated primarily on the basis of cost. It is considered that although a hall will not form part of the completed project in December 2005 that option three will provide an outcome that addresses the concerns expressed by submitters, Council advisors and provides accommodation for hall users whilst still meeting the needs of the project and allowing the community time to consider their options.

Contact Officer: *Kate Neilson, Project Manager, City Development*

## **Appendix One**

### **Site layout of the proposed Karori town centre upgrade**

## **Appendix Two**

### **Cost estimates for option one, two and three**

A rough order of cost estimates have been prepared for options one and two based on information provided. As both of these options fall out of the project, allowances for fees, contingency and escalation to enable comparison purposes have been incorporated.

#### **Option 1 – Acoustic treatment and relocation of existing community hall**

Acoustic Treatment	\$223,000.00
Professional fees	\$ 35,000.00
Contingency Sum	\$ 40,000.00
Escalation of acoustic treatment – assuming 12 months	\$ 30,000.00
Total for acoustic treatment	<hr/> \$328.00.00
Add the relocation of wooden hall to new location, new foundation structure, connection to services and exterior maintenance.	\$181,104.00
Plus Escalation 12 Dec 2003 – 10 Nov 2005	<hr/> \$ 50,000.00
<b>Total rough estimate of costs for reuse if wooden hall</b>	<b>\$559,104.00</b>

*Please note that there may be additional costs for the relocation of the hall due to the risks associated with moving an old building.*

#### **Option 2 – Extend existing venture units to create new community hall**

Extend existing venture units	\$471,000.00
Demolition and removal of wooden hall	\$ 50,000.00
Professional fees	\$ 84,000.00
Contingency sum	\$ 60,000.00
Escalation – assume 12 months	<hr/> \$ 65,000.00
<b>Rough order of cost – option 2</b>	<b>\$730,000.00</b>

#### **Option 3 – Removal of existing hall and relocation of users**

The exact cost of this option is unknown however it is anticipated that much of the \$181,00.00 budgeted for the hall would be used to remove the wooden hall from the site and undertake landscaping of the vacant area where the hall was to be located.

Please note that the rough order of estimate cost does not include any costs associated with the resource consent application, legal or like costs.

## Supporting Information

### **1) Strategic Fit / Strategic Outcome**

The overall Karori Town Centre upgrade project contributes to:

#### ***Outcome 1.1: Liveable City***

Wellington is a great place to live and offers a variety of places to live, work and play within a high quality public environment.

#### ***Outcome 1.2: Network City***

Wellington is easy to get around, pedestrian friendly and has a highly interconnected street system.

#### ***Outcome 1.3: Memorable City***

Wellington is a memorable, beautiful city, celebrating its distinctive landmarks, defining features and heritage.

#### ***Outcome 1.4: Compact City***

Wellington is a compact city with mixed land-use, structured around a vibrant city and suburban centres, and interconnected by major transport corridors.

### **2) LTCCP/Annual Plan reference and long term financial impact**

CX411 Public Space and Centre Development – Town Centres

### **3) Treaty of Waitangi considerations**

There are no known Treaty implications

### **4) Decision-Making**

The decision made will impact upon the potential completion of the Karori Town Centre upgrade and the retention/loss of the community hall.

### **5) Consultation**

#### **a) General Consultation**

In regard to the wooden community hall, to date consultation has been undertaken with the Community Reference Group, the Recreation Centre and the Karori Community Centre. This is discussed in the report where appropriate

#### **b) Consultation with Maori**

No consultation has been undertaken with tangata whenua in regard to the various options for the community hall at this stage.

### **6) Legal Implications**

The various options will require resource consent and new lease agreements will need to be negotiated and signed.