
REPORT 4
(1215/52/IM)

KARORI TOWN CENTRE, 237 KARORI ROAD – OUTSTANDING ISSUES

1. Purpose of Report

The purpose of this report is to identify the outstanding issues regarding the Karori Town Centre and propose a way forward. In particular, this report seeks that the Committee recommends to Council to approve the extension of the Agreement to Lease with the Karori Community Hall Trust in respect of the Event Centre site until 2 May 2015 and the disposal of approximately 1,020m² of land on the corner of Campbell Street and Karori Road comprising the former St John's Church hall.

2. Executive Summary

This paper outlines the options available to Council in respect of the following three sites (refer to the aerial plan in Appendix 1):

- the “**Event Centre site**”: approximately 823m² of land adjacent to the Karori Community Centre currently subject to an Agreement to Lease between Council and the Karori Community Hall Trust (outlined in white on the aerial plan);
- the “**St John's site**”: approximately 1,020m² of land comprising the former St John's Church hall (“**St John's**”) and a rectangular patch of shingle on the corner of Campbell Street and Karori Road (outlined in green on the aerial plan); and
- the “**Accessway**”: approximately 583m² of land between the St John's site and the Mobil service station (239 Karori Road) that provides pedestrian access to the Event Centre site and the Karori Community Centre from the east (outlined in blue on the aerial plan).

In early 2007, the Karori Town Centre upgrade was nearing completion. A new library, café and community centre had been built along with various roading improvements. The future of the St John's and Event Centre sites and the Accessway remained to be dealt with, as well the issue of whether to provide a community hall as part of the Karori Town Centre. Council had no plans to construct a hall at that time. However, a consultation completed in November 2006 indicated that there was a desire in the Karori community for a new

community hall and a group (now the Karori Community Hall Trust) came forward with a proposal to fundraise for and construct a community hall on the Event Centre site.

On 23 May 2007, Council resolved to retain the vacant Event Centre site for a period of five years to allow the Karori Community Hall Trust time to raise the funds required to construct a community hall. At the same time, as an interim measure until interest in the proposed new hall could be assessed, the Council agreed to make St John's available to the Community Centre to lease out to members of the public. The Council also agreed to retain the Accessway (to be landscaped into a pedestrian walkway) for future possible community facilities.

The end of the five year period agreed to in May 2007 has almost expired. Council therefore needs to make a decision with regard to the future of each of these sites.

The Karori Community Hall Trust has not raised the money required to construct the event centre and has requested the Event Centre site be made available for a further three years to enable it to do so.

In summary, Officers recommend that:

- The Event Centre site be made available for a further three years to enable the Karori Community Hall Trust to raise the remaining amounts necessary to construct the proposed event centre on that site.
- The Accessway be retained to provide access to the new event centre, once constructed.
- The St John's site be declared surplus and public consultation on its disposal commenced. Disposal of the St John's site will require subdivision of this site from the rest of the Karori Town Centre as these areas are all currently on the same title.

3. Recommendations

It is recommended that the Committee:

1. *Receives the information.*
2. *Recommends that Council agrees:*
 - (a) *pursuant to clause 3.2 of the Agreement to Lease with the Karori Community Hall Trust in respect of the Council-owned land (the Event Centre site) at 237 Karori Road, Karori, being 823m² adjacent to the Karori Community Centre, to extend the deadline in clauses 3.1(b) and 3.1(c) in that agreement by three years to 2 may 2015.*
 - (b) *to retain the Council-owned land at 237 Karori Road, Karori being 583m² adjacent to the former St John's Church hall and described as part Lot 1 DP 335919 held within Computer Freehold Register WN147/336 (the Accessway) for future potential community facilities.*

- (c) *if, in officers' view, significant progress towards fundraising for the event centre has not been made by 2 May 2015, to cancel the Agreement to Lease and commence consultation on the future of the Event Centre site and the Accessway.*
- (d) *that the Council-owned land at 237 Karori Road, Karori being 1,020m² (subject to final survey) comprising the former St John's Church hall and described as part Lot 1 DP 335919 held within Computer Freehold Register WN147/336 (the St John's site) is not required for a Public Work and agrees it is surplus to requirements subject to public consultation.*

3. Recommends that Council:

- (a) *Authorises Council officers to make all necessary amendments to the Agreement to Lease to give effect to the resolutions in (a) and (c) above.*
- (b) *Authorises Council officers to commission a Section 40 report from a suitably qualified consultant to identify whether the St John's site must be offered back to the former owner or their successor in title, or whether an exemption from offer back applies (if needed).*
- (c) *Notes that if a Section 40 report in respect of the St John's site is required, this will be provided to the Chief Executive Officer, under delegated authority, for approval to either offer the land back to the former owner or their successors in title, or to approve the exemption from offer back.*
- (d) *Delegates to the Chief Executive Officer the power to carry out all further steps required to enable the disposal of the St John's site, subject to public consultation, either by way of offer back or sale on the open market, including negotiating and completing the terms of sale.*
- (e) *Notes that if objections are received to the public consultation and the Council wishes to continue with the disposal of the St John's site, a further report will be presented to the Committee for consideration.*
- (f) *Notes that officers will assist current users of the former St John's Church hall to relocate.*

4. The Event Centre site

4.1 Acquisition history

The Event Centre site was acquired in two separate transactions at or above market value. The western half of the land was purchased by Council from a private owner in 1989 and accommodated the Karori Childcare Centre until this was removed in 2006. The eastern half (formerly 4 Campbell Street) was

purchased from the Methodist Church in 2003 as part of the Karori Town Centre upgrade project. A rental property was on the site until 2006, when it was removed. The entire Event Centre site is now vacant.

4.2 Property details

Refer to the area outlined in white on the aerial plan in Appendix 1.

Area (subject to final survey)	823m ²
Legal Description	Part Lot 1 DP 335919 on Registered Freehold Title WN147/336
Zoning	Outer Residential and Suburban Centre. When District Plan Change 73 becomes operative later this year, all of the land will be zoned Suburban Centre
Rating valuation (entire site)	\$7,925,000*
Rates (entire site)	\$3,132.60 (2011/12 year)*
Book value (entire site)	\$700,000**
Purchase price	\$295,000 in 2003 for the eastern half of the land. The western half of the land was purchased in 1989 for \$160,000

* Comprises entire Karori Town Centre (including Karori Library, Community and Recreation Centres and St John's). No individual rating value available for the Event Centre site.

** Comprises larger Karori Town Centre site (including Karori Library, Community and Recreation Centres). No individual book value available for the Event Centre site.

The site is at the back of the Karori Town Centre precinct, well away from Karori Road. Access to the site is available either directly from Karori Road along the Accessway, or through the Karori Town Centre with access from both Beauchamp Street and Karori Road (by the Karori Library). The Karori Community and Recreation Centres and Library are to the west and there are residential properties to the south. To the east the area is predominately residential and schools.

There is some parking available adjacent to the site (outside the Karori Community Centre).

4.3 Current usage

The Event Centre site was recently landscaped and there is now an asphalt path and trees surrounding a rectangular lawn, with some seating around the lawn.

4.4 Background

The Karori Town Centre upgrade plan had provided for the original wooden-floored hall (adjacent to the former St John's Church) to be relocated to the Event Centre site and upgraded for use as a community hall. However, soundproofing the hall to requisite levels would have been very expensive. Therefore in 2006, Officers carried out a needs assessment and it was determined that there was no demonstrated need for a hall.

Despite this, public consultation on the future of St John's in November 2006 indicated that Karori residents desired a community hall. The newly formed Karori Hall Replacement Committee approached the Council with a proposal to construct a new community funded hall on the Event Centre site.

At its meeting of 23 May 2007, the Council abandoned its plan to relocate and upgrade the old wooden community hall adjacent to St John's on the basis that it would be too costly to soundproof the hall. Instead, Council resolved to demolish the old wooden hall and retain the Event Centre site for a period of 5 years so that the Karori Hall Replacement Committee (or a trust to be established) could raise the funds to build the new hall (then estimated at \$1.5 million).

Agreement to Lease to Karori Community Hall Trust (the "Trust")

The Trust was subsequently incorporated as the vehicle for fundraising for the new hall. In October 2008, the Council approved setting aside the Event Centre site and agreeing to lease it to the Trust if the following conditions were met by 3 May 2012:

- the Trust obtaining all resource consents and funding necessary for the construction of the new hall; and
- the Council being satisfied that the Trust had access to all of the funds necessary to complete construction of the hall.

In June 2009, Council entered into an Agreement to Lease with the Trust that included the above conditions.

The Trust has since obtained resource consent to construct a \$3.8 million event centre on the Event Centre site.

Fundraising to date

To date, the Trust has raised \$219,618 for the new event centre. This amount includes the following large grants:

- \$100,000 (split over three years) from Gary Parsons, a retired businessman; and
- \$50,000 from the Trusts Community Foundation.

Another donation of \$4,000 was provided by the Lion Foundation. The Trust provides annual updates on fundraising progress. The most recent of these explains that 2011 proved a difficult fundraising year following the Canterbury earthquakes and that it plans to re-launch its fundraising campaign later this year.

Extension to Agreement to Lease

On 17 October 2011, the Trust wrote to the Council requesting an extension of three years in which to raise the necessary funds to make up the shortfall. Clause 3.2 of the Agreement to Lease provides that an extension may be requested and that the Council will consider such request though is under no obligation to agree to extend the agreement beyond 2 May 2012. As a review of the use of the St John's site was then underway, with the possibility of

divestment, Officers considered it best to deal with that review and the decision on an extension at the same time, given the proximity of the sites and options for combining these for future development.

In response to a request from Officers, the Trust outlined its plans for fundraising over the three year extension. The Trust plans to approach individual donors connected to the project, public and private trusts, and suppliers within the Karori community during the next 12 months. It expects to complete a formal assessment of prospective donors and funders within four weeks of gaining the extension and firm commitments for the next \$1 million secured within the following six months. After the majority of funds have been raised, the Trust has indicated it would then seek donations from the wider Karori community, directly and through events with a fundraising component. Mr Simmers for the Trust indicated that there were substantial donors awaiting confirmation from the Council that the extension had been granted before committing their donations.

5. The St John's site

5.1 Acquisition history

The Council purchased the St John's site from the Methodist Church of New Zealand in February 2000 as part of the Karori Town Centre upgrade project. The 1399m² site then comprised St John's, the Lighthouse Centre, an old wooden community hall, opportunity shop and garage (these last three occupied the land that now forms part of the Accessway). The whole site was later amalgamated with the Karori town centre title (on Lot 1 DP 335919 on Registered Freehold Title WN147/336).

5.2 Property details

Refer to the area outlined in green on the aerial plan in Appendix 1.

Area (subject to final survey)	1,020m ²
Area of St John's	365m ²
Construction date	1958
Legal Description	Part Lot 1 DP 335919 on Registered Freehold Title WN147/336
Zoning	Outer Residential. Under District Plan Change 73, it is to be re-zoned Suburban Centre
Rating valuation (entire site)	\$7,925,000*
Rates (entire site)	\$3,132.60 (2011/12 year)*
Book Value	St John's and associated land - \$996,000 (St John's - \$376,000; Land - \$620,000)

Purchase price	\$500,000 (paid in two instalments: \$340,000 in the 1999/2000 financial year and \$160,000 in the 2000/2001 financial year). This was slightly below market value and the Methodist Church indicated at the time that the difference was a gift to the Council on the basis the land would continue to be used for a community purpose.
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* Comprises entire Karori Town Centre (including Karori Library, Community and Recreation Centres and St John's). No individual rating value available for St John's.

All of the buildings other than St John's have since been demolished or removed.

St John's site occupies a prominent place on the corner of Campbell Street and Karori Road, sloping towards the west. The site fronts Karori Road and is bounded by the Accessway and the Mobil site to the west and residential properties to the south. To the east the area is predominately residential and schools. Facing the site is the Karori Mall.

Access to the site is currently from both Campbell Street and Karori Road. There is some parking available on site.

St John's hall is constructed of a wood / brick mix, with steel window frames and an aluminium pitched tile roof. It is in average condition and only essential maintenance on the building has been carried out since 2000.

Officers commissioned an Initial Evaluation Procedure (IEP) assessment in respect of St John's earthquake resilience. This concluded that the hall should be considered earthquake prone. The IEP is a tool used to identify buildings which are potentially earthquake prone. It is carried out by contracted engineers who visit the site to observe the outside of the building and its context and review drawings held on file. It does not constitute a detailed structural assessment of the building but is a tool to identify buildings that require further investigation. A detailed seismic assessment has been arranged by Officers and is expected to be available in late April.

5.3 Background

St John's hall was acquired for temporary use during the Karori Town Centre upgrade project to provide suitable storage while the library was built. No budget was allocated for maintenance and renewals.

With the co-location of the new library, community centre and the recreation centre, the hall was no longer needed for the original (temporary) purpose. However, in 2007 Council resolved to retain St John's for the interim and for it to be managed through the Karori Community Centre. This was seen as a temporary arrangement to be reviewed at the end of 2008 and was to allow time to assess the community's interest in building a new hall (the event centre).

The Council agreed in the 2011/12 Annual Plan to explore divestment opportunities, as part of its policy to deliver affordable rates.

5.4 Current usage

St John's hall is managed by the Karori Community Centre as a community hall. Its current usage is approximately 38 hours per week (43% occupancy).

5.5 Offer back to Methodist Church

When the Council purchased the St John's site from the Methodist Church in 2000, it granted the Methodist Church the right to purchase it back within three years from the date of sale. This period has long since expired.

A preliminary Section 40 report by The Property Group nonetheless recommended that the Council should offer to sell the St John's site back to the Methodist Church at current value on the basis that there was an element of gifting for a specified community purpose by the Methodist Church in the transaction.

6. The Accessway

6.1 Acquisition history

The Accessway is made up of part of the St John's site purchased in 2000 (the land purchased comprised 1399m² – the St John's site now proposed for disposal is somewhat smaller as it does not include the Accessway), along with a small sliver of land that provided access from Karori Road to the land at 4 Campbell Street (now part of the Event Centre site).

6.2 Property details

Refer to the area outlined in blue on the aerial plan in Appendix 1.

The Accessway comprises 583m² (subject to final survey). The Legal Description for the site is Part Lot 1 DP 335919 on Registered Freehold Title WN147/336. It is currently zoned Outer Residential but will soon be re-zoned to Suburban Centre under District Plan Change 73. The Accessway has recently been laid with asphalt and planted with trees down both sides and gives pedestrian access from Karori Road to the Event Centre site and Karori Community Centre, connecting the St John's site with the Karori Town Centre.

6.3 Background

In May 2007, the Council resolved to retain the Accessway for "future potential community facilities". This referred to the community hall proposed for the Event Centre site.

7. Discussion

7.1 Issues

The Strategy and Policy Committee needs to decide the best way forward now that the five year period agreed on in May 2007 is coming to an end. This requires deciding:

- whether the Event Centre site should be retained and the Agreement to Lease with the Trust be extended, allowing the Trust a further three years to raise the funds necessary to build the event centre;
- whether the Accessway should be retained in the interim until the future of the Event Centre site is determined; and
- whether the St John's site is no longer required for a public work and therefore whether disposal of this site, subject to public consultation, should be supported.

7.2 The event centre

As the five year period agreed in May 2007 is now expiring, Council needs to make a decision on the future of the Event Centre site. It is clear that the Trust will not satisfy the conditions of the Agreement to Lease by 2 May 2012. If the Agreement to Lease is cancelled, this site will be released for Council's use or, if found to be surplus to Council requirements, for disposal.

The five year period granted by the Council in 2007 was considered to be a sufficient period of time to raise the money necessary for the event centre or to make significant progress towards the total. However, a number of factors have contributed to the Trust being so far off its target. The original proposal was for a \$1.5 million hall. However, the planned event centre is set to cost around \$3.8 million to construct. The Trust's initial costings were based on a single-use space but it now plans to build a multi-purpose event centre and costs have increased significantly. The event centre will now have an auditorium with backstage and storage space, a glass-walled foyer, meeting room, kitchen, and toilets.

The economic uncertainty that has prevailed for the past four years and various other unanticipated events, including the Canterbury earthquakes, have had a significant and detrimental impact on fundraising for the event centre. The Trust has also expressed concern over the time taken to finalise the Agreement to Lease, following the Council's resolutions in May 2007.

The Trust remains committed to the project with a re-launch planned for later this year. In the circumstances, although there is no demonstrated need for a hall on the site (as to which see more below), Officers believe that the Trust should be granted the requested additional three year period to try to raise the money to build the event centre. Considerable community interest in the project persists and it is important that Council supports community-driven projects such as this one. For this reason, Officers recommend the extension of the deadline for satisfaction of the fundraising conditions in the Agreement to Lease with the Trust until 2 May 2015. Officers believe, however, that in providing a further three years for the Trust to reach its fundraising target, the Council will have sufficiently recognised the community's aspirations for a new hall. Accordingly, if the total has not been raised or, in Officers' view, significant progress towards reaching it has not been made by 2 May 2015, the Agreement to Lease should be cancelled and consultation commenced on the future of the Event Centre site and its possible disposal.

7.3 Disposal of St John's Hall

The Karori Town Centre redevelopment included a new library, café and a new purpose-built community centre. These facilities are co-located with a recreation centre which also provides hall space and meeting rooms.

A needs assessment undertaken in 2006 concluded there was a surplus of community space in Karori – although it did note that there may be limited wooden floor hall space available.

While the Council agreed in 2007 to allow temporary use of St John's, to allow time to assess the community's interest in building a new hall, the report also noted that continued use after 2008 would require substantial investment. Disposal of this site has been considered on more than one occasion since 2008, but while Council did not proceed with disposal in those instances and the building continues to be used, there is no Asset Management Plan (and no budget for renewals or maintenance). It is currently in average condition.

The Community Facilities Policy 2010 established standards for facility provision based on a number of factors including geographic catchments. The Policy also established space requirements for community facilities as a set of standards, expressed as a space per person ratio. These standards were derived for a strategic viewpoint envisaging a world where the lines between libraries, community centres, and recreation centres were blurred if not indistinguishable. Investment in community facilities in recent years means that the Karori catchment is over-supplied on community centre space and St John's remains surplus to requirements. In Officers' view there are alternative options to accommodate many of the current users of St John's. A list of alternative hall spaces available in Karori can be found in Appendix 2.

Officers note that Council agreed in the 2011/12 Annual Plan to explore divestment opportunities for the St John's site. As the retention of St John's hall was always seen as temporary, no budget was allocated for programmed maintenance or renewals. If the hall is retained (either temporarily or with a longer term view) an Asset Management Plan will need to be developed. In addition and in light of the IEP assessment that the building is earthquake prone, St John's Hall is likely to require substantial upgrade work if the community is to continue to use it.

Internal consultation

Internal Business Units have been consulted and all support the disposal. The only comments / conditions were a requirement by Council's Transport Network team to provide adequate car parking and servicing on-site to meet the requirements of future site development and by Council's Infrastructure team that potential buyers of the St John's site be informed of the sewer pipe running underneath the land and that Council may need access to this for maintenance in the future.

Council's Urban Design team noted that the site is an important gateway site and is currently underutilised, with the St John's building underperforming along both street edges. Officers believe that best future use of this site would

involve a commercial development that complements the existing Karori Town Centre facilities.

As the St John's site is on the same title as the rest of the Karori Town Centre, disposal would require subdivision.

Officers therefore recommend the disposal of the St John's site.

7.4 The Accessway

Although the Accessway provides pedestrian access to the Karori Town Centre, and in particular to the Community Centre, Officers consider such access is unnecessary, given the two other existing (and more popular) access points: the Beauchamp Street entry (pedestrian and vehicular) and the main pedestrian entrance leading to the new library and café, 50 metres or so further down Karori Road (next to the south-west corner of the Mobil Station, by a controlled pedestrian crossing to the Karori Mall on the other side of Karori Road). For this reason, officers consider the Accessway is not essential for access to the existing Karori Town Centre.

However, if the Event Centre site is retained by Council to allow the Trust a further three years to fundraise to build the event centre, then it may be desirable to retain the Accessway to enable an alternative access point to this. For this reason, Officers recommend its retention until at least 2 May 2015, at which time (if the money for the event centre has not been raised or substantial progress has not been made towards the target) Officers propose to commence consultation on the future of the Accessway and its possible disposal.

Officers note that selling the St John's site now, and perhaps then selling the Event Centre site and the Accessway in three years' time (if the event centre does not go ahead) will mean the value on sale of each of the sites could be lower than had they been sold together. It may also mean the opportunity for a cohesive development incorporating all three sites will be lost.

7.5 Consultation and engagement

The Strategy and Policy Committee recommended in May 2007 that the future ownership and development of the St John's site should be discussed with affected and interested parties. Officers are aware that there will be considerable public interest in each of these sites. Officers therefore propose to carry out extensive consultation as part of any disposal process.

Iwi have been consulted regarding the possible disposal. In the event that Council agrees to dispose of one or more of the sites, Officers will keep Iwi informed during the process.

7.6 Financial considerations

There is no Asset Management Plan for St John's and retaining it would have implications in the Long Term Plan as there is currently no projected budget or spend allocated to it. In light of the IEP indication that the building is earthquake prone, St John's hall is likely to require substantial upgrade work if the community is to continue to use it.

Any sale proceeds will be used to offset Council borrowing and all costs in relation to the disposal of the property would be deducted from the final settlement price.

7.7 Climate Change impacts and considerations

There are no climate change impacts as a result of this project and proposed acquisition.

7.8 Long-Term Council Community Plan considerations

St Johns Hall was always considered a short term, temporary addition to Council's assets thus there is no budget allocated for management of this asset. If divestment of the property does not proceed, an Asset Management Plan will need to be developed and associated budget will be included in the Draft Long Term Plan for 2012/13.

8. Conclusion

In Officers' view, the Event Centre and the Accessway should be retained and the Agreement to Lease with the Trust amended to extend the deadline for meeting fundraising targets to 2 May 2015. Officers should, however, be authorised to commence consultation with a view to divestment in respect of both of these sites if significant progress towards raising the necessary money for the proposed event centre has not been made by 2 May 2015.

Officers consider that St John's is not required for community purposes in the Karori Town Centre and is surplus to requirements. A better and more appropriate use of the St John's site and return for ratepayers would be achieved if it were sold into private ownership so as to facilitate a redevelopment complementing the existing Karori Town Centre facilities. Officers therefore recommend commencing public consultation on its proposed disposal.

Contact Officers: *Rosalind Luxford, Property Advisor, Property Projects*
Jennifer Rains, Manager, City Communities

Supporting Information

1) Strategic Fit / Strategic Outcome

It is inline with the Council's financial principals that assets which are declared surplus to strategic or operational requirements are sold.

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

The proposed disposal is approved in the Council's 2011/12 Annual Plan. If the disposal does not proceed, an Asset Management Plan will need to be developed and associated budget will be included in the Draft Long Term Plan.

Any sale proceeds will be used to offset Council borrowing and all costs in relation to the disposal of the property would be deducted from the final settlement price.

3) Treaty of Waitangi considerations

Local Iwi have been approached about any possible Treaty of Waitangi implications and have indicated no objection to the proposed disposal.

4) Decision-Making

This is not a significant decision. The report sets out the options available and reflects the views and preferences of those with an interest in this matter who have been consulted with.

5) Consultation

a) General Consultation

Relevant Council business units have been consulted with, and have no objection to the intention to dispose of this land.

Council is not required under legislation to consult publicly on this matter however public consultation will be carried out in light of the significance of the site within the Karori Town Centre.

b) Consultation with Maori

Both Port Nicholson Block Settlement Trust and Ngati Toa have no objections to the intention to dispose of the land.

6) Legal Implications

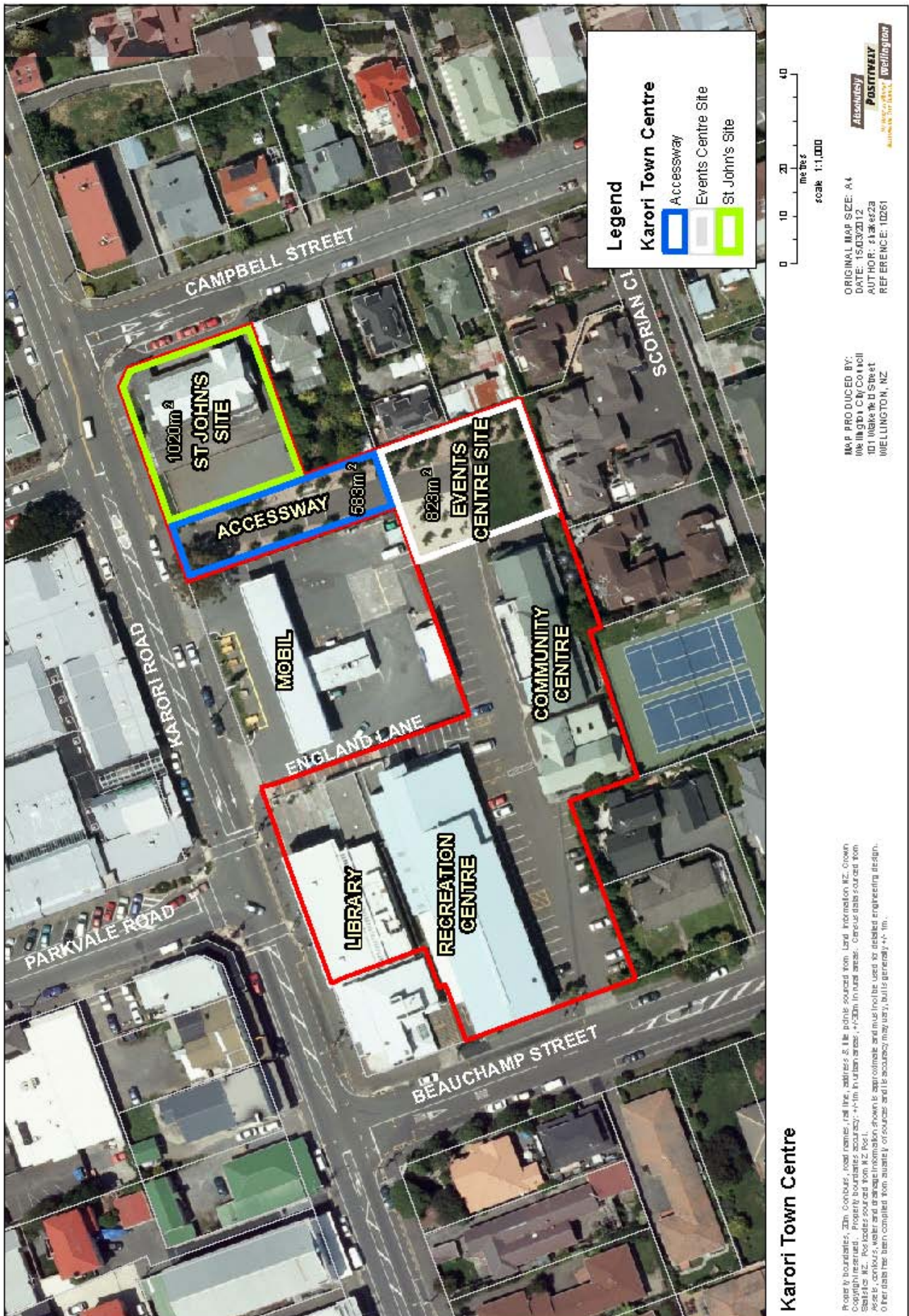
Any Sale and Purchase Agreements will be prepared by the Council's solicitors. A solicitor's certificate will be obtained before any documentation is executed.

7) Consistency with existing policy

This report recommends measures which are consistent with existing Wellington City Council policy for the disposal of surplus property.

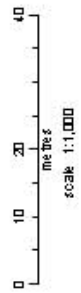
APPENDIX 1

Appendix 1



Legend

- Karori Town Centre
- Accessway
- Events Centre Site
- St John's Site



ORIGINAL MAP SIZE: A4
 DATE: 15/03/2012
 AUTHOR: 101 Works Ltd
 REFERENCE: 10261

ABSOLUTELY POSITIVELY
 AUTHORITY FOR DATA

MAP PRODUCED BY:
 101 Works Ltd
 101 Works Ltd Street
 WELLINGTON, NZ

Property boundaries, ZIM, contours, road names, rail line, address & the points sourced from Land Information NZ. Crown
 Copyright © 2012. All rights reserved. 1:1000 scale. 101 Works Ltd. All other data is sourced from
 Spatial NZ. Postcodes sourced from NZ Post.
 Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design.
 Other data has been compiled from various sources and its accuracy may vary, but is generally +/- 1m.

Karori Town Centre

APPENDIX 2: SURVEY OF HALLS AND MEETING ROOMS AVAILABLE IN KARORI

Organisation and location	Contact	Type and size	Cost to hire	Floor covering	Facilities	Restrictions on use.	Current use	Available times
Karori Normal School Donald Street	Brendan Henderson, DP 476 7209	Hall 18x14m Seat 280 Portable Stage 6x4m	\$30 an hour	Chipboard	Kitchen Toilets 240v Audio visual (AV) equipment	No smoking, no alcohol,	School + one offs + regular: Tai qwon-do, church group, Karori netball club, soccer and hockey teams	Available Mon evening. Some Fri evenings Sat afternoon, evening Some Sundays
Karori West School	Barbara 476 8707	Hall Seat 100	\$15.00 +GST an hour – regular uses, \$17 an hour casual users	Wood	Kitchen, Toilets, 240v and 400w AV	No alcohol or smoking	School + one offs = regular: dance, martial arts, after school programme.	Tuesday and Wednesday evenings, Saturday evening
Marsden School Karori Road/ Marsden Avenue	Jo Sherlock 476 8707	Marsden House complex including hall 120.	\$1500 + GST for weekend (example price, based on wedding)	Wood	Kitchen Toilets, 240v AV and speaker system, Data projector	No Smoking	Mainly weddings (of Marsden Old Girls)	Weekend and weekday evenings
St Teresa's Parish Karori Road (close to centre)	Mira 476 2851	Parish Hall 11x 13m Seat 80-90 Stage 3x8m	\$20 casual bookings, \$15 regular users (at least twice a month)	Wood	Kitchen Toilets	No 21st parties	Parish & school exercise groups use during two mornings. Indoor bowls and exercise group in 2 evenings.	Parish and school priority. Hall is available for hire Tuesday, Wednesday and Friday weekdays (not afternoons) and Saturday mornings
Victoria University Karori Campus Donald St	Rainsforth Dix, GM Student Union 463 6713	Hall seat 400 22x17m stage 17x12 with curtains	100 / hour. 600 per day Community groups 45 an hour	Wood	Kitchen toilets 240v and 400w and full lighting system All AV	Parties, student union members only	Students Karori Normal school Occasional one-off use	In holidays and 3 rd trimester. Available some evenings and weekends during term time. Underused
		Gym for sports use. 15x24m	100 an hour and 600 a day. Community rate 45 an hour	Wood	Toilets 240v Can provide AV	No food University is licensed for liquor	Students only to date	Non term time and 3 rd trimester Term time Sundays and in evenings Friday and Saturday.

APPENDIX 2

Organisation and location	Contact	Type and size	Cost to hire	Floor covering	Facilities	Restrictions on use.	Current use	Available times
		Lecture rooms Seat 90-230	100 an hour	Tiered	Toilets AV	As above	Students only to date	Non term time and 3 rd trimester
		Seminar rooms, seat 30	60-80 an hour	carpet	Toilets, AV	As above	Students only to date	Non term time and 3 rd trimester. Term time Sundays and in evenings Frid & Sat
		Dance studio				As above	Students only to date	Non term time and 3 rd trimester. Underused
		Sound recording suite				As above	Students only to date.	Underused. Bookings may be taken
		Common rooms Seat 100 and 200 8x10/15 & 19x 9m				As Above	Lions club Karori Wild Life	
St Ninian's Karori Road	Lynley Wilson 476 7137	Meeting room / Hall 7x13m stage 3.5x7m Seat 80	\$45 an hour	Wood	Kitchen, toilets,	no parties noise restrictions	Youth/children's activities, exercise/dance, meetings and seminars, funerals and birthday parties, performances, educational activities, clubs & associations, events for the elderly	Available some Wed evenings; Sat afternoon occasionally; Sunday afternoon.
		St Johns Lounge 7.5x7.5 seat 45	\$15 an hour	Carpet	Kitchen, toilets,	no parties noise restrictions	Meetings, church uses, exercise classes, community support groups, education activities	Occasional gaps
		Common Room 8x11m seat 55	\$15 an hour	Carpet	Kitchen, Toilets,	no parties noise restrictions	Same uses as hall – often combining two spaces	Some mornings and till 3.00pm casual only
		Sunday school rooms; 3 rooms Seat 15-20.	\$13-20 an hour	lino	Toile,	no parties noise restrictions	Support groups, education (languages/tutoring) Civil Defence (free of charge)	Available morning and some afternoons Mon-Fri. available Sat/Sun afternoons

APPENDIX 2

Organisation and location	Contact	Type and size	Cost to hire	Floor covering	Facilities	Restrictions on use.	Current use	Available times
		2 rooms can be joined					Sunday school	
St Anselm's Makara Road	Joe Anderson 476 6208	Hall 16x9m Stage 5x1.5m Seat 80-90	By negotiation – regular users less (not exorbitant)	wood	Kitchen, Toilets, 240 v AV	No 21 st .parties No alcohol (xpt wine for weddings)	Ballet, girl guides During day Church functions Weddings	Available Sat afternoon and evening. Also Sunday after midday.
Karori Baptist Church Karori Road	Rachel Tipping 476 9697	Auditorium 17x18m Seat 250	\$30 an hour	Carpet	Kitchen, Toilets,	No alcohol	Creche (daily) pre-school music, drama classes, Pilates, church youth group, Girl's Brigade, Session for Intermediate age groups etc.	Monday afternoon, Thursday afternoon, Saturday morning after 1030, Saturday evening if seating arrangements aren't disturbed.
		Hall 10x24m Seat 100	\$15 an hour	Carpet	Kitchen, Toilets,	No alcohol		Same as above, no restrictions for Saturday evenings
St Philips Anglican church	Margaret Ann Mc Nish 476 8978	Meeting Room, Seats35 - 40	\$15.00	Carpeted	Kitchen and toilet	No alcohol	Mostly by church – not advertised	Only available for Casual uses
Karori Bowling Club Lewer Street	Edna Collingwood 938 49986	Lounge 14x 6.5 70 max.	\$100	carpet and lino	Kitchen, toilets 240v	No parties	Afternoon use by club.	Available most mornings. April to September available in the evenings
Karori Bridge Club Karori Road	Mary Weatherley 476 6179	Hall 2 levels 14x7, 14x17m seat 180 whole area 60 for raised area. Lift	Charity rate \$150 Commercial \$80 per hour and \$60 for raised area	carpet	Kitchen, Toilets, 240v	No parties Cleared by midnight	Use by Bridge Club 3 nights and 2 afternoons a week (regular).10 events during year. Schools mainly for fundraisers Fund-raising quiz evenings for NGOs, only once a year Old films – as fundraiser	Free mainly except when The Bridge club using. Capacity for more community use
Karori Park Sports Club 416 Karori Road	934 7269	Large area Holds 150	\$125 Daytime (more in evenings)					

APPENDIX 2