
ORDINARY MEETING

OF

COMMUNITY, SPORT AND RECREATION COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9.15am
Date: Wednesday, 26 November 2014
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

| Business | Page No. |
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| 1.4.1 | |
| 1. Tabled Item A - Rosalie's Haven Trust | 3 |
| 1.4.2 | |
| 1. Tabled Item B - Property Logic's Johnsonville Library Proposal | 9 |

ROSALIE'S HAVEN TRUST

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*improving
lives.*

Consider

1 in 5

*street sex workers HAVE
exchanged services for shelter!..*

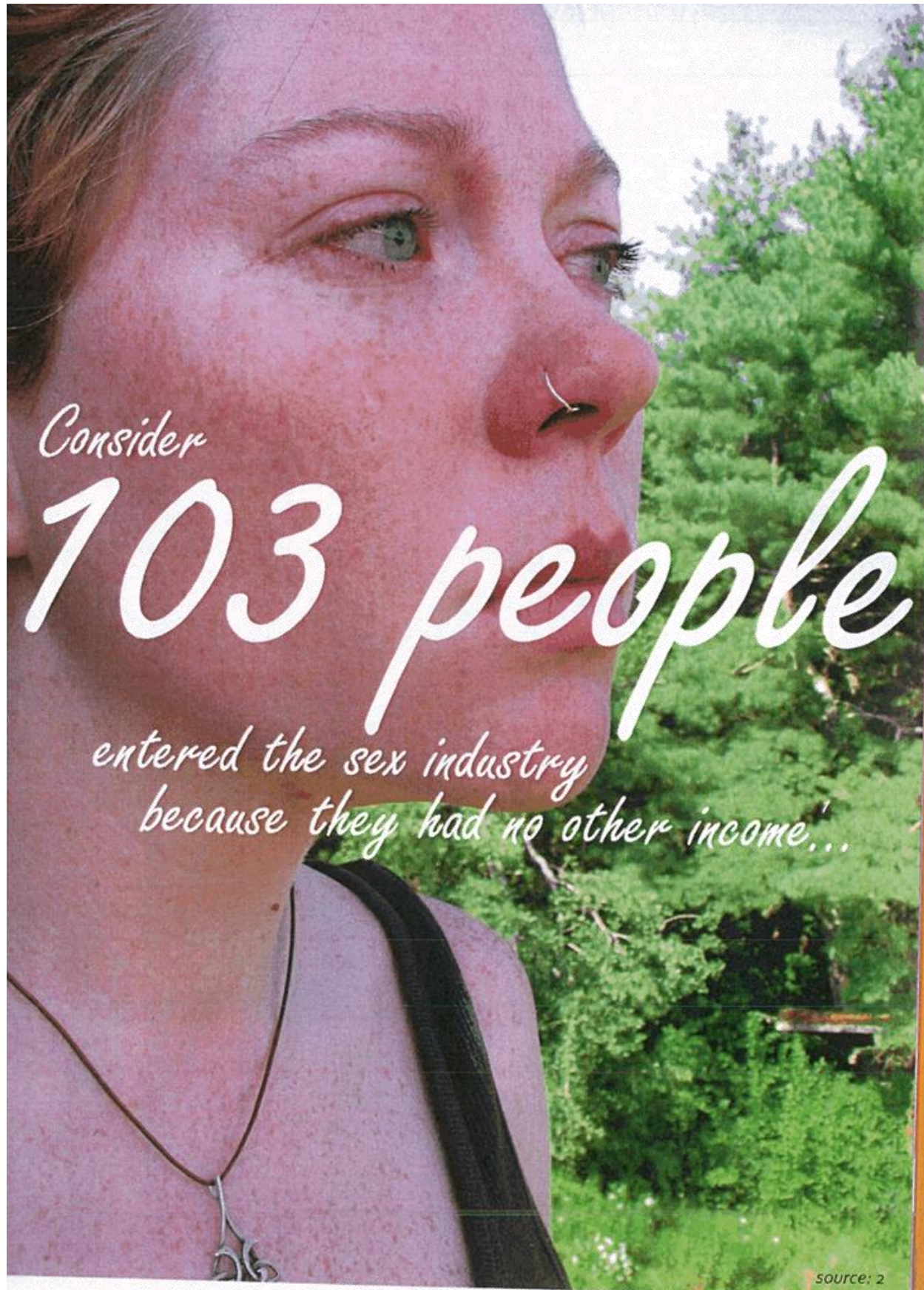
ROSALIE'S HAVEN NOV2014

01

Sources:

1. Report to the Prostitution Law Review Committee. By Abel et al, Nov 2007. The Impact of the Prostitution Reform Act on the Health and Safety Practices of Sex Workers.
2. <https://www.flickr.com/photos/janethea/2760027514/> (Creative Commons License)
3. <https://www.flickr.com/photos/epsos/44919398699/> (Creative Commons License)
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Rosalie's
Haven
Trust



Rosalie's Haven in support of Te Mahana.

Rosalie's Haven is working to achieve outcomes inline with Wellington City Council's Te Mahana strategy - to end homelessness. We focus on providing long term self-actualisation and healthy community integration for the 'invisible' homeless Women of Wellington. Specifically we focus on those who are involved in the sex industry, who exchange services for shelter...

The women of Rosalie's Haven form part of the spectrum of Wellington's visible and invisible homeless Women. Rosalie's Haven in support of Te Mahana is part of the solution. We are on your side, working to provide immediate results in support of Te Mahana's outcomes for ongoing reduction in Wellington's Homeless.

*improving
lives.*



source: 3

Invisible Homelessness

Women are under-represented in the 'visible' homeless statistics of Wellington City. Many Wellington women are the 'sheltered' homeless. The sheltered homeless form the 'invisible' part of the homelessness spectrum. This includes women couch surfing, women in places where they are subject to abuse, and more...



source: 4

ROSALIE'S HAVEN - WE HELP MAKE AN URGENT A DIFFERENCE

Our specific focus in homelessness:

Rosalie's Haven seeks to fill a unique need and support the purposes of Te Mahana. Of the invisible homeless, Rosalie's Haven focuses specifically on sex workers. We work to help women who have turned to the sex industry as a last resort to provide shelter, food and clothing and so are considered homeless. This is a critical and urgent need.

Consider that 92% of women enter the Wellington sex industry for money. More importantly towards Te Mahana, some 27% of women who entered the sex industry, did so because they had no other income.

In 2007, Wellington had an estimated 377 sex workers. This means just over 100 women entered the sex industry because they had no income to provide the basic needs such as shelter. These 100+ women thought they had nowhere to turn to. These women form the specific part of the invisible homeless spectrum which Rosalie's Haven focuses on.

Consider also, that 20% of street based workers and 5% of private workers reported exchanging their services for 'shelter or place to stay'. These are women who specifically would be made homeless aside from their work in the industry. This is who Rosalie's Haven focuses on. We form an important link in the chain of providers working towards the purposes of Te Mahana to end homelessness.

Invisible Homelessness Statistics

Source: Report to the Prostitution Law Review Committee. By Abel et al, Nov 2007. The Impact of the Prostitution Reform Act on the Health and Safety Practices of Sex Workers.

Payment for sex work:

- 19.1% or about a fifth of street based workers reported exchanging their services for 'shelter' or a 'place to stay'.
- 5.5% of private indoor based workers reported the same.

Reasons for entry into the sex industry (Female Workers):

- 92.1% cite 'money'
- 27.3% cite 'no other income'

Therefore from an estimated 377 sex workers in Wellington:

- 103 sex workers entered the sex industry because they had 'no other income'.

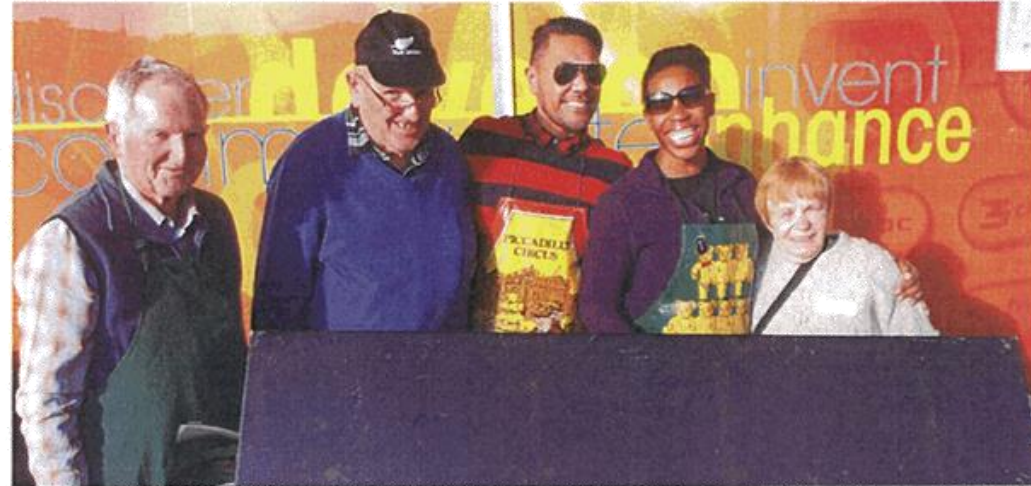
Reasons for staying in the sex industry (Street Workers):

- 30.1% cite they 'don't know what else to do'
- 17.8% cite they 'can't get help to leave'
- 24.4% cite they 'don't know how to leave'

Rosalie's Haven is focused on meeting the invisible homeless part of the spectrum of sex workers. We believe in a collaborative approach to assisting people out of Homelessness and believe that together we will succeed in helping those who need our help the most.

About Rosalie's Haven.

We provide support and accommodation "a sanctuary", for female sex workers in Wellington, New Zealand, who wish to leave the sex industry and make a new start. We focus on the specific needs of women involved in the sex industry and work to help our women change careers and achieve better long-term life outcomes.



ROSALIE'S HAVEN - AT A PUBLIC VISIBILITY & FUNDRAISING EVENT - MAKING A DIFFERENCE

Mission

We provide support and accommodation

"a sanctuary", for female prostitutes in Wellington, New Zealand, who wish to leave the sex industry and make a new start.

Values

We hold that every woman is capable of upward growth and has the ability to *succeed* in their newly chosen career path, from any starting point.

Who We Are

We are a team of *volunteers* with a passion specifically for helping those within the sex industry who are seeking to change careers for the better.

What We Do

- Immediate accommodation for women leaving the sex industry.
- Helping our women sort out food, clothing, doctors and counselling.
- Growing healthy friendships between women & volunteers to create better connections within our community.
- Career training courses to expand the range of options our women have.
- Career mentorship for our women provided by skilled industry experts.

- Helping our women give back through Volunteering to our community.
- Supporting our women to become upstanding members of our city and make a difference.

Results For Our Women

- Immediate accommodation, care and practical help.
- Opportunity to participate with counselling and doctors.
- A new life vision and personal plan with safety strategies.
- Formation of healthy community connections.
- Additional life skills including budgeting and relationship tools.
- Building long-term personal safety and satisfaction in new career choices.
- Increased potential for long-term healthy self-actualization and fulfilment.

Results For Our Community

- Reducing substance abuse through earlier intervention for our women.
- Reducing homeless street prostitution in Wellington, leading to lower crime, judicial and punitive costs.
- Added value to workforce skills through career progression and community volunteering.
- Added value to Wellington's city and security through safer streets.

27.3% of Women enter the industry because they had 'No other income'.

What we do.

What We Do

Rosalie's Haven provides wraparound support to help women who are homeless and wish to leave the sex industry.

Our Wraparound Support Outcomes Include:

1. Accommodation, food and clothing to provide women a safe place to stay.
2. Practical support for the women in accessing health and social services, including doctors, WINZ, counselling etc.

3. Career guidance course, pathway planning and a career mentorship program to help keep our women on track.
4. Volunteers to befriend our women to help create new healthy connections to the community.



ROSALIE'S HAVEN - WE NEED WCC TO HELP MAKE AN URGENT A DIFFERENCE

Help us help Wgtn Women.

Help Us Help Wellington Women

We are the only charity in New Zealand focused on providing accommodation, support and education specifically for women leaving the sex industry.

We Simply Can't Do This Without Your Support

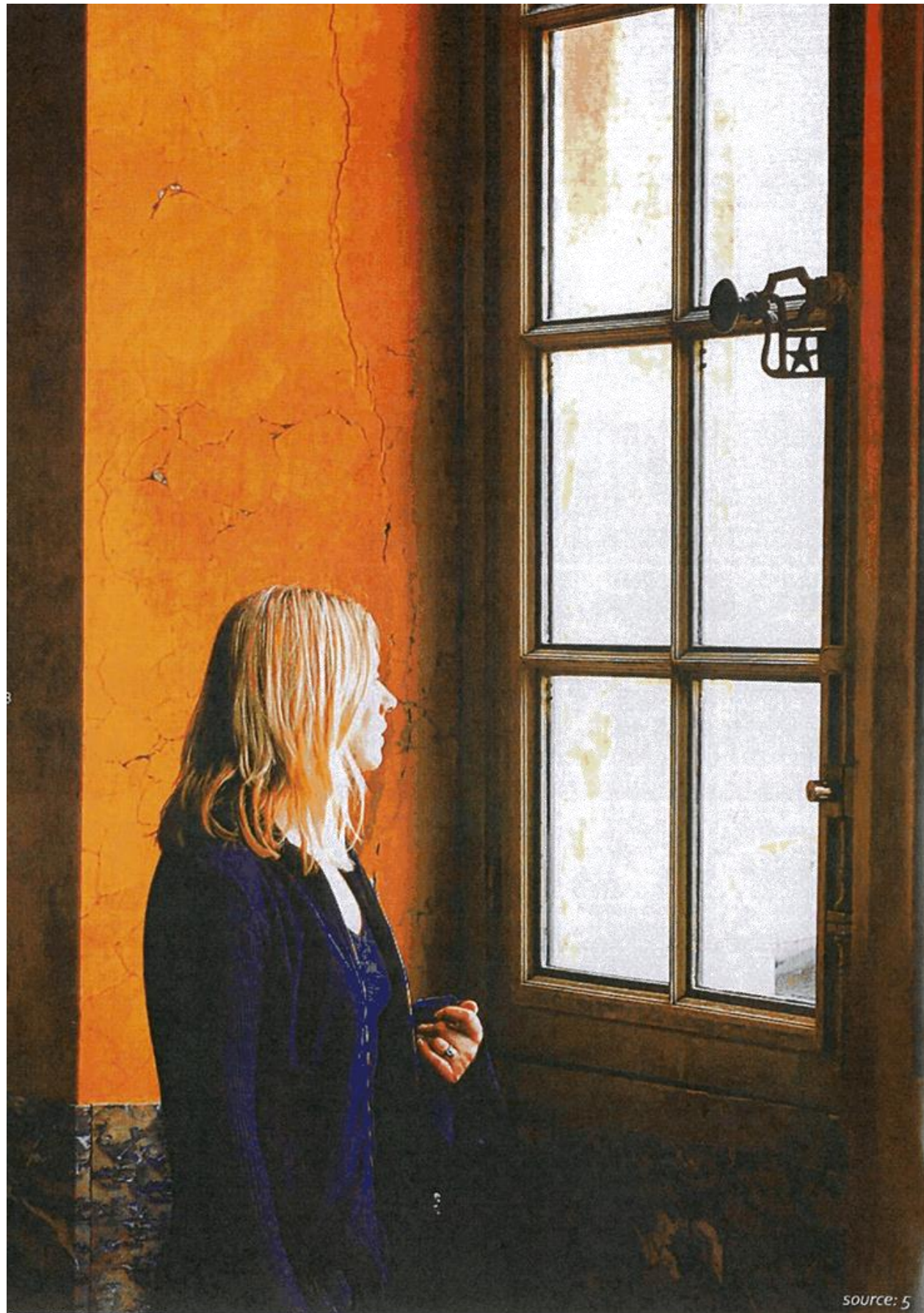
When you choose to support Rosalie's Haven, you become part of a loyal army of people who are:

- Providing food, shelter and clothing to sex workers leaving the industry.
- Supporting women as they learn of life changing career options available to them.
- Changing the life of someone's daughter, sister or mother for the better.

PLEASE... ROSALIE'S HAVEN NEEDS WELLINGTON CITY COUNCILS HELP TODAY.

WCC Te Mahana support to Rosalie's Haven in one of the following ways:

- ✓ WCC FUNDING FOR ROSALIE'S HOME COORDINATOR SALARIES
- ✓ WCC FUNDING FOR ROSALIE'S EXPENSES
- ✓ WCC FUNDING FOR ROSALIE'S CAREER



source: 5

How Rosalie's Haven helps Te Mahana.

Achieving the three-way-win - an outcome whereby Wellington City Council, our community and our women all succeed - is absolutely essential to the ongoing success of Wellington and Te Mahana. As a link in the spectrum of providers, Rosalie's Haven supports Te Mahana achieving safe outcomes for our women.



source: 6

ROSALIE'S HAVEN - WE NEED WCC TO HELP MAKE AN URGENT A DIFFERENCE

ROSALIE'S HAVEN NOV2014

09

Te Mahana:

Te Mahana is Wellington City Council's strategy for 2014-2020 for ending homelessness in Wellington. Te Mahana is working to achieve five key outcomes:

1. A diverse range of affordable and appropriate accommodation, tenancy and home-based support is available for people to access and maintain tenancies.
2. The health, wellbeing and housing of people who are homeless or at risk of homelessness are improved through targeted interventions.
3. Te Piriti (the bridge) is in place and supports Māori to cross the bridge of change and be culturally connected, and stand strong within the whare.
4. Coordinated service planning, funding and reporting functions are in place between agencies to deliver Te Mahana.
5. All agencies working with people who are homeless are providing services informed by best practice.

30.1%
of street workers cite
"I don't know what else
to do" as a reason for
staying in the industry

Rosalie's Haven helps Te Mahana by:

How Rosalie's Haven can help WCC's Te Mahana strategy, outcomes (numbers reference 2015-2020 objectives):

1a, 1c and 1d: Rosalie's Haven is a way off-the-streets and a way out of 'shelter-for-services' for women wanting to leave the sex industry for Wellington City Council.

2a to 2e: Rosalie's Haven provides a targeted wraparound service for our women leaving the sex industry to help prevent them slipping back into homelessness.

3a to 3c: Rosalie's Haven works to support and provide pathways for Maori women who are often overrepresented in statistics, as well as homeless women of all nationalities.

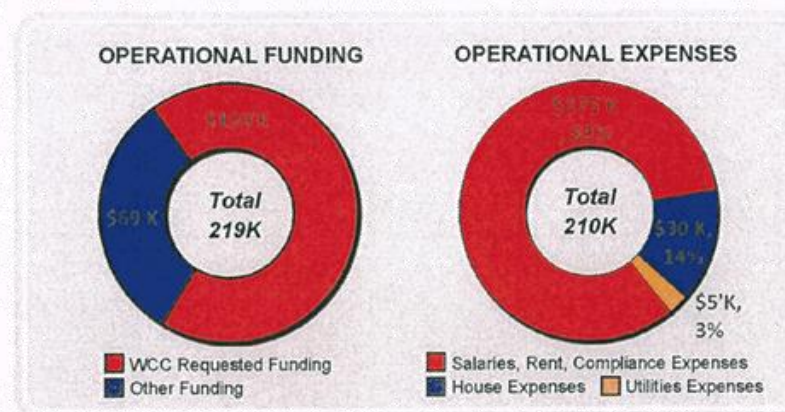
4. Rosalie's Haven is working towards international best practices in planning, funding and reporting functions and seeks to share these as much as possible.

5. Rosalie's Haven believes in working together with all agencies to provide a complete solution with continuous improvement.

Consider
103 people
entered the sex industry
because they had no other income...

Rosalie's Haven Operational Budget.

Rosalie's Haven operates with a tight budget to achieve outcomes for our women. The expenses are in support of the women we help including salaries, training courses and good governance. These are the critical expenses and directly relate to positive outcomes for the women of Rosalie's Haven, in line with Te Mahana.



ROSALIE'S HAVEN - WE NEED WCC TO HELP MAKE AN URGENT A DIFFERENCE

| | |
|---------------------------------|------------------|
| Rosalie's Haven Rooms available | 6 |
| House Host Room | 1 |
| Guest Rooms Available | 5 |
| Occupancy Rate % | 80% |
| Balance Brought Forward | |
| Incoming Funds | |
| Accommodation Payment | \$31,200 |
| Expenses Payment | \$16,640 |
| WDNZ Supplement | \$20,800 |
| Fundraising from WCC | \$150,000 |
| Total Incoming Funds | \$218,640 |

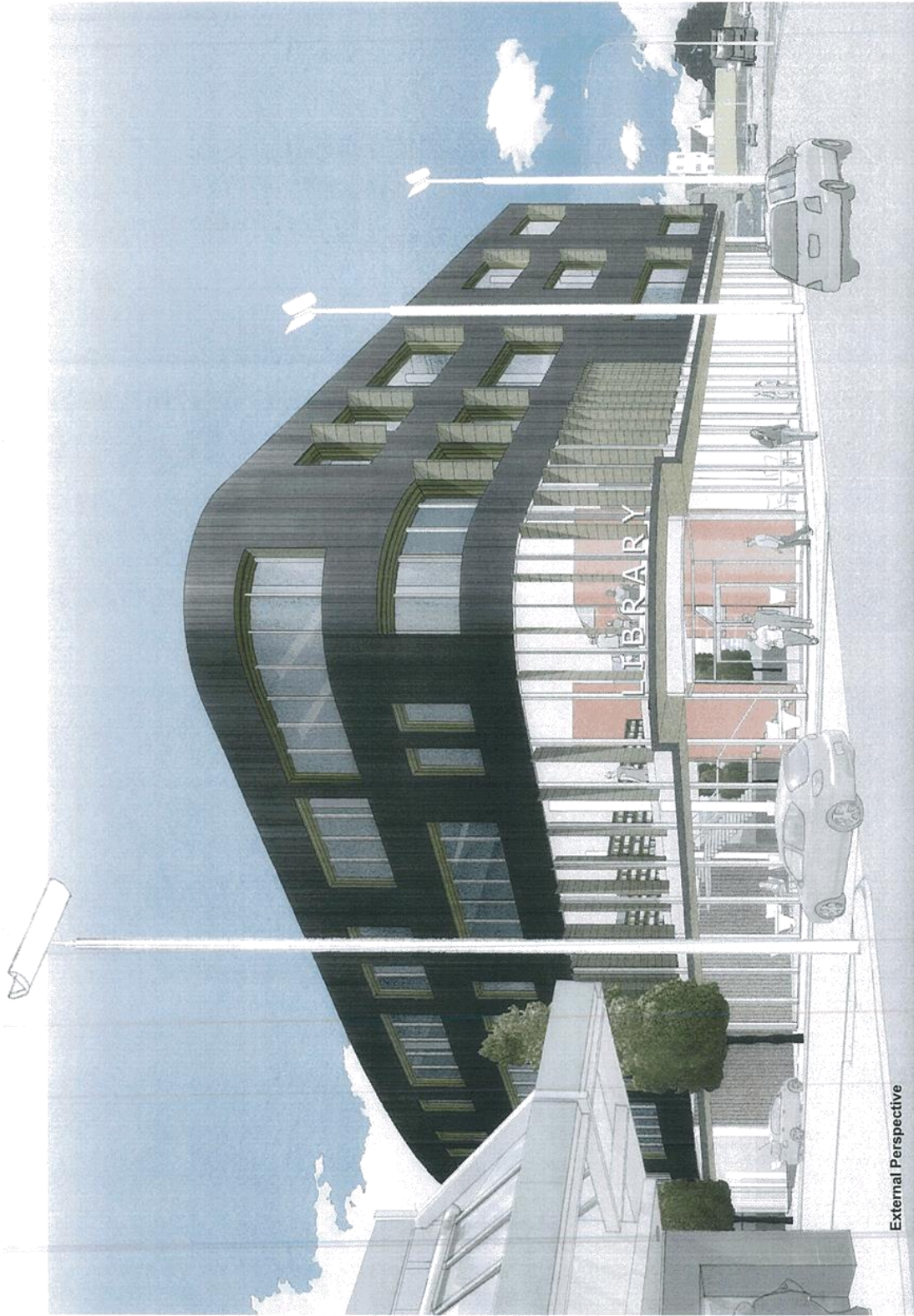
Te Mahana Support:

Te Mahana will achieve its outcomes for the 'invisible' homelessness part of the spectrum by supporting operational funding of Rosalie's Haven. This is critical and the need, urgent.

Please talk with us more to allow us to explain how we work to achieve better outcomes for our women and in turn make a better, safer city for Wellington.

Help us help Te Mahana and Wellington City Council.

| | |
|-------------------------------------|------------------|
| Outgoing Funds | |
| Regular Commitments | |
| Rental Accommodation | \$31,200 |
| Salary Mon-Sun + On Call | \$127,400 |
| Transport Allowance | \$5,200 |
| Stationary & Sundries | \$5,200 |
| Career Training Course | \$4,400 |
| Insurance (Contents, Liability etc) | \$2,800 |
| Governance Costs | \$5,000 |
| Sub-total | \$179,200 |
| Expenses Household | |
| Groceries (Women, Wgln) | \$26,208 |
| Landline (Package) | \$600 |
| Internet (Package) | \$480 |
| Mobile (Manager Only) | \$480 |
| Sky TV (Residential) | \$840 |
| Maintenance (Yard) | \$60 |
| Bank Fees | \$120 |
| Positive Experiences | \$600 |
| Gifts (Birthdays, Christmas) | \$600 |
| Sub-total | \$29,988 |
| Scalable Expenses | |
| Power | \$4,860 |
| Miscellaneous | \$486 |
| Sub-total | \$5,346 |
| Total Outgoing Expenses | \$214,534 |



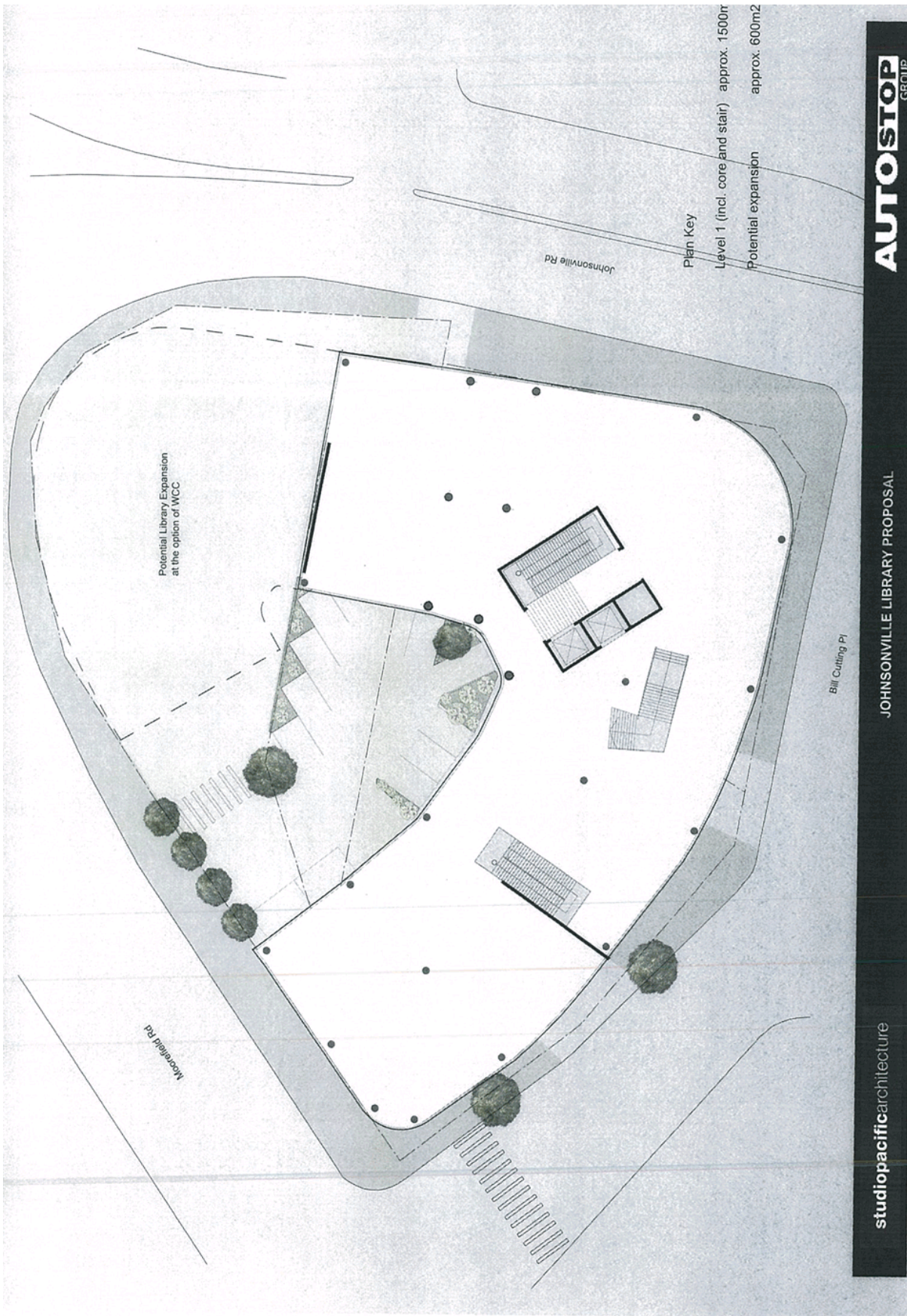
External Perspective

studiopacificarchitecture

JOHNSONVILLE LIBRARY PROPOSAL

AUTOSTOP
GROUP

Public Participation Item 1.4.2 Attachment 1



AUTOSTOP
GROUP

JOHNSONVILLE LIBRARY PROPOSAL

studiopacificarchitecture

APPENDIX 10

| | | |
|---|--|---|
| <p>kindergarten.</p> <ul style="list-style-type: none"> Screening along car park and provision of landscaping through to Memorial Park | <p>integrated into the library.</p> <ul style="list-style-type: none"> Parking on two levels with a greater yield (145 car parks) Other features are similar to Option A . | <p>the inclusion of an entrance to the apartments from Wanaka Street.</p> |
|---|--|---|

Potential add-ons for greater integration:

The suite of potential add-ons have been identified including further integration with the community centre (\$1.5m), strengthening Memorial Park entrance (\$1.15m), and public toilets (\$0.38m) with following add-ons recommended to be included:

| | |
|---|-----------------------------|
| <p>Pool entry relocation: Repositioning the pool entrance to the south to create a more integrated entry point for all facilities.</p> | \$0.3m |
| <p>Pool changing rooms upgrade: Combining Stage 2 of the Keith Spry Pool development with the construction of the proposed new library.</p> | \$1.05m |
| <p>Fitness centre: Develop the spare space on the ground level into a fitness centre to generate additional revenue, add another element to the campus, and create a more active edge. The revenue figure is based on the fitness centre at Freyberg Pool. Note that providing a fitness centre risks exposing the Council to criticism it's getting into non-core activities.</p> | \$0.3m \$0.7m pa revenue |

Site Four: Mobil Site

Officers have been liaising with Autostop, the developers of the Mobil site, to determine the extent to which their proposed development could provide the Council a library on a single floor. An initial 1,500sqm would be available in 2017, with additional 600sqm becoming available later (possibly in 2018). The developers emphasised their commitment to a high quality building as a 'gateway' to Johnsonville. The developers have indicated the rental would be \$495k per annum (for 1,500sqm).

Comparative analysis of Site Two and Site Four

Net Present Value analysis:

Net Present Value (NPV) analysis is a standard technique for looking at the total cost of a project with a long-time frame. It looks at the full cost of a project, including depreciation, loan servicing, rentals, revenue, and operational savings, so that both capital development and leasing options can be fairly compared. The following tables outline the NPV calculations for the project options with a 20 year horizon:

Officer advice awaiting Council / Committee decision. Refer minutes for decisions.

APPENDIX 10

| Option A: | Build Cost | NPV | Key Assumptions: |
|--|------------|-----------|---|
| Base development | \$14.10m | -\$20.23m | \$250k opex savings, \$28k pa café rental |
| Option A + pool entrance and changing rooms + fitness centre | \$15.75m | -\$13.90m | Base development plus fitness centre net revenue (\$700k) |

| Option B: | Build Cost | NPV | Key Assumptions: |
|--|------------|-----------|---|
| Base development | -16.20 | -\$22.03m | \$250k opex savings, \$28k pa café rental |
| Option B + pool entrance and changing rooms + fitness centre | -17.85 | -\$15.69m | Base development plus fitness centre net revenue (\$700k) |

| Mobil site: | Build Cost | NPV | Key Assumptions: |
|----------------------|------------|-----------|--|
| Mobil 1500 sq m site | - | -\$13.51m | \$80k opex savings |
| Mobil 1800 sq m site | - | -\$14.78m | \$80k opex savings, lease costs pro rata |

The NPV analysis highlights that the Mobil site is the financially superior option – almost \$5.5m better than the base Option A and \$7.25m better than the base Option B. However, if the Council were to develop a fitness centre then the revenue generated would bring the total cost down to such a level that Option A becomes the most affordable option.

Disposal of the current library site

The potential revenue from disposing of the current library site was not included in the NPV analysis because it is assumed the decision on the future of the site would be the same irrespective of which site option was chosen and as such would have a neutral impact on the NPV calculations. However, to get a flavour of the potential revenue for disposing the site, the latest rating valuation for the site which includes the library, Broderick Road flats and the substation land is \$1,575,000 (\$1,275,000 of this amount relates to the land value – 900 sqm).

Assessment:

It is recommended that the Council continue with constructing a new library next to Keith Spry Pool and Johnsonville Community Centre rather than lease space for a standalone library. Leasing space in the proposed Mobil site development is the vastly superior option in the short to medium term when assessing the base options from a financial perspective. However, leasing space does little to progress the strategic intent of the Community Facilities Policy to pursue more seamless provision of libraries, community facilities, and recreation facilities. Developing a new library in an integrated manner with the pool and community centre provides the Council the greatest flexibility to meet changing needs. Moreover, libraries are the facility type that will most immediately affected by technological changes and therefore the least worthwhile to develop in a standalone manner.

With regard to the particular option for Site Two, it is recommended that the Council pursue Option A because it achieves the Council's objectives in the most efficient manner. It is further recommended

Officer advice awaiting Council / Committee decision. Refer minutes for decisions.



Engaging Private Firms to
Provide Public Facilities: A
Decision Making Framework
for Wellington City Council

April
2012

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