

**Report of the Strategy and Policy Committee  
Meeting of Thursday 9 February 2006**

**MEMBERS:** Mayor Prendergast, Councillors Armstrong (Chair), Ahipene-Mercer, Cook, Foster, Gill, Goulden, McKinnon, Morrison, Pepperell, Ritchie, Ruben, Shaw, Wade-Brown and Wain.

**MATTERS CONSIDERED BY THE COMMITTEE**

The Strategy and Policy Committee dealt with a number of issues for which it has delegated powers to act and therefore these are before the Council for noting.

The Committee hereby recommends that the information be received.

1. **ITEM 004/06P JOHNSONVILLE COMMUNITY CENTRE  
PROPOSED EXTENSION TO BUILDING: ADDITION OF NEW 100  
PERSON MEETING ROOM**  
(1215/52/IM) (REPORT 1)

*THAT the Strategy and Policy Committee:*

1. *Receive the information.*
2. *Provide landowner approval for the proposed first floor meeting room extension to the Johnsonville Community Centre building (3 Frankmoore Avenue, Johnsonville) subject to the following conditions:*
  - a) *That the Johnsonville Community Centre is solely responsible for all costs associated with undertaking the proposed extension (including but not limited to construction costs, resource consent fees, technical reports etc)*
  - b) *That the Council's contribution to the project will be limited to the provision of architectural, project management services and ongoing maintenance, depreciation and insurance costs.*
  - c) *That the Community Centre is responsible for obtaining all necessary regulatory and statutory permits for the proposed extension.*

- d) *That the Community Centre, prior to lodging any resource consent application, will provide Council officers with evidence of:*
  - a. *Further needs assessment work they have undertaken on the proposal to include existing and projected community needs, an analysis of alternative options including a reconfiguration of existing community centre accommodation and other alternative local accommodation options .*
  - b. *The Community Centre's ability to fully fund the entire project (allowing for any contingencies) on a fixed price contract basis and to include an up-to-date and itemised breakdown of project costs provided by a suitably qualified person.*
- 3. *Note that all building work is to be effectively planned and managed to ensure minimum disruption to adjoining properties and community centre users during the period of construction.*
- 4. *Agree that total additional maintenance costs of \$11,550 per annum are to be included in the Long Term Council Community Plan for Annual Plan Project A468.*
- 5. *Note that in the event that the Community Centre is unable to fully fund the proposed extension project, any decision by Council on whether to provide additional financial resources will be subject to the usual Council Annual Plan decision-making process.*

**Robert Armstrong**  
**Chair**