

## **Draft Proposal April 11 version to Ngaaruawaahia Community Board for**

### **A new Community Arts Centre Facility for Ngaaruawaahia April 2018**

#### **1. Background**

The development of an Arts Centre for the Ngaaruawaahia Community in 2001 was a significant council/community project that resulted in the establishment of Twin Rivers Community Art Centre which has now been operating successfully for 17 years.

It was set up in response to The Ngaaruawaahia New Era plan which established a clear need and desire to have a community arts facility for the community of Ngaaruawaahia and surrounding districts. The consultation and development work was undertaken as a collaborative project by a representative community working party and the Waikato District Council.

Over the years of its operation it has contributed considerably to the goals of the Waikato District Council Arts policy and strategies.

*"In developing the Arts Policy and Strategy the Council has recognised the key role of the arts in the Districts social, cultural and economic development and as a vehicle for urban development and district marketing"* (Waikato District Council Arts Policy, page 1)

The Arts Centre started life in the Old Farmers building rented from the the RSA in 2002 on Great South Road. The Centre grew to be a thriving hub providing a wide range of services including a gallery and retail outlet, community projects, children's and adult's creative classes, exhibitions, workshops and events.

A few years later the building was purchased by the Waikato District Council to assist the RSA who was in serious financial difficulty. This also enabled council to lease the facility on a peppercorn rental to the Art Centre.

In 2010 –Waikato District Council made a commitment to renovate the building so that it was future proofed and made fit for purpose for the art centre and planned to include development space for future multi-purpose activities. In July 2011 work began on the major renovations but in the process of the renovation structural problems were discovered and WDC decided it was better to demolish the existing building and rebuild the facility on the same site. Funds were put aside for this work.

#### **2. Current situation & problem**

It is now 7 years since the Art Centre building was demolished.

The loss of the facility was gutting and had huge impact on the art centres operations. While waiting for the rebuild over these years the art centre has been forced to operate on a much reduced basis. With no suitable, fit for purpose home and with most of its equipment in storage the centre has had to cut back significantly on service provision. The centre had also provided spaces for a number of local arts organisations who have had to relocate including: Cutting Edge Textiles, Spinners and Weavers Association, Work Bridge and Progress to Health. Local artists lost work space and the gallery and retail outlet that supported them. This also impacted on visitors to the town and travellers passing through who would regularly stop at the art centre.

The Incorporated Society Te Whare Toi O Ngaruawahia -Twin Rivers Community Art Centre, which manages the centre has done very well to keep going over the last 7 years without a fit for purpose facility and it speaks to the value placed on the services provided to the community and its ability to maintain sustainability.

The Art Centre has operated from 2 temporary s over the last 7 years. Firstly, from the small community room at the community house which is now the post office. Then it secured a lease for the old Twin Rivers Restaurant space at the RSA as a next step. The current facility has been a step up from the small studio at the Community House, but it was clear that it could only be a short term solution. The space is set up as a restaurant not an art centre. It has no kitchen or wet area, has only one open space which from which all activities are run. It cannot accommodate a gallery space or shop. Classes have to be limited in size, type and content as the facility cannot to accommodate them. Added to that the group are paying an unsustainable market rent.

Storage and safety are also significant issues as everything is open plan and this means it is very hard to provide a safe environment for classes for children and young people.

The RSA has also indicated that it will require the facility back in the near future for its own use so this adds pressure to the need to progress the new facility.

There is a strong desire to be able to exhibit local artwork and support our local artists more. Currently the centre can't offer working space to local artists, and with the lack of an exhibition space it can't provide any sort of retail outlet, tourist information or supplies service. There is no room to provide a tool workshop, a meeting space separate from where classes are held or even a proper office, meeting room or storage.

The lack of a fit for purpose facility for such a long time has also impacted on sustainability of the centre and frustration internally and in the community that it cannot meet community expectations.

### **Multi-purpose facility and outcomes.**

As a way forward, a proposal for a multipurpose creative and knowledge facility for Ngaaruawaahia was investigated by Waikato District Council and a steering group of community stakeholders over 2016/17. Council had committed funds of 1.8 million for this work (which included the \$836,000 budgeted for the rebuild of the Arts Centre which had been transferred into that budget.) The project for a multi-purpose facility has been deferred for 3 years after the proposal went to the Ngaaruawaahia Community Board for consideration. The Library who along with the Arts centre were the anchor tenants for the project, have been directed to move forward with their planning as separate projects and to deal directly with the Waikato District Council to progress these projects.

In following up this directive, Arts Centre representatives met with WDC CEO Gavin Ion and former manager Tim Harty on 11<sup>th</sup> Dec 2017, were it was agreed that The Art Centre would submit a proposal for a transportable facility to be located on the old arts centre site 56 Great South Road.

A proposal which included costings was submitted to Gavin Ion and the proposal was forwarded to the February Infrastructure committee where it was decided that it should go to the Community board for endorsement.

### **3. Proposed solution**

a. That Waikato District Council use a proportion of the original budget set aside for the rebuild of the Art Centre facility to fund initial purchase and siting of a modular transportable building for an arts Centre facility on the Council owned site at 56 Great South Road Ngaaruawaahia (see attached site map and costings.) The quoted cost being \$505400 for a building completely fitted out and providing 297 square metres of space.

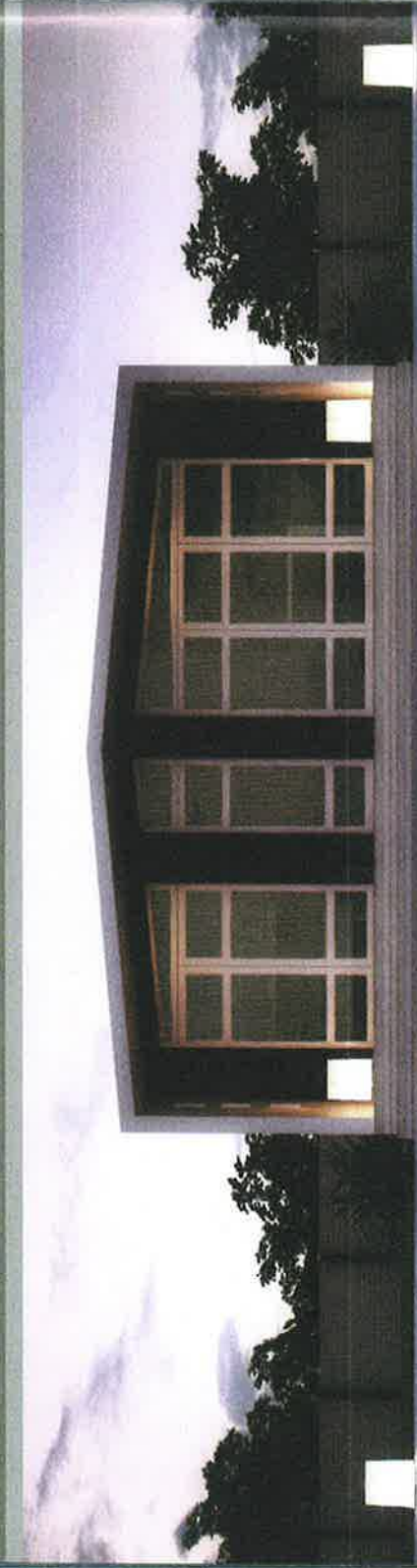
That this building would provide spaces for the following:

- a. Gallery/exhibition space show casing local work
- b. Retail outlet selling local work and creative supplies
- d. Multipurpose spaces which can cater for workshops and classroom spaces, functions meeting spaces, after school programmes, small events, craft market, artist's studio space
- e. Green room/kitchen
- f. Operations office
- g. Storage
- h. Workshop
- j. Clay and Kiln room

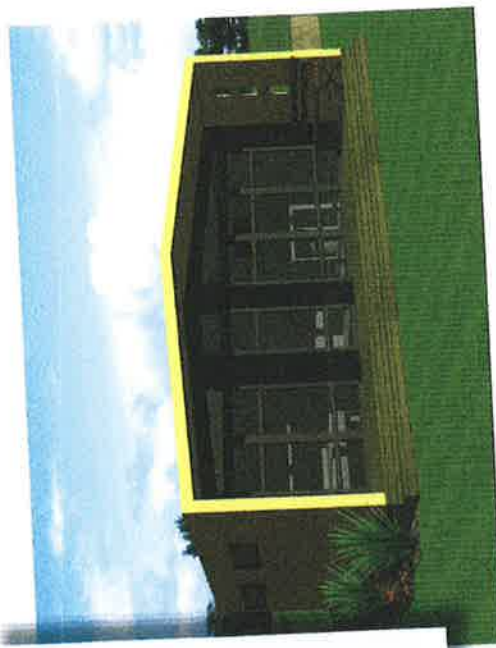
**proposal to the Community Board the following for endorsement:**

- a. That the facility be a collaborative space that will nurture creative activities of benefit to our community and will be available for hire to local creative groups/ individuals to run classes and workshops and that local creatives/artists will be encouraged, supported and prioritised to exhibit and market their work via the gallery and retail outlet.
- b. That this facility be leased to and managed by Te Whare Toi o Ngaruawahia - Twin Rivers Community Art Centre on a comparable basis to the Raglan Arts Centre facility. This includes council provision of a subsidised rental, with responsibility to maintain the facility resting with the lessee.
- c. That the facility be constructed to enable it to be altered to suit purpose and to be easily re-sited to allow for future proofing. Also that it is constructed to allow for further development of a second story on the back half of the building providing potential for further development as a stage two project. This would be undertaken via collaboration with other funders.
- d. That the Community Board endorse this project and request that the budgeted funding of \$836,000 for a rebuild of the arts centre, be returned to the rebuild budget for an Art centre facility.
- e. That a development group be established including representation from the Ngaruawahia Community board, Arts Centre and Creative Waikato, with the potential to draw in other contributors as needed to progress preparation of a detailed proposal.

FOR A MODERN WORLD



*Raising The Bar In Portable Space Solutions...*



16. 2. 2018

Twin Rivers Community Art  
Ngaruawahia.

Attn Jane Stevens

Re: DreamCube Modeno Art centre

Afternoon Jane,

Thankyou for your time this week

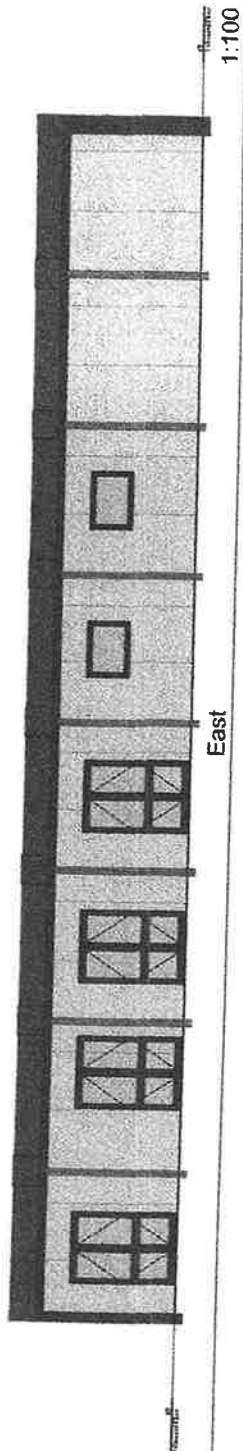
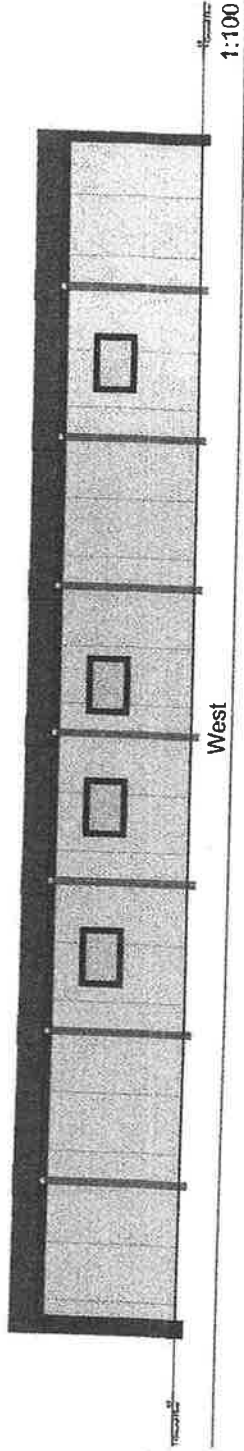
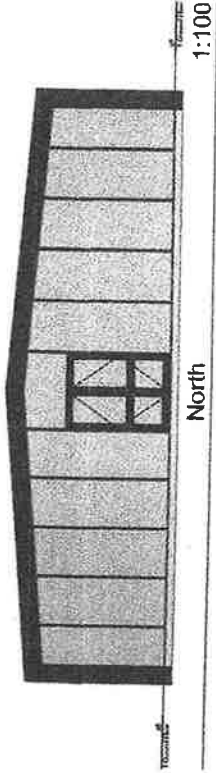
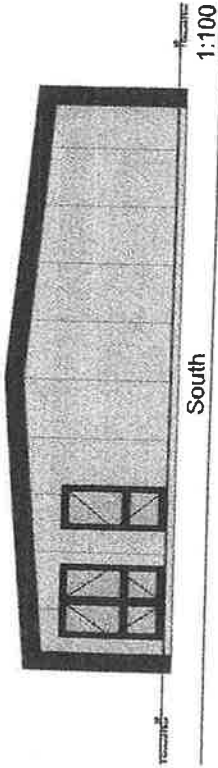
**Pricing as follows...**

12.000 x 24.800 DreamCube Modeno

Purchase of Cube buildings .....	\$505400.00
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**Internal specification as follows ...**

- 297m2 of premium commercial space
- Galv steel and Aluminium subfloor
- 19mm H3 ply flooring
- Commercial grade carpet tiles
- Commercial grade vinyl flooring
- Entry matting
- Acoustic ceiling
- 10 x Dbl data outlets
- 30 x Dbl power points
- Switch board
- LED lighting
- Windsor Grey profiled roofing
- Tinted Single glazed frontage, double aluminium hinged doors, single rear door
- Titania off white wall panels



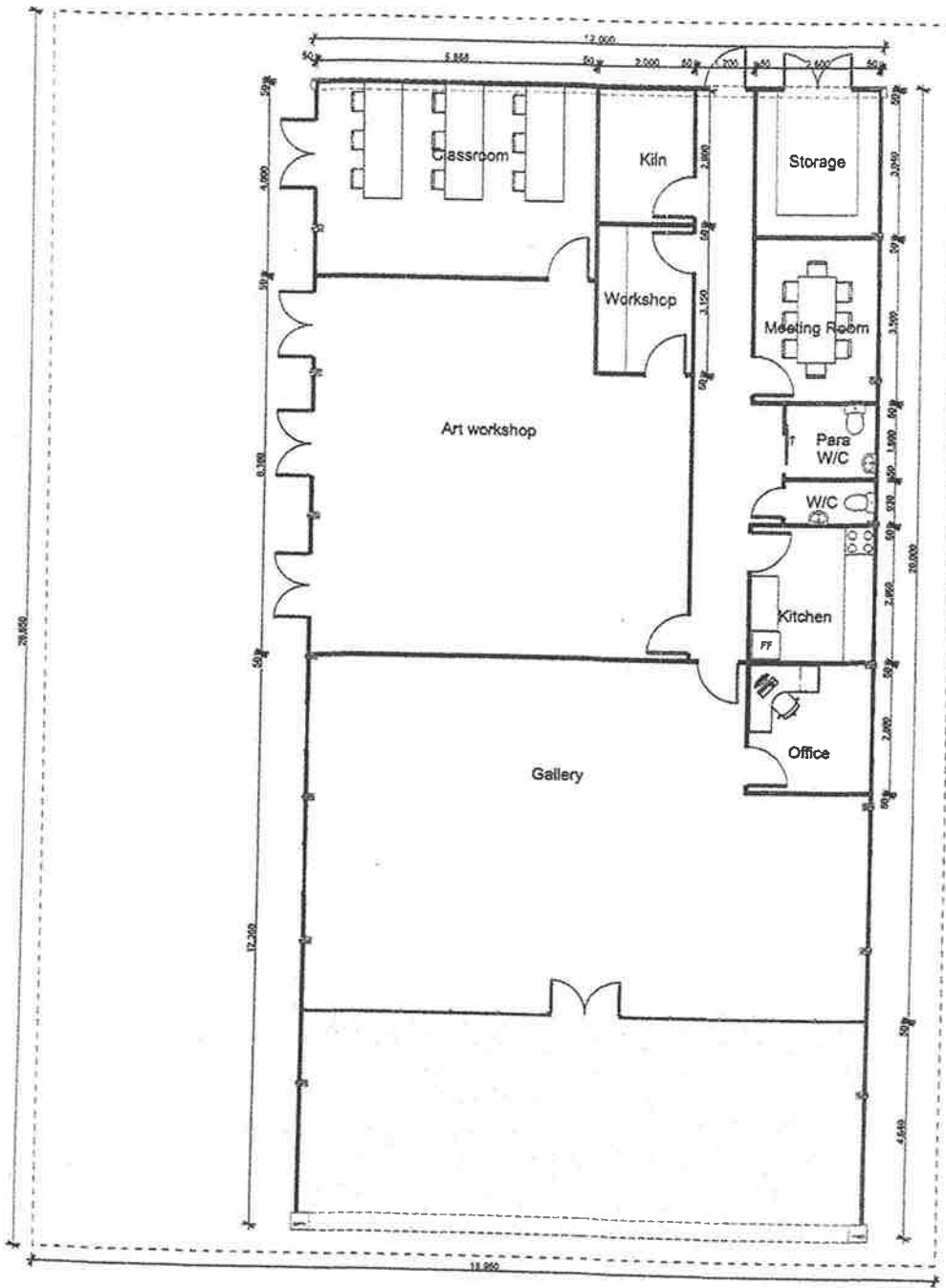
- KEY:**
- PB
  - Units
  - Phone/Beta
  - Double Power
  - Pool
  - Pendant/Wall
  - Vest
  - Light Switch
  - Power In
  - Switch Board
  - Splay/In
  - LED Ceiling Light
  - Linear LED Ceiling Light
  - Extractor Fan
  - Security Light
  - Hot Water
  - Cupboard
  - Bin
  - Skirt
  - Table
  - Utracelle
  - Furniture

NO:	BY:	REVISION DESCRIPTION:	DATE:	JOB TITLE:	SHEET TITLE:	DRAWING NO.:	REVISION:
1	SP		16/02/2018	Twin Rivers Art	Elevations	3.01	1
				DESIGNED BY: Cube Innovations DRAWN BY: Simon Pitts DATE: 16/02/2018 FILE NAME: LAST PLOT DATE:			
				SCALE: 1:50 @ A3			
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**KEY:**

- Power Point
- Think
- Plasma/Plasma
- Double Power Point
- Pressure Wall
- Vent
- Light Overhead
- Power In
- Switch Board
- Chygnite
- LED Cooling Light
- Lenses LED Ceiling Light
- Extractor Fan
- Security Light
- Air Conditioner
- Cylinder
- Chair
- Sink
- Toilet
- Urinals
- Room



NO:	BY:	DATE:	REVISION DESCRIPTION:	JOB TITLE:	SHEET TITLE:	DESIGNED BY: CUBE Innovations DRAWN BY: Simon Pijn DATE: 16/02/2016 FILE NAME: LAST PLOT DATE:	DRAWING NO: 1.01
	1	SP	16/02/2016				
<b>CUBE</b> <i>portable spaces</i>						<b>Twin Rivers Art</b>	
<b>CUBE Plan</b>							

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- Accessible toilet
- Standard toilet
- Kitchen sink bench and cabinet, flat bench and cabinet, hot water cylinder
- Shelving in store
- Internal partitioning

**Provisional cost sums as follows ...**

• Building consents .....	\$ 8,000.00
• Engineering design fees .....	\$ 5,000.00
• Foundations, transport, crantage, place, join modules.....	\$60,000.00
• S/S drainage .....	\$ 4,000.00
• S/W drainage .....	\$ 4,000.00
• Electrical mains .....	\$ 4,000.00
• Data main .....	\$ 2,500.00
• Water main .....	\$ 1,000.00
• Steps/ramp .....	\$ 5,000.00
• Air conditioning .....	\$40,000.00
• Kitchen appliances .....	\$ 5,000.00
• Desks, chairs, tables, benches, reception counter .....	\$20,000.00
• Groundworks/landscaping .....	\$15000.00





0800 4 A CUBE  
0800 422 823

**Terms ...**

- 20% deposit, 20% floors down, 40% closed in, 15% pre-delivery, balance on practical completion

**Delivery ...** approx 16 weeks from confirmation

Pricing excludes GST

Thanks and regards,

Dave Etchells

Cube Innovations