

**Notes from Extraordinary General Meeting of  
Broad Bay Community Centre Incorporated Society  
Held on Saturday 17<sup>th</sup> September at the Hall at 7pm**

## Redevelopment of existing site or Waterfront Joint Venture

### Introduction

Information about the Extraordinary General Meeting and vote was delivered to every household in Broad Bay. **See Appendix A**

Sean Hogan gave background to Waterfront project and alternative project and housekeeping rules for the night regarding conduct. **See Appendix B**

Some questions were asked by members during the meeting and other questions, previously submitted in writing, were raised at appropriate opportunities by the Chair. Questions and answers have been recorded to the best of the ability of the note-taker.

#### Questions:

*Q There are over 300 households in Broad Bay. Who can vote?*

A The Hall is owned by the Broad Bay Community Centre members. Only those who are members of the Broad Bay Community Centre at the time of the meeting are allowed to vote. Must be living in Broad Bay or have property in Broad Bay to be a member.

*Q The introduction stated an impartial person would present the alternative vision? Who and why?*

A The Broad Bay Community Centre Committee is divided in its opinions, and emotions run high on both sides. Shelley Wilson is a Committee member who does not have a strong view one way or another and is prepared to talk about the alternative in an objective way.

### Presentation on the Waterfront Building

Information and images illustrating the proposed design for the waterfront joint venture building was presented by Robin Duval-Smith and Ian Booth. They have named the building: The Pier. See plans on Broad Bay website.

#### Questions:

*Q Will there be any more car parking space?*

A There will be more than at the current hall. In addition boats will be moved from the promontory where several are currently stored, giving more space for car parking.

*Q A kiosk was talked about in the presentation. Is this in the hall?*

A The kiosk is in a corner of the hall that opens out onto the balcony. It is quite small and would not be used as a commercial café, but for a fee it could be used by the community.

*Q A kiosk window was mentioned – is that to the outside. Is it to run like a shop?*

A There would be a shutter to close it off. It could be used by the community to make coffee.

*Q Would all the community have a key? Or will it only be run if someone takes on responsibility for it?*

A It will be up to the new Committee whether the community get keys.

*Q When an event is held in the current hall, children can play around the hall and run round on the grassy area in relative safety. It would be more dangerous for children if they are by the beach. In addition children would have to cross the road to get to the waterfront venue.*

A Children can still run around on a grassy area, and the crossing issue has been addressed with the footpath and fence directing people to an area away from the corner.

*Q What about traffic into the waterfront carpark? It is not a good place for turning cars.*

A In a few years the road will be changing anyway.

*Q The current hall is used for exhibitions. There is lots of wall space for hanging pictures. The new venue will not be so good for this purpose as there is glass all round.*

A There is a curved hallway with white walls and there is wall space in the stairwell and back wall of the top storey.

*Q What about resource consents from the regional council. Has anyone spoken to them informally to find out if it is likely to be approved?*

A The regional council have been asked. They say they cannot give an answer unless a case is put to them.

*Q What thought has gone into the effect the new building will have on people who live near it?*

A There will be sound proofing built into the walls. Outer walls are intended to reflect noise away from neighbouring houses

*Q Will it be a commercial kitchen?*

A No. But it will be twice as large as the existing kitchen at the hall. Could fit 10-15 people in for cooking demos and will be large enough to cater for weddings or conferences.

*Q Was the commercial kitchen not included because of resource consent?*

A Partly, but the design was done with the community in mind.

*Q Was there a design brief? Does it meet it? Were there other options?*

A Yes - three people were asked to submit designs. This was the best.

*Q When was last wedding held here?*

A Earlier this year. And there is a conference booked for May next year.

Q *If we go to the next stage, can we still change the design?*

A Yes – this is a concept. More changes will be made. Want to bring stage out in a curve. Have already added entrance since last time.

Q *What is the next stage?*

A The next stage is detailed design drawings and resource consent.

Q *Could it change in large ways? Eg if you decided to have a commercial café, could that be accommodated?*

A No - Waterfront Inc say if we applied for a commercial operation we will not get the resource consent. Funding people will say go away if they think it is commercial. Also it is partially a reserve.

**Comment from the Floor** – The commercial kitchen is a red herring. The community had to upgrade the kitchen at the hall to commercial standards some years ago.

Q *In some of the reports about the joint venture the community has been told it will NOT get resource consent for a building on the waterfront that is designed to be used for commercial purposes. Yet in other reports there is the expectation that there will be shops and café (ODT 2008), a cafe bar (ODT March 2011) and a wedding venue and consulting rooms for hire In the information sheet for this meeting the Chair says he is looking forward to going to the new centre and having a cuppa and reading the paper on a Saturday morning presumably he is hoping to sit in a cafe? What is the truth of the matter? Is the intention to go for resource consent to build the building for community use and then apply for another consent to change the purpose of the building to commercial once it has been constructed?"*

A Usage will be no different to current hall and Etheridge rooms that are hired by groups.

Q *What is the seating capacity at the new hall?*

A Approximately the same (100-130). In addition the new hall has flexibility to open out into the tiered plaza seating for up to another 50 people.

## **Presentation on the Alternative Vision**

Broad Bay Community Centre committee member, Shelley Wilson, presented an alternative vision. **See Appendix C**

**Comment from the floor:** I am disappointed that six years ago, the same thing was suggested. It was dropped and ignored. If the alternative vision had been given as much attention as the waterfront building we would have a more detailed concept to look at now.

### **Questions:**

Q *We have been told something needs to be done? We have a resource consent and expensive design on one hand or a rework and extension on the other. Why? Why do we have to spend money at all?*

A You have a voting choice – only one is about resource consent and spending lots of money. The other choice involves thought and not spending lots of money. If you are in any doubt, vote for the alternative.

*Q If we vote to investigate upgrading the current hall. Does that mean the waterfront building will not happen.*

A Yes.

*Q To get \$90,000 for resource consent and plans for a new building, will the hall be sold or not.*

A It will not be sold. But it is not right thinking. The end of this process **will** be the sale of this hall. It would be terrible to get rid of the hall without having a building.

*Q Why is the boat club not building their own new boat club?*

A They will be.

*Q Apart from plans and design, what other feasibility has been done? Financial, etc.*

A Will be answered by Waterfront Inc. *(Cannot find any reference to this question being directly addressed later)*

*Q If hall needs to be pulled down to be earthquake safe, where does that leave the new bit?*

*Q Is the boating club a quick fix?*

A No - it is 40 years old. The piling is due to go. Reroof needed. Flooring on lower level needs to be replaced.

*Q Is the hall in dire straits?*

A We've had an electrical check and some rewiring has been recommended but we have not had a price for this yet. It won't cost \$90,000.

*Q Is the new building going to be a good place for concerts, good accoustics, etc. The current hall is not.*

A If the waterfront option goes ahead it is necessary for groups with different interests to get together to say how it should be.

*Q What about new earthquake regulations if the hall is upgraded?*

A Waterfront Inc said that any alteration more than 20% of the current building would then have to comply with new earthquake codes. Two members of the audience corrected this statement. The DCC policy on earthquakes comes into play if you undertake work worth 25% of the value of the building or the building has a change of use then you are required to have the building assessed for its earthquake resistant capacity. if your building is less than 33%of the earthquake resistance of the new building standard then you are required to earthquake strengthen. If you have above 33% you don't have to do anything.

The same would apply to fire safety. Insurance will also cost more in future because of the Christchurch earthquake experience.

*Q The waterfront building is on leasehold land. How much is the lease cost for the land?*

A The Boat Club does not pay a charge to be on the land. The new building would not be occupying any more land. Half of the building would be over water and some on reserve land. Rates would be no more than the combined rates that boat club and hall currently pay.

**Comment from the floor:** I feel anxiety about this process because it seems rushed. There is lots of information that I was unaware of. I feel it is disrespectful having to make a decision at this point without further information and discussion. Why is there this pressure to make a decision now?

A You have 5 days to make a decision. Waterfront Inc has come up with these plans and it has been a long process.

**Comment from the Floor** - The local Otago Peninsula Community Board member has been to all meetings. It has been a long and detailed process. Very frustrated it has not happened more quickly. It is disrespectful to keep people waiting and not to make a decision now.

*Q The original pricing for the joint venture 1.1 - 1.4 million (ODT 2010) was done some time ago. What is your new estimate of the cost, given the effect of Christchurch on materials and labour?*

A Waterfront Inc said that the original costs of resource consent were over-estimated. The resource consent is more likely to cost \$60,000 rather than \$90,000.

- Savings will be made because to get resource consent from regional council and DCC full drawings are not necessary. The partial plans required for this stage should only cost \$25,000.

- A combined hearing with regional council and DCC rather than two hearings means the cost may be subsidised \$20-22,000 (originally \$30,000).

*Q If it has to go to environment court to hear concerns of the public, that would cost \$30,000. Waterfront Inc would not want to go through the process if it means this.*

- A quote was given by Calder Stewart and Naylor Love in 2007. With demolition and resource consent fee (\$20,000) the total cost was \$900,000. With a 15% increase plus GST increase plus compliance costs, the new building is still on track for 1.4 million. Some members can drop the old building giving a saving on demolition fees.

*Q Committee members in the past found it difficult to get people to use the old hall. With the new hall, how are you sure people will use it? What study has been done around usage?*

A There are good hire rates at present. The hall is used for Zumba, Yoga, school, parties and meetings in the Etheridge Rooms. Perhaps this renewed interest is due to the current debate. The new hall will have different areas so the usage could be increased.

In the new building a management team will step in. Events will have to be arranged to get income. We need to encourage national sailing contests, weddings, etc.

*Q What was the original reason the BBCC requested a joint venture with the boat club? What was the vision? Have we forgotten what it was?*

A The original vision was because there was no use of the old hall. No money coming in. Some things worked in summer but not in winter. It was not inviting. The committee at the time worried about earning enough for overheads and repairs.

**Comment from the Floor:** An audience member commented they would not book the hall for personal celebrations, as they prefer to have a light venue with a view of the sea. They would only book the hall as a fallback position in case of bad weather. The 150<sup>th</sup> celebrations were held in a marquee by the beach and everyone loved the venue.

*Q Is the Broad Bay Community Centre on a single title and if so is it subdivisible?*

A Yes and yes.

*Q What is it worth?*

A The property is listed by the Dunedin City Council as having land value of \$124,000, and capital value of \$215,000.

*Q Where would the money to build the Waterfront building come from?*

A Grants. Perhaps Fletcher construction could be approached to help out with some of their profits from Canterbury earthquake rebuilding?

**Comment from the Floor:** Chris Garey, in her Otago Peninsula Community Board role, stated she would not wish to support funding for two old buildings, whereas if the vote were clear, she would have no difficulty supporting a new building.

*Q Where is the funding coming from to pay for the resource consent and plans?*

A Not from the Broad Bay Community Centre or Boat Club. It would be raised – perhaps from community funding.

*Q Would it not be better to spend that money on renovating either boat club or hall?*

A You are voting on that tonight.

*Q How much at risk is the funding for resource consent? If this vote is in favour of proceeding, what if objections require spending a lot more money - where do we draw the line? Can we have clear guidelines what we are voting for?*

A We would not go ahead with the Waterfront building if it were going to cost a lot more. We would not go ahead with it if it has to go to the environment court.

*Q Do we have to pay fund-raisers?*

A No – it will be voluntary. We have enough talent in Broad Bay to do that.

*Q Where is the funding going to come from for the new build? Have enquiries been made to potential funders and responses received? How definite is it that funding will be gained? For example Portobello Inc found it much harder than anticipated obtaining funds for the jetty because of Christchurch, Rugby world Cup and financial insecurity.*

A In 2005 when the idea was first suggested, the councillors we spoke to said they wanted to help when this was rubber-stamped. The Council has to keep supporting local events. We will get the money. We will be tapping some people here. Portobello jetty got

money. Waikouiti Hall got funding. The Broad Bay Boating Club raised \$120,000 for the new wharf. Waikouaiti got \$500,000 from community trust for their multi-functional building.

*Q What will running costs for the new building be?*

A No more than the present buildings. Heating costs will be lower because of the design. Maintenance and Insurance costs will all be lower.

*Q As a member I am only interested in how much it will cost me to be a member of the new centre and how much it will cost me to hire it - I like the idea of a new building but do not know if I could afford the rental - currently it would cost me \$60 for an evening. If I cannot afford it I don't want it. – So, how much to rent and what do you base this on?*

A That is a selfish person who does not want it because it will cost more than \$60 per night.

*Q But the question needs to be answered – how much will it cost to hire the place?*

A There would be tiered hire charges. Rates for members and locals and another rate for non-members to subsidise cheaper local rate.

*Q Who would be on the Management team?*

A Elected by community.

*Q As mentioned previously, people would have to cross the road to get to the hall. What are you going to do about the traffic?*

A The road safety issue came up recently for school children crossing in Broad Bay. As a result the walkway and fencing were built so that children cross away from the corner. The local police representative said you can only have a pedestrian crossing or speed bumps if there are statistics to show this is necessary (crashes, accidents). Criteria are not met for a pedestrian crossing or traffic speed bumps in Broad Bay. It is not an accident black spot. However, perhaps a pedestrian safety zone could be installed in the middle of the road. Road will change in 3 years anyway.

*Q How would you manage competing bookings for weddings, community events and boat club meetings?*

A The boat club has 10 sailing meetings per year. Will have to coordinate bookings.

*Q What about Insurance after the earthquake and with the recent storm events? How will the building fare in a king tide?*

A When there was damage after the westerly storms, no water came into the boat club.

*Q What liabilities do members have if there is damage? Excesses?*

A Ensure there are sufficient funds and only sell hall towards end of process. However there are always risks in any process like this.

*Q What happens if the money runs out? What are the contingency plans?*

A The hall will be sold last. Once the true asset of the old community centre building is known, it will be sold at 75% of building project.

*Q Who would own the Waterfront building?*

A The Community of Broad Bay and Boat Club together would form a Trust or Incorporated Society

*Q The School currently pays an annual fee to be able to use the hall whenever it wants. I believe this includes fund raising events by FOBBS. How much is the fee? How much will it be for the school to use the new building whenever they want? What if there is a commercial cafe/bar there? Will there be conflict of use between school and cafe?*

A The School currently pays an annual fee of \$200 to gain use of the hall when they need it. Although this was primarily aimed at when the School needed a big indoor area for practices for plays, etc, we have chosen to extend that to FOBBS for fundraising at no cost. The School is a key community partner and they would have access to the new resource at a similar cost. Hall use in the evenings is currently quite high - and we have struggled at times to accommodate everyone with their first choice of date - this is a very recent issue. The School tends to use it sparingly and in bursts during the day and is the only group that does so. It lies idle every weekday waiting for them to need it - even with an increase in use at a new community centre it is very unlikely that the School will have issues - they will just need to book the hall. I am sure there will be a bit more pressure at weekends for the Community Centre because I think more local people will want to rent it - for fundraising it would likely draw in more passing trade.

*Q It appears to me there is a lot of focus given to attracting people from outside the Bay to the proposed water front building – presumably to attract funding showing the building will benefit all Dunedin residents and get income for upkeep. Why do the community have to raise money to maintain a facility for the use of people from town? Why should Broad Bay be going to the trouble to provide a place like a wedding venue for people outside the Bay?*

A The Otago Yacht Club was much used for weddings. They found the income very handy. Once the bills were paid off they stopped using it for weddings. The boat club does not have facilities for big fund-raisers. If they were able to hold a big regatta with boat fees, bar, raffles, that would bring in a lot.

*Q Who would the money from a regatta go to?*

A Money raised would go to both organisations, as it will be a shared building.

*Q Locals will want weddings too, and 21sts – how will you fit them in?*

A People would have to book the same as now. In future we could have a calendar on the web site and you will have to book early.

*Q What does boat club constitution say about membership?*

A The boat club can do anything they like in terms of fund raising – including taking people from outside of Broad Bay. We'd be hoping for Coast Guard support with plans for the upgrade of the current boat ramp.

*Q What about the ferry from Port Chalmers? Would they use the new facilities at Broad Bay?*

A It could be a while yet before the ferry is on the water. Commercial operators have been making enquiries and once Portobello jetty is completed they want to use it. Would also be interested in using other jetties.

*Q Have the waterfront group considered the balance of events - money-generating against lifestyle? People come to Broad Bay for peace and quiet. There needs to be balance. Are we expected to have events – 21sts, weddings, etc, here every weekend?*

A There have been guidelines for hall bookings in the past. There are more issues at the current hall than on the waterfront. It was suggested that only a limited number of events a year should be allowed to run past midnight. This could be addressed in the resource consent.

*Q Are all members of waterfront inc in favour of the building? How can they be impartial?*

A They are all in favour - that is why they are members of the waterfront committee.

*Q Some people have an emotional attachment to the hall, and some want more time to think about the options.*

A Vote for the future of the bay. Don't use emotion. If you do not feel you have had enough information, vote against the waterfront venture.

*Q What do you need from this vote?*

A A vote in favour would be 51%, but for this decision we need a mandate. It has been agreed by the Waterfront Inc there should be a mandate of 70%. At the Broad Bay Community Centre AGM we can decide whether to go ahead without a mandate.

*Q If the Broad Bay Community Centre committee is split how would you get agreement for that?*

A The Chair believes he would be able to put forward a motion.

*Q What is the timescale for the new Building - when do you envisage it will be finished and ready to use.*

A Three or four years.

*Q The vote is unfair. We have to decide whether to vote for the waterfront building, which is years into design, or a new building only five minutes into design. If we don't want the new building and are uncertain about the alternative what do we do? Where has the new idea come from? Previous committees have looked at the idea but it went no further.*

A The Waterfront vote means spend money now. If you don't want to do that, vote for investigation of upgrading the existing facilities.

**Final remark** - What a tough decision to make – the alternatives for the hall such as removing the Etheridge room and using the spare ground is a good idea. I think of our wonderful new stadium and see the future in its use – would the community Centre/boatshed be the same- as it's a great idea – I hope so but in the end it is all about the money and I think we are too small a community to get behind and raise huge amounts as needed.

## **Conclusion**

The Chair of Broad Bay Community Centre committee thanked everyone for attending and reminded all members how to vote in the secret ballot and how the postal vote system would work.

Voting will be open for five days. The count will be done at Broad Bay Hall on Thursday 22<sup>nd</sup> September 2011 at 7pm in the presence of the local Police representative. The result will be communicated with notices and by mail.

The meeting closed at 10pm.

## Appendix A

### ANNOUNCEMENT OF EXTRAORDINARY GENERAL MEETING OF BROAD BAY COMMUNITY CENTRE INCORPORATED SOCIETY – REDEVELOPMENT OF EXISTING SITE OR WATERFRONT JOINT VENTURE?

#### **SATURDAY 17<sup>TH</sup> SEPTEMBER AT THE HALL AT 7 PM**

You have all had a bit of a wait for this meeting. The reasons for this delay relate to strong differences within the committee about whether we had sufficient information to be able to take this issue back to the membership and to our need to request, receive and digest additional feedback from Waterfront Inc. We now feel we are in a position to bring this important issue back to the community and present a choice for the way forward.

The committee remains split on the issue of a new community centre at the waterfront site and to capture some of the pro's and con's together with encouraging healthy and respectful debate we therefore present a variety of views in this information sheet which are varied but valid. I had hoped for more but a number of members of the committee have felt they had to withdraw their contributions from this information sheet as they felt it was in itself a polarising document with insufficient facts. This vote would move the project to the next stage which is having detailed drawings made and resource consent sought - in turn this would involve serious fundraising.

I wanted to start by outlining some important points about the process:

**If you want to vote you MUST be a member** – so if you are not please complete the form at the back and return it with your membership fee. You can join on the night but not once the meeting is underway.

If you cannot attend the meeting and you are a member (or are in the process of joining) don't worry you can still vote – voting on the night will be by secret ballot and these ballots will not be counted for 5 days to allow time for those who need to consider further or who are unable to attend to vote. If you want a postal vote please phone Sean on 03 478 1119 and one will be delivered to you. If you have any problems getting through please contact any of the committee members (details overleaf).

Some people find it hard to talk in big meetings or do not wish to do so. If you have a concern or a question you can either write a note and leave it in a sealed envelope in our Comments Box (the mailbox outside the hall) this will be emptied daily from today or Email or telephone any committee member (details on this sheet).

The order of business will be as follows:

7:00pm settle down, housekeeping issues

7:15pm meeting commences with a short introduction

7:30pm Presentation of the Waterfront Inc chosen design

8:00pm Presentation of an alternative vision - the redevelopment of the existing site.

Followed by questions – some of these will be from the Comments Box others will be from the floor. These questions will be answered by those of us gathered in the Hall – members of Waterfront Inc will be invited to assist. At the conclusion of questions those gathered who are **members** will be invited to pick one of the following two voting choices  
BY SECRET BALLOT.

**I want to investigate a redevelopment of the existing community hall to maximise the potential of the current site.**

**I want to proceed with the joint venture for a community building on the waterfront.**

The votes will be gathered and held for 5 days to allow postal votes to arrive – the results will be communicated by a further mailout to the members and wider community.

Sean Hogan, President

## Some Points for consideration

### Positives to the current site & the rework model

We can avoid the risk of a brand new enterprise and losing the only asset that the community of Broad Bay actually owns (the Hall and the land) by looking at a rework or redesign of the existing site to bring the hall up to scratch and make the most of the views at a fraction of the cost of the planned joint venture.

People have expressed grave concerns that a new development next to the main road may place people at risk both during the day and after evening functions. This is not a concern at the current venue.

A build over water is a very risky affair – even carefully designed structures have been found wanting after only a limited period of exposure to the extreme marine environment. The existing site in contrast offers stability and security.

The proposed new structure will impact everyone in Broad Bay because it will change the nature and feel of the seafront in so doing it will forever cause a loss of privacy for those who enjoy the quiet and peace of the Bay beach. This can be maintained by a simple and inexpensive redesign on the current site.

Broad Bay hall enjoys complete autonomy at present – it does not have to share its space with anyone nor does it have to arrange functions to fit into the timetable of others – a shared facility by its nature would cause such problems that would not result with the rework option.

### **Is it wise to invest in a community building on the water's edge?**

Although sea level rise is not going to be huge in our lifetimes, we are already feeling one of the acknowledged effects of global warming is extreme weather events - storms, gales, high seas. We have seen this in the last few months with the harbour wall (even the new bits) being breached numerous times and damage to the road and to boat sheds in Broad Bay. Obviously the boat club needs its premises to be on the water's edge, but that need does not extend to the community centre. Is it good sense to sell off a community meeting place that is on high ground to build an expensive joint-purpose building on the water?

### **Who pays if things go wrong?**

It is important that the Broad Bay community realises that a joint waterfront building would not be funded by the DCC. The DCC already have community halls at Macandrew Bay and Portobello and have said they do not need a hall at Broad Bay. That is why the BBCC is owned and run by the local community. It would be the same with a new building on the waterfront. The Broad Bay community will have financial responsibility for the new building. If anything happens to a joint waterfront building, for example if there is not enough funding to complete it, or if repairs are necessary or running costs exceed income, the community has the responsibility to come up with the funding - that means YOU!

### **How much will it cost to rent the new joint waterfront building?**

Many people have expressed an interest in hiring a new waterfront building for their personal parties and celebrations - but no-one yet has any idea what it will cost them to do so! How much are people prepared to pay for their parties? This essential fact-finding background work has not been done. It has been said that it will be less expensive to maintain one new building than two old ones - but there are no figures to back this up. This is a concern. Putting aside the cost of constructing and fitting out the proposed building, how much will rates and insurance cost for a building on the water? Bearing in mind that it is an expensive building, in a location prone to extreme weather events, and insurance premiums will be increasing due to the Christchurch earthquake experience, this is information that could, and should, be gathered before any decisions are made.

### **Is there an alternative?**

Yes - the Community Centre already owns a piece of land that commands a view across the harbour and could be developed in any number of ways. One plan is to remove the Etheridge building and extend the hall into this section to front onto the lawn. This would give the opportunity for a new and modern kitchen, and a gathering area with a beautiful view!

If the community decides to keep this land and maximise the potential of this valuable site, it would leave the boat club free to carry out the essential maintenance required on its existing boat club.

## What is this vote about?

If you vote for the joint venture to go to the next stage, then the joint venture committee have to come up with an amount of money to see if it is possible to get resource consent to build the waterfront building. The cost of this, we have been told, is in the region of \$90,000. It seems a very large amount when some of the basic fact-finding (for example about running costs and insurance) has not yet been done. If resource consent is not granted, it is a huge waste of money that could have otherwise perhaps been gained for projects to upgrade existing facilities.

## REMEMBER IF YOU HAVE A VIEW YOU NEED A VOTE – BECOME A MEMBER

Positives to the waterfront site – **Sean Hogan**

- I am in favour of the new joint development. If you drove out to Broad Bay 25 years ago it would have appeared much more of a coherent community than it does today. It had its own shops and a post office – it was a self contained and clearly defined village community. Over time as we become more dependent on the big shops and the services from town these indicators of community have been obliterated and with their passing so has some of the sense of community that they engendered. So despite the fact that this proposed change has highlighted differences in the community I believe that in the long term this development will give us the chance to reverse this creeping destruction of community infrastructure and begin to build an even stronger Broad Bay. The ODT article suggested the new development polarised the community – maybe it did but I am pleased we actually have a strong sense of community to polarise. Apathy is by far the more invidious enemy.
- **What about the risks?** I believe that we can protect the resource we have (the existing hall + land) until we can be sure that the new project will be completed, although in any endeavour there is risk – all we can do is organise matters to keep such risk to an absolute minimum so that the community of Broad Bay is not left without a hall. I am however realistic enough to know that with Christchurch in ruins and world markets in freefall it is not exactly the perfect time to try to get a project like this off the ground. I just don't think this should stop us trying. The hall committee approached the Boating Club as a partner because we saw an opportunity that will never come again.
- **What about a rework?** I would not be in favour of attaching new to old or in reworking the site although I like the current hall and spend my time and energy on it and encouraging its use. The current hall's history was full of controversy. The original plans for the existing hall were far more appealing with balconies and windows you could actually see out of – it fell into disfavour on the grounds of price and time and the existing hall was built much to the upset of many who had wanted the more user friendly hall. The Etheridge rooms were literally tacked on later when a sleep out from Solar Terrace was kindly donated and moved down to be used as a meeting room. The current site of the hall absolutely adjacent to both a B&B business and private housing leads to its own problems and the fabric of the entire hall is now suspect. We recently had an electrical check and it appears that more needs replaced than not. The fabric of the existing building seems to be near the end of it's natural life. There will be challenges with the new site – not least because much of it is over water however the joint venture site is on the opposite side the road with no adjacent neighbours. I believe that the latest plans show time and energy has gone into limiting the impact of the new build on the beach and the neighbours.
- **Who will be using this new snazzy hall?** The clear focus of this development is the residents of the Bay. So I am sure that most of the bookings will be from local people. Currently anyone can rent the existing hall and I expect that to continue. The huge challenge will be to raise the build costs – being a new building the running costs for the new build should be very low compared to the current hall. I have enjoyed seeing some of the energy generated by this issue turned into increased hall use over the last year. This is in sharp contrast to the previous year with only one private rental in a 12 month period. I would love for a better used hall to be replaced with a splendid new hall that can become a real community centre that locals use on a daily basis. Rooms that people like the local doctor and nurse would want to book space in to see members of the community. A centre so inviting that members (and there would be a lot of them) would choose to go and have a cuppa and read the paper of a Saturday morning looking out over the water. I could live with that .....  
Sean

- **Last word – concern has been raised that a yes vote would lead to the sale of the hall without recourse to the membership – if you have concerns join and come to the meeting – put the question - see if you are satisfied with the answers.**

**Broad Bay Community Centre Inc.  
Committee Members**

Sean Hogan	President	478 1119	seanandness@slingshot.co.nz
Jane Ashman		478 0440	jashman@business.otago.ac.nz
Lawrence Bell		478 0423	louisebell47@gmail.com
Tessa Mills		478 0110	tessa.mills@otago.ac.nz
Debbie Nicholas		478 0077	debnicholas@xtra.co.nz
Gavin O’Neil		478 0093	gavin@design.otago.ac.nz
Jeremy Whittam		478 0848	ljbroadbay@xtra.co.nz
Shelley Wilson		478 1131	<a href="mailto:shelleyandjim@xtra.co.nz">shelleyandjim@xtra.co.nz</a>

**Annual Subscription to the Broad Bay Community Centre Inc.**

\$15 for a household  
\$7.50 for individual membership

\*Note that payment can be made by cheque or internet banking.  
If you are using direct banking please be sure to include your name with the payment details.

Account Number: **03 0903 0380753 000**  
Broad Bay Community Centre Inc.

Membership Subscription Form

Name:

.....

Address:

.....

Telephone:

.....

Email:

.....

Please return to Shelley Wilson, 28 Clearwater Street, Broad Bay  
**REMEMBER – IF YOU WANT A SAY THEN YOU NEED TO JOIN AND VOTE**

## **Appendix B**

### **Extraordinary General Meeting of Broad Bay Community Centre Incorporated Society Held on Saturday 17<sup>th</sup> September at the Hall at 7pm**

**Introduction** given by Chair, Sean Hogan

This journey started back in 2006 when the then Committee approached the Boating Club to consider a joint venture as it was felt both facilities were at the end of their useful lives. The new joint venture group Waterfront Inc was born. Over a period Geophysics reports and other necessary preparation work was done and a tender process embarked upon to choose a design. That design has now been chosen and Robyn and Ian will present that shortly. While this process went forward there were inevitable changes to the Broad Bay Committee and an alternative view emerged that centred on reworking or extending the existing hall. This is at a very early stage of planning but when we came to look at a vote tonight it was decided to offer two positive choices either proceed with Waterfront or investigate the rebuild. I will speak a bit more about the voting options at the end of the evening.

The running order tonight will be a presentation of the chosen design by Robyn and Ian who will be happy to answer any design questions. Issues of whether the development should go forward or funding or other related issues are not for them to answer. After that Shelley Wilson our fiercely neutral Treasurer will present the alternative view of a rebuild – this will be a much more general presentation of an idea as it is at an early stage in development and this is reflected in the two voting choices. Again issues of whether to do this are not for Shelley but for discussion later.

Next we will have questions – a number of members of Waterfront Inc are here tonight and together with the BBCC Committee members they will try to answer any questions you may have. I have several pages of questions I have gathered from the community which I will try to present at the appropriate time – they may reflect your questions which is great if not – well – ask away. When I feel this process has been completed I will say a quick word about the vote itself and then people will be invited to choose and vote.

I just wanted to quote something from our rules some of which have stood since this incorporated society was formed in 1956 “Any person whose conduct at the Meetings or outside shall be deemed unworthy, may be expelled from membership” My expectation is that people will raise their hand and be invited to speak that they will speak to the issue not to personalities and that they understand that there are people with exemplary community credentials on all sides of this debate. Please could people introduce themselves when they speak so that we can have accurate minutes of the discussion. Anyone who cannot keep to these simple standards and be respectful of the views of others should leave now. Does anyone have any questions about any of that?

7:30pm Presentation of the Waterfront Inc chosen design Ian & Robyn

8:00pm Presentation of an alternative vision - the redevelopment of the existing site.  
Shelley Wilson

Questions

Vote – Following questions it will be time to prepare to vote – you will see that each of the members has a yellow ballot with two voting choices.

## **First**

**I want to investigate a redevelopment of the existing community hall to maximise the potential of the current site.**

## **Second**

**I want to proceed with the joint venture for a community building on the waterfront.**

So if you want to proceed with the Waterfront option then mark the lower box if don't want to proceed or want the rebuild option then mark the upper box.

If you tick both your ballot will be void it does not count as a vote for both options.

If you tick neither and place your vote in the box it will be counted as an abstention.

The votes will be held securely and counted with all the postal votes on 22nd September 2011 at 7:00pm . The results will be published as soon as possible after that date. If you need more time to make up your mind you can take your ballot with you but pick up the postal vote instructions and an envelope on your way out.

## Appendix C

# An alternative vision

Since the idea of a joint venture on the waterfront was first mooted, a few things have changed.

- \* There has been a major earthquake in Christchurch
- \* The Forsyth Barr stadium has been built in Dunedin
- \* There has been an increase in storms affecting the peninsula road

These events will all have an effect on a waterfront building project in terms of greater building costs, fewer fund-raising opportunities and high insurance and maintenance costs.

It has become clear recently that not everyone in the community is in favour of committing resources to a waterfront building.

There is another alternative which is to redevelop the existing community hall to maximise the potential of the current site.

The current site includes a piece of land with a fantastic view over the harbour.

In the discussion document circulated throughout the community some of the positives to the current site and a rework model were given, and I quote:

“We can avoid the risk of a brand new enterprise and losing the only asset that the community of Broad Bay actually owns (the Hall and the land) by looking at a rework or redesign of the existing site to bring the hall up to scratch and make the most of the views at a fraction of the cost of the planned joint venture.

People have expressed grave concerns that a new development next to the main road may place people at risk both during the day and after evening functions. This is not a concern at the current venue.

A build over water is a very risk affair – even carefully designed structures have been found wanting after only a limited period of exposure to the extreme marine environment. The existing site in contrast offers stability and security.

The proposed structure will impact everyone in Broad Bay because it will change the nature and feel of the seafront. In doing so it will forever cause a loss of privacy for those who enjoy the quiet and peace of the Bay beach. This can be maintained by a simple and inexpensive redesign on the current site.

Broad Bay hall enjoys complete autonomy at present – it does not have to share its space with anyone, nor does it have to arrange functions to fit into the timetable of others – a shared facility by its nature would cause such problems that would not result with the rework option.”

End of quote.

So, the Broad Bay Community already have a hall, dry land with a harbour view, room to grow and lots of potential.

One proposal is to extend the hall to take up the space where the Etheridge rooms now stand, plus the "dead" space behind it. It would present an opportunity to have more storage space, a new kitchen and servery area and a meeting / dining area which would front onto the lawn with views over the harbour.

My vision of the extension is that there would be sun-catching windows at the front, and doors opening onto the grassy area. Other Committee members have suggested a deck and outdoor seating to make the most of the view on warm evenings. The extension would mean that the stage size could be increased, and extra storage space provided. The new kitchen (which could be designed to meet commercial kitchen standards) would run across the back of the extension with a long counter between the dining and preparation area.

The hall would need maintenance and decoration to bring it up to scratch, but still remains an excellent space for school productions, dances, exercise classes, bowling, film shows, table tennis, and so forth.

The new extension would provide an ideal area for refreshments and chilling out at large events, or a light and airy space for meetings and smaller community gatherings – book clubs, scrabble tournaments, coffee mornings, wine tastings, cookery demonstrations, cheese roll making sessions and so on.

It would be a great space for mums and toddlers groups – with a safe enclosed lawn to play on, or use of the hall on wet days.

One of our committee members recently held his wedding at the Hall and erected a marquee on the lawn that I am talking about. They were treated to a fabulous sunset, and the wedding guests raved about the location and the view.

The proposed extension that I have envisioned measures approx 9 metres x10 metres. If the price of building is approx \$1,200 to \$1,600 per square metre, and the base area is approx 90 square metres, it suggests the basic building cost would be between \$108,000 - \$144,000.

That would give us a space almost the size of the hall auditorium (where we are now sitting) – just imagine a snazzy kitchen along the back wall large windows and doors along that wall, and the view ...

Even bearing in mind resource consent, higher building costs and fixtures and fittings, it would come in at a fraction of the cost of a new building on the waterfront.

We don't have plans to show you because this is early days. There are lots of possibilities, and we need community input. What would YOU like to see if the existing facility is upgraded and extended?

I am hoping that members of the the Broad Bay Community Centre will share this vision and build on what we already have rather than launching into a risky venture.

Thank you.