

# Development proposal for Tagalad Reserve

Proposal to Orakei Local Board

18 August 2022

# Overview

## Our goal is to:

- ▶ Create a vibrant, central, social and sustainable hub that attracts all ages and caters for community needs
- ▶ Turn greenspace into a multi-purpose pocket park
  - ▶ Gardens
  - ▶ Walkways
  - ▶ Grassed areas
  - ▶ BBQ tables
- ▶ Create 5 rentable spaces in the buildings for community use
  - ▶ Sizes from 30m<sup>2</sup> to 450m<sup>2</sup>
  - ▶ Provide services to the local community (eg Aged Consent, Selwyn Foundation day respite care)
  - ▶ Provide spaces for community groups (eg pilates, dance, art, meetings, fly-fishing, yoga, crafts, knitting groups etc)

# What did we learn from the Open Day?

- ▶ Strong turn-out showing strong community interest
- ▶ Overwhelming support for retaining this asset
- ▶ Multiple ideas from groups and individuals for how asset could be used
- ▶ Several parties showing strong interest in signing up right now



# Where are we at?

- ▶ Established that there is strong demand for both greenspace and buildings
  - ▶ Can create 5 separate rentable spaces in building to meet varied needs
  - ▶ Have several potential tenants ready to sign a long-term lease right now
  - ▶ Have large list of organisations keen to rent rooms on hourly basis
  - ▶ Strong interest from residents and organisations in using the grounds

# Where are we at?

- ▶ Have determined that revenue can more than cover operating costs
  - ▶ Anchor leases to provide robust revenue stream
  - ▶ Hourly rental of rooms and grounds
  - ▶ Farmers' market
  - ▶ Advertising
- ▶ Have identified multiple sources of funding for capital cost
  - ▶ Government grants
  - ▶ Charitable trust grants
  - ▶ Local business grants
  - ▶ Community donations
  - ▶ Community involvement - working bees, local trade staff work etc

# Where are we at?

- ▶ Expect to establish a charitable trust to:
  - ▶ Lease the facility from Council at peppercorn rent
  - ▶ Operate and maintain the facility
  - ▶ Manage booking system
  - ▶ Pay all operational costs
- ▶ Bottom line - we could have a project ready to go in just a few months **if we are able to secure the facility**

# What do we need from the OLB?

- ▶ Investigate the transfer of Tagalad to Panuku
  - ▶ We believe that the transfer did not follow correct procedures
  - ▶ If not, then **Tagalad should be returned to OLB control**
- ▶ Clarity around costs to upgrade facilities
  - ▶ Requirements to bring buildings up to rentable standard (WOF)
  - ▶ Extent of residual chemical contamination from bowling club
  - ▶ Any requirements for resource consents
- ▶ Clarity around timing
  - ▶ We have potential tenants who would sign a lease tomorrow
  - ▶ Charitable grants are typically issued annually at specific times
  - ▶ Can't apply for charitable status until we have an agreement with council
- ▶ Confirmation that Council will not stand in the way of a community trying to make best use of a community asset