

**Coastal-Burwood Community Board
SUPPLEMENTARY AGENDA**

Notice of Meeting:

An ordinary meeting of the Coastal-Burwood Community Board will be held on:

Date: Monday 5 February 2018
Time: 4:30pm
**Venue: Boardroom, Corner Beresford and Union Streets,
New Brighton**

Membership

Chairperson	Kim Money
Deputy Chairperson	Tim Sintes
Members	Tim Baker
	David East
	Glenn Livingstone
	Linda Stewart

31 January 2018

Jo Wells
Manager Community Governance, Coastal-Burwood
941 6451
jo.wells@ccc.govt.nz
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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- Part A Matters Requiring a Council Decision
Part B Reports for Information
Part C Decisions Under Delegation
-

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12 Resolution to Include Supplementary Reports

1. Background

- 1.1 Approval is sought to submit the following reports to the Coastal-Burwood Community Board meeting on 05 February 2018:
 13. Deputations by Appointment
 14. Correspondence
- 1.2 The reason, in terms of section 46A(7) of the Local Government Official Information and Meetings Act 1987, why the reports were not included on the main agenda is that they were not available at the time the agenda was prepared.
- 1.3 It is appropriate that the Coastal-Burwood Community Board receive the reports at the current meeting.

2. Recommendation

- 2.1 That the reports be received and considered at the Coastal-Burwood Community Board meeting on 05 February 2018.
 13. Deputations by Appointment
 14. Correspondence

13. Deputations by Appointment

Reference: 18/93444

Contact: Peter Croucher Peter.Croucher@ccc.govt.nz 941 5305

New Brighton Community Hall Trust

Chris Carrow will speak on behalf of New Brighton Community Hall Trust regarding the Trust's wish to retain the Roy Stokes Hall as a community asset. Related correspondence below refers.

14. Correspondence

Reference: 18/93458

Contact: Peter Croucher Peter.Croucher@ccc.govt.nz 941 5305

1. Purpose of Report

Correspondence has been received from:

Name	Subject
Chris Carrow, New Brighton Community Hall Trust	Expression of Interest to manage the Roy Stokes Community Hall; copy of request to Hon Chris Hipkins MP requesting retention of the Roy Stokes Community Hall.

2. Staff Recommendations

That the Coastal-Burwood Community Board:

1. [Receive the information in the correspondence report dated 05 February 2018](#)

Attachments

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B ↓	Request to Hon Chris Hipkins MP re. Roy Stokes Community Hall	13

New Brighton Community Hall Trust

25 Jan 2018

EXPRESSION OF INTEREST TO MANAGE THE ROY STOKES COMMUNITY HALL

1. Who We Are

We are a group of New Brighton residents (together with other interested parties, outlined below) seeking to retain the Roy Stokes Hall as an important community asset.

We are a not-for-profit organisation passionate about providing a creative and performing arts space for our community.

The members of our group all have management and organisational experience from a range of backgrounds.

2. The Outcome We Seek

Building on our success over the last two years, we will expand the scope of current operations at the Roy Stokes Hall, to create a centre for Creative and Kinetic Arts, Education and Performance, serving the New Brighton community and East Christchurch.

Our centre will be a community focussed space for locals and visitors of all ages to access creative disciplines and performances that are often absent from the eastern suburbs.

We would favour a shared management arrangement, with New Brighton Community Hall Trust providing the primary management of the hall and Christchurch City Council (CCC) providing support to the Trust to do this.

3. Saving The Hall

The Hall sits on its own title as part of the Central New Brighton School, which was closed by the Ministry of Education (MoE) in 2015 during the post-earthquake schools restructure. While the MoE has indicated their intention to sell the entire site, there remains contention as to the ownership of the Hall, due to its initial construction being funded almost entirely by the local community.

We have requested the MoE stop or delay the sale, and have forwarded hundreds of letters of support from local residents (posted 16 Dec, as yet we are awaiting acknowledgement of receipt).

A delay or halt of the pending sale will give our group time to gather information supporting our position regarding the Hall, and to create a strong business plan for the future management of the Hall.

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4. Managing The Hall

A. Current Status

The Christchurch Circus Trust currently manages the hall, having leased the hall from the MoE for the last two years. The Circus Trust covers running costs, basic maintenance and ground-keeping, and some capital expenditure such as the installation of new heating.

The Circus Trust uses the hall to run classes covering the full spectrum of creative performing arts, teaching a large number of students from pre-schoolers to adults, in addition to staging multiple public performances, open days, and workshops with international experts.

B. Future Status

New Brighton Community Hall Trust will retain the Christchurch Circus Trust as a key user of the hall, and secure additional regular users, whose tenancies will provide the base income to run the hall.

The Roy Stokes Hall is the only hall of this size in the area, with high ceilings (including aerial rigging already installed), a full and functional stage, large bathrooms, a large kitchen, multiple storage rooms and secure areas, disabled access, and modern heating. Additionally there is a large room adjacent to the hall's main area, allowing multiple users at any one time. Therefore, we believe that securing tenancies will not be an issue. Recently the Hall has successfully hosted a range of concerts and fundraising events, with the Circus Trust receiving weekly enquiries from other parties seeking to use the hall (see details below).

While the focus will be on creative and performing arts, we will also find other community and professional groups to fill any vacancies.

5. Initial Support

Despite the haste with which the current situation has arisen, we already have strong support from the following groups:

Eastern Community Sport and Recreation

ReNew Brighton

Grace Vineyard Church

6. Ongoing And Future Community Support

The following parties have expressed their interest in using the Hall when it becomes available:

Rawhiti Primary School

Avonside School International

Nova Montessori School

St John New Brighton

Coast to Coast New Zealand

Eastern Community Sports

Silicon Planet Theatre Company

New Brighton Silver Band

New Brighton Ukulele Orchestra

New Brighton Community Market

OSCAR Network

MASH After School Group

Alpha Education

Youth Alive Trust

Natural Magic Theatre and Music Group

SURF New Brighton

ReNew Brighton

Pier and Foreshore Society

Youth and Cultural Development

7. Next Steps

Research costs of running this venue long-term.

Create a pre-contract based on shared management with CCC property management.

- A. Engage with CCC
 - a. Establish what a shared management agreement would look like.
 - b. Confirm shared venue management parameters with CCC Property Management Divisions.
- B. Further Engagement with MoE
- C. Formalise the New Brighton Community Hall Trust
 - a. Members
 - b. Purpose – Terms of Reference
- D. Create and submit a business plan and feasibility study, include:
 - a. Venue running costs.
 - b. User pricing schedule.
 - c. Identify maintenance costs (any upgrades required soon, any codes of compliance that we need to be aware of).
 - d. Determine who can hire the venue/rules of hiring the venue/priority in using the venue (what would decisions be based on).
 - e. Review of use over the past 2 years; forecast future use.
 - f. Review use of other community halls in the area (outline advantages of Roy Stokes).
 - g. Venue Hire Contract template.

8. Closing Statement

The Roy Stokes Hall is already a valuable asset to the local community; as the only large hall in the area it has a history not just as an educational and recreational space but as a vital resource in times of emergency, such as after the Canterbury earthquakes when it was used as a community hub and resource centre.

Currently, the Circus Trust brings many people to the area and enriches the local community with the provision of a creative environment for practitioners and spectators alike. Without the Roy Stokes Hall the eastern suburbs would not only lose the current asset, but also the future potential hub of creativity which we believe we can successfully build on the site.

We wish to retain the Roy Stokes Hall as an asset for the community, creating a centre which enlivens the eastern suburbs and provides a welcome boost to a populace striving to ameliorate their environment.

Our people:

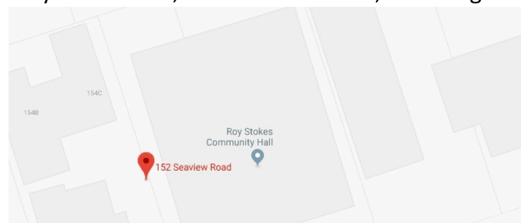
- Lisa Wingfield Co Artistic Director of Sillicon Planet Theatre Company, since 1988.
Administrator of Christchurch Circus Trust.
Health and Safety documentation and implementation.
Tutor coordination, class planning, promotion, event management,
networking.
- Chris Carrow Co Artistic director of Sillicon Planet Theatre Company, since 1988.
Facility Management, Technical manager, event manager.
Treasurer and Trustee of Christchurch Circus Trust.
Facility/Venue manager 2011 to date.
Facility manager of Roy Stokes hall - from 2015 to date.
- Mary McCammon Performer and Co Director, Natural Magic, since 1981.
Coordinator, New Brighton Project, 2000-2010.
Community Development Coordinator, Te Waka Aroha, 2012-2015.
- Kerry McCammon Performer and Co Director, Natural Magic, since 1981.
Founder and Manager, New Brighton Ukulele Orchestra.
- Hanna Sorby Regional Coordinator Canterbury & West Coast, Emergency Care
Coordination Team.
Business/Sales Analyst background, working in large international and
smaller local organisations. BSocSci(Hons)
- Eve Welch Commercial Photographer with 20+ years experience and additional
background in Communications and Marketing.
Ex-RNZAF.
- Troy Holiday Owner-operator of successful local café, Hector.
Background in retail and hospitality management.
MBM University of Canterbury. Member of SURF.

Contact:

Chris Carrow
circustrust@gmail.com
0274365384

PO Box 18806
Christchurch 8641

Roy Stokes Hall, 152 Seaview Road, New Brighton



Hon Chris Hipkins MP
Freepost Parliament
Private Bag 18 888
Wellington 6160

1 February 2018

Regarding: Roy Stokes Community Hall, 152 Seaview Road, New Brighton, Christchurch

Tena koe Minister,

Late in 2017 we discovered the Ministry of Education's intent to dispose of the Roy Stokes Community Hall, which sits adjacent to the old Central New Brighton School. We are the current tenants of the hall and we would like to keep the hall for the community, to build on our successes and to create a Centre for Performing and Kinetic Arts.

The Roy Stokes Community Hall was built almost entirely using money raised by this community, after a decade of fundraising. It was purposefully built too large for the school, as it was always intended to be a community hall as well as a school hall.

On discovering the impending sale of the hall in late 2017 we began exploring our options for retaining the hall. We held a well attended public meeting, and despite the short time frame our associates ReNew Brighton forwarded a halt-sale request and hundreds of letters of support from members of the community (as yet no acknowledgement of receipt has been returned to us).

We would like time to investigate the possibility of retaining the Roy Stokes Community Hall, to create a strong business plan for managing and funding the hall, and for creating a community led space of excellence that our area can be proud of.

We respectfully request that you consider the following options for the Roy Stokes Community Hall:

- a. Extending any sale deadline for the site to April 2019, in line with the adjacent Central New Brighton School site.
- b. Gifting the hall to our community.
- c. Offering our trust the chance to negotiate purchase without the hall going to sale on the open market.
- d. Gifting the hall to CCC who would share management with us (we have already begun dialogue with CCC regarding a shared management agreement).

Please find attached our initial supporting document, as expression of interest to retain and manage the Roy Stokes Community Hall.

Thank you for your time and we look forward to hearing from you.

Tēnā rawa atu koe, ngā mihi,



Chris Carrow

Christchurch Circus Trust
New Brighton Community Hall Trust

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Christchurch 8641

Attachments:

1. Expression Of Interest To Manage The Roy Stokes Hall