

# **Community Funding Committee**

## **Wednesday, 10 April, 2019**

### **2018-19 Partnership Fund Applications**

(received January – March 2019)

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## Community Funding Application Form

If you need help to complete this application form or would like to discuss your application, please contact the Community Funding Officer well before the closing date of the round you are applying to. Call 09 430 4200 or email [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz) to make an appointment.

### Application summary

<b>Organisation name</b>	Mangakahia Squash Club
<b>Amount requested</b>	\$ 34,200.00
<b>Project name</b>	Mangakahia Squash "Up with the Play"

### Section 1: Applicant Details

*Tell us about your organization/group*

<b>Group's postal address</b>	Mangakahia Squash Club PDC Maungatapere
<b>Postcode</b>	0152
<b>Group's bank account name:</b>	Mangakahia Squash Club
<b>Group's bank account number:</b>	12-3115-0066214-00
<b>Group's GST number</b>	

*Describe your group's purpose (e.g. "to provide mobility aids for the disabled in Northland")*

The Mangakahia Squash Club provide the facilities, structure and support which enable all community members to play the game of Squash. We provide the platform for our community to exercise and be active and our Club organisation, with it's positive community focus, helps maintain and build a healthy community spirit.

*Who are your group's main contact(s) for this funding application?*

<b>Primary contact's name</b>	Hayley Taylor
<b>Position in group</b>	President
<b>Email</b>	hayleybethtaylor@gmail.com
<b>Daytime phone number(s)</b>	0212621674
<b>Second contact's name</b>	Michelle Ruddell
<b>Position in group</b>	Treasurer
<b>Email</b>	troyandshell@xtra.co.nz
<b>Daytime phone number(s)</b>	0212309713

## Section 2: Eligibility

Have you received funding from Whangarei District Council in the last three years?

☒ No

☐ Yes – if yes, ensure you have completed your grant reports and have met your grant obligations.

Does your group have a legal status?

☐ Yes – please provide:

- Your incorporated society or charitable trust registration number.
- A copy of your latest statement of financial performance
- Evidence of your bank account details.

☒ No\* – you will need to either:

- Gain legal status (see <http://www.societies.govt.nz/cms/customer-support/faqs>), or
- Apply under the umbrella of a group that does (refer below).

### \*Umbrella Group Guarantee

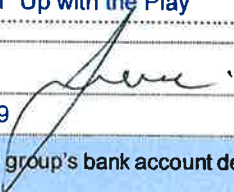
Applicants that are not a registered charitable trust or incorporated society must apply under an umbrella group that is.

An umbrella group knows the applicant well and is willing to vouch for them and their project, and are prepared to accept legal liability and responsibility.

Grants are paid to the umbrella group for disbursement to the applicant in accordance with the grant agreement.

If the grant conditions are not met, Council may request the grant monies to be returned and/or may place restrictions on granting funds to the applicant and the umbrella organisation in future.

The following section is to be completed by an authorised officer of the umbrella group.

Umbrella group name	Mangakahia Sports Ground Society (Mangakahia Sports Complex)
Society or trust number:	CC38545
Contact person	Robin Grieve
Email	mangakahiasportscomplex@gmail.com
Daytime phone number(s)	09 4346864
GST number (or n/a)	017-563-386
I confirm that our organisation is willing to guarantee and receive any monies granted to:	
Applicant organisation:	Mangakahia Squash Club
Project name:	Mangakahia Squash "Up with the Play"
Signature	
Date	20.2.19
Please provide evidence of umbrella group's bank account details and a copy of the latest financial statements.	

### Section 3: The Project

Tell us what you want to do – Who, What, When, Where, Why, How

Describe your project in terms of the following:

Name of project	Mangakahia Squash "Up with the Play"
Amount requested	\$ 34,200.00
When will this take place?	In stages, planning stage to take place June 2019.
Where will this take place?	Mangakahia Squash Club, located inside the Mangakahia Sports Complex.
Who and how many people will benefit?	75 Squash Club members (2018), all affiliate groups operating out of the Mangakahia Sports complex; approximately 300 touch players (female Rugby players included), 40 group fitness/yoga, other affiliate groups 40. Approximately 450 people presently.

Ethnicities of likely beneficiaries of this project – tick as appropriate and include a percentage estimate for each that you think will benefit from this project:

<input checked="" type="checkbox"/> NZ European	Estimate %: 60
<input checked="" type="checkbox"/> Maori	Estimate %: 30
<input checked="" type="checkbox"/> Pacific Peoples	Estimate %: 2
<input checked="" type="checkbox"/> Other European	Estimate %: 7
<input checked="" type="checkbox"/> Asian	Estimate %: 1
<input type="checkbox"/> Middle Eastern/Latin American/African	Estimate %:
<input type="checkbox"/> Other ethnicity	Please specify: _____ Estimate %:

#### Area of work

To help us understand where support is being requested, please select which of the following relate most closely to your project.

- ☐ **Arts and Culture** – Projects and activities that facilitate education and enjoyment of the arts and of culture for the people of our District.
- ☐ **Heritage and Environment** – Projects and activities that preserve and promote the heritage of our District and that protect and enhance the environment in which we live.
- ☒ **Recreation and Sport** – Projects and activities that enable participation and engagement in recreation and sport for people in our district of all abilities, ages and life stages.
- ☒ **Community Connectedness and Wellbeing** – Projects and activities that strengthen community cohesion and connectedness in ways that cultivate healthy, happy and positive relationships across our District.

**Tell us** about your request in the following questions. Be succinct and clear.

**The Idea** – Briefly explain what it is that you want to do:

We want to build a new entrance way, men's and women's ablution facilities and a new third glass-backed court with a viewing gallery. In order to carry out this project we need to get working plans drawn up. We are applying to the WDC partnership fund for \$34,200. This will enable us to get our working plans drawn up, and our project underway.

**The Need** – How do you know there is a need for your project, programme or service?

The Mangakahia Squash Club facilities were built in 1975, making our men's and women's ablution facilities 44 years old. They are no longer fit for the purpose they were built, as evidenced by our patrons opting out of using them. Club growth along with the growth of other affiliate groups within our sporting complex express a genuine need for a modern, functioning ablution facility. The third court will help ensure our club growth continues. Our numbers warrant the need for another playing surface as well as a much needed viewing gallery. As you will see in our proposal significant time has been spent in consultation with Club members and other affiliate groups within the Sports Complex. There is a clear need for new facilities within the complex and we have extensive community support.

**The Impact** – What difference will your project make?

The new entry way will mean safe and direct access to our club for existing, new and visiting squash players. It should also promote the facility more and attract new membership, enhancing the physical wellbeing of those players. New men's and women's ablution facilities would allow players to enjoy a modern, practical and functional area to shower and change in. This will enhance physical well-being with members hygiene being improved. It will also improve emotional wellbeing, as affiliate groups and community groups using the Sports Complex will feel comfortable in a purpose-built facility (eg female Rugby players, touch players, group fitness). A third squash court will allow club nights to run to time and effectively. It will mean all members can play, watch games and support each other on the same night. This will help create community, keep us connected and support the sports complex.

**Your Readiness** – What controls and checks do you have in place to manage the funding?

We have our own Treasurer who manages the financial accounts effectively for our Squash Club. As we are not a registered Society we are going under the umbrella of the Mangakahia Sports Complex. We therefore have a two level system of money management. Where all spending will be approved via the sports complex committee. Bills will be passed to pay at our squash meetings and again at the complex meetings, therefore avoiding any incorrect spending of funders money.

**Your Readiness – How ready is your organisation to deliver the project, programme or service?**

We are extremely ready as this has been a project that has been planned for over a 5 year period. All club members are behind the "Up with the Play" project. We also have the support of the Mangakahia Sports Complex and all of the affiliate groups within. Northland Squash is also behind us, and all of these groups will benefit significantly from this new build. We have spent considerable time in the planning and preparation phase, along with the fundraising side of this project. We have established our "Up with the Play" sub-committee and are confident we have the people and skills to successfully complete our project.

**Collaboration – Who will you work with to deliver your project, programme or service?**

We have created a "Up with the Play" sub committee, members have been selected with the skills, experience and motivation to see this project through to fruition. We will liaise closely with Pete Noakes who is in charge of property for the Sports complex and with the Sports complex committee. We will also work collaboratively with the complex treasurer Kerry McMillan, when we get funding. We are keen to work with Hawthorn and Geddes to get our working plans drawn up.

**Your Approach – How will you demonstrate value for money and the impact of your work?**

We have people within our team with the expertise to ensure that we will be spending our money appropriately and that we are getting value for our money. Having an architect on our team to oversee the planning phase, and qualified builders on-hand during the building stage. The value of our work will be evident in the continued growth of our club and the positive experiences that will be enjoyed by our community through our new facilities.

**Your Approach – How does your project, programme or service meet best practice and is it evidence based?**

We have followed a business plan model with considerable time spent in the consultation phase of this project. All associated community groups have been invited to have input into the plans for the new building project. We are currently in the planning phase of this project, where we are seeking an architect to draw up our plans into working plans. Using the services of a club member who has worked as an architect ensures we will be meeting best practice. We have collated evidence that this project is necessary and by using qualified architects we will ensure it meets best practice.

## Section 4: Project Budget

Provide a full list of your project income, fundraising and expenses. If your budget is detailed, provide a summary below and attach your budget separately.

Are you registered for GST?	<input type="checkbox"/>	No – your budget figures must <u>include</u> GST where applicable
	<input checked="" type="checkbox"/>	Yes – your budget figures must <u>exclude</u> GST where applicable
GST number	017-563-386 (Sports Complex - umbrella group)	
<b>Project income</b> e.g. ticket sales 50 x \$10 = \$500.	<b>Amount</b>	
Mangakahia Sports Complex contribution \$10,000 (pledged for building phase)	\$	
Mangakahia Squash Club fundraising \$13,047.22	\$	
	\$	
	\$	
Total of other grants and donations	\$	
Own contribution / fundraising	\$	
<b>(A) Total income expected</b>	<b>\$</b>	
<b>In-kind support – please list</b> e.g. volunteer numbers, estimated hours work, plus any donated materials, equipment		
<b>Volunteer Numbers:</b>	<b>Estimated Hours Work:</b>	
Dave Pope design of our new ablution blocks and third court	100 hours	
<b>Total project costs</b> Include <u>all</u> your project costs. e.g. materials, venue hire, promotion, equipment hire, personnel costs. If you have quotes, please attach them. You may be requested to provide quotes as evidence of some costs.		
Working Plans quote Hawthorn and Geddes - attached	\$ 34,200.00	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
<b>(B) Total expenses expected</b>	<b>\$ 34,200.00</b>	
<b>(C) Income less expenses</b>	<b>\$ 34,200.00</b>	

## Section 6: Declaration

I undertake that I have obtained the consent of the group/organisation to make this application and provide these details.

I declare that the information supplied here is correct. If the application is successful, I/we agree to:


- provide a tax invoice to Whangarei District Council for the amount of the grant within one month of being advised of the grant for the event
- acknowledge Whangarei District Council in all publicity
- spend the grant on the purpose for which the application was made within 12 months of funding being approved
- return any unspent money to Whangarei District Council if the event is completed under budget
- meet any additional terms and conditions that may be set by the Community Funding Committee
- acknowledge that we will be liable to return any monies granted should any breach of the above conditions occur.

We will submit an Impact Report within two months of the completion of the project to Whangarei District Council attaching copies of all invoices and/or receipts accounting for the full amount of the grant. We understand that failure to do so will affect future funding applications.

We consent to the Whangarei District Council recording the personal contact details provided in this application, retaining and using this information to send us relevant Council information.

We understand that my name and/or the name of my group/organisation and brief details about the project/event may be released to the media or appear in publicity material.

We are aware that we have the right to have access to this information held by Council. This consent is given under the Privacy Act 1993.

Name	Hayley Taylor
Signature *	
Position in Group	President
Date	27/2/19

\* We prefer to receive applications by email (send to [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz)). To include your signature, print and sign this page then attach a scan or photo of it to your application email. Alternatively, you can post or deliver the printed form to us or pop in to sign it.

Final check – make sure you have:

- ☐ Checked that the budget balances and have accounted for GST
- ☐ Attached quotes where available
- ☐ Attached your group's (or the umbrella group's) bank account details e.g. Bank Deposit Slip
- ☐ Attached your group's (and the umbrella group's) most recent set of financial accounts

Send your completed application with supporting documents to [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz).

Entrance way

Current entrance at front of field





Proposed new entrance at side of building/carpark



Women's ablutions block





Men's ablution block



Communal shower



Squash courts

Viewing gallery



Area for 3<sup>rd</sup> court to be added.

# **Mangakahia Squash “Up with the Play” project – BUSINESS CASE**

## ***THE EXECUTIVE STORY***

The Mangakahia Squash Club is applying to gain \$34,200.00 from the Whangarei District Council Partnership Fund. This Leverage funding will allow us to have full working plans drawn up for our building project, allowing us to progress our goal of creating a new entrance way, new men’s and women’s ablution facilities and a third squash court. We hope once you have read the following document you will understand the importance, value and the benefits associated with our building project and agree we have motivated members, the right people with the right skills and abilities, along with the support network required to see this project through to fruition. Getting “Up with the Play” will have a positive impact on not only our club members but our entire community. We hope you will partner with us the “Mangakahia Squash Club” as we contribute to keeping our local community fit and active and the community spirit alive and healthy.

## ***WHO ARE WE?***

The Mangakahia Squash Club plays out of the Mangakahia Sports Complex which is situated in Poroti, 20 minutes from Whangarei. We neighbour the Maungarongo Marae and the Poroti School. We are rural-based and our club has a strong history amongst the local community and the wider Northland area.

The squash club became active in 1976 with the first club champs being held that year. Inaugural champions were Ron McKay and Barbara Barrell. Initially just the one court was built at the same time as the Sports Complex in 1975 – a joint council and community initiative. A second court was added in 1978 to assist with the demand for membership and the popularity of the game. Since then there have been no other structural changes to the courts or ablution facilities. Up-grades over the years include: upstairs and downstairs received new lino, carpet and paint in 1982; new toilets were installed in 2012.

## ***Membership***

In the heyday of the 70’s and 80’s there was often in excess of 100 senior members. Our membership in 2018 was 75 and currently the club is seeing some new growth. It is

expected that a much-needed improvement to the ablution facilities and the addition of a new court will make our club more attractive to new members and better able to cater to the growing membership.

Our Squash Club membership is a melting pot of our local area and we welcome people of all ages and ethnicities. Over the past 3 years our membership has grown substantially and looks like it will continue to do so in the future. (Figures below include our junior players)

<b>2016</b>	<b>2107</b>	<b>2018</b>
15 Female	24 Female	26 Female
36 Male	40 Male	49 Male

Increasing club numbers is also a result of the changing demographics within our wider community, with more people moving into the area. Looking at the Whangarei District Council community profiles (.id community profile) our Mangakahia catchment falls into 3 different Zones, so it is difficult to give the exact population of our specific area. When you look at the growth of Whangarei since 2016, from 87,600 to 91,400 in 2018 (WDC community profiles) the role growth in all three surrounding schools, and the traffic congestion getting to and from town, it is obvious we are an area on the rise. With the growth in population in our local community and the rising cost of transport, there will always be a need for a quality sporting facility in the district.

### ***Club initiatives***

Our club, in recent times, has teamed up with local schools (Maungatapere, Poroti, Kokopu and Mangakahia) to provide weekly coaching for young students (Squash in Schools Programme). In 2019 we have applied to deliver the Kiwi Squash Programme, which will take place on Monday afternoons (terms 2 & 3), along with a holiday programme in the July school holidays.

We have provided “beginners” nights which have been particularly popular with our local women, where they receive coaching and support before they join the club. In 2017, after our initiative started, our women’s numbers increased by 60% from the previous year.

The club has also recently started “social squash” on a Thursday night which runs throughout the year, targeting the younger adults in our district.

### ***Benefits of Squash***

Long-time players of the game and fitness experts regard squash as perhaps the best sport for flexibility of game-time, general health and fitness. Squash also has an important social element, especially when playing through a club as opposed to a commercial facility.

Mangakahia Squash has almost always been a vibrant rural club, as it certainly is today.

Many members get their regular socialisation through their club involvement which is of huge importance in a rural community like ours. We strongly believe that facilities like ours play an invaluable role in supporting the collective mental health of the community, as the club fosters an inclusive and family environment.

Mangakahia Squash punches above its weight in talent. Our club has produced four A grade squash players over the past decade, and the families of these players are still stalwarts of the club. We have consistently had players gain Northland grade titles and representative honours for Northland. In 2018, Amy Brown played in the both the Under 15 and 19 representative teams, while Jacinta Matson was in the Northland Women's team. We had three club members compete at the NZ Masters tournament in 2018. We have had our Women's C-grade team win the Nationals in 2011.

Our E-Grade Men's team, inspired by these previous successes, won the Northland E-Grade Men's Team event in 2018. They competed in the National Men's E-Grade Tournament in Christchurch and were placed 6<sup>th</sup> overall. This team is a reflection of what our club promotes – the team members were aged from 27-52 years, two of the team members were of Maori decent, three NZ European and a European Englishman. The team manager was our president at the time, Denise, a NZ Maori woman. It's not often you see a competitive sports team with such a vast range of ages, so this is a positive example we are setting for participation in sport.

### ***OUR STRUCTURE***

Mangakahia Squash Club is a non-profit sports club located within, and affiliated to, the Mangakahia Sports Complex (Mangakahia Sports Ground Society Inc). We do not own our Squash building or facilities, the Complex does. We pay a yearly affiliation levy which covers our insurance, electricity and water usage, basic building maintenance (electrical, plumbing) internet access, and use of amenities. We also gain approved access to the other Sports Complex facilities such as the lounge area and the kitchen. The complex (and affiliates

within) has a 66-year lease agreement with the Whangarei District Council, which is not up for renewal until 2040 (WDC lease agreement is attached). As an affiliate it is our responsibility to operate and fundraise independently for any capital works or extras we would like as a Sports Club.

As a non-profit Sports Club our members benefit from an organised weekly interhouse competition. We have Junior coaching and competition on Monday after school, interhouse on Wednesday and Social Squash on Thursday, along with our beginners coaching nights on Monday during the summer months. This is a weekly total of 12 hours of organised club contact (excludes tournaments and interclub events). We provide members the opportunities to receive coaching, play at their own leisure, enter club events and play in club championships. Members are also eligible to play in Interclub competitions and Whangarei, Northland and NZ tournaments.

We have a strong and dedicated Squash committee which meets every month to help ensure the club runs efficiently and continues to be successful. We keep our own financial records and accounts, but the club is not a registered Society. Please find attached our most recent financial records (Mangakahia Squash Financial records)

One of our committee members attends all monthly Complex meetings so the voice and needs of Squash are catered for within the Mangakahia Sports Complex. The Mangakahia Squash Club is registered to Northland Squash and Squash NZ. We are backed 100% by our club members, who are fully behind this project for the new entrance way, ablution blocks and third court.

### ***OUR VISION***

- To have a Squash Club within the Mangakahia Community that allows and encourages people of all ages and ethnicity to become active and enjoy the game of Squash. We aim for a holistic approach, encompassing not only improved physical health, but having mental, emotional and social wellbeing enhanced through being connected with a well-functioning club that has a positive community focus.
- To have a club and facilities that allow players to reach their full potential.
- To have facilities that we are proud of and which meet the needs of current and future members.

## **OUR OBJECTIVE**

To create a New:

- Entrance Way
- Men's and Women's ablution blocks
- Third glass-backed Squash Court, with viewing gallery.

Our facilities are 44 years old and are no longer fit for the purpose for which they were built. The ablution blocks are, to a large extent, mostly unusable (as evidenced by our patrons avoiding them) and could potentially pose a health risk. Upgrading our facilities would allow us to remain competitive within the squash community and to align ourselves with National Squash Standards. The "Up with the Play" building project, upon completion, would ensure we have a club with the facilities required for us to run effectively and successfully.

**The New Entrance Way** is required as the current entry point to our squash club is around the side of the building. People new to the club often "get lost" as they park in the carpark and then are uncertain where to go after that. If we make the entrance way straight off the end of the building, facing the carpark, then it would be obvious. It would also be a quicker and direct route from building to carpark. It would be much safer when leaving at night in the dark, as trying to find your way around the building to the carpark has resulted in the occasional rolled ankle! It makes sense to create the new entry way when doing the new ablution blocks for men and women.

**New Ablution Blocks** are required as the current ones no longer serve the purpose they were intended for. They are too small, unpractical, defective and unsightly. Currently behind the women's wall is another area that was once used as public toilets for the rugby and had an external access. As you can see by the plans drawn up by Dave Pope (a Club member) we could move the current wall right out to the exterior wall creating a larger, more spacious and efficient area. The same could be done in the current men's changing area. There is an old kitchenette/tuck shop (which used to be for the rugby games) that could be used to create a larger changing area. At present the layout and state of both changing rooms (including showers and toilets) does not work, to the point where the majority of women do not shower after games as they do not feel comfortable using the facilities. The men's facilities are worse, with hardly any room, a pungent smell and they

look revolting. This is not from lack of maintenance, care or cleaning (we have an employed cleaner through the complex who does a great job). They have done well for 44 years but have now past their used-by date and need to be upgraded – a complete overhaul is required.

**A Third glass-backed court.** With 75 members our club nights have become really difficult. We have a draw and set time-slots in which games are to be played, however, with about 30 games to be played and only 2 courts it has meant some long waits and late nights and has become very frustrating at times. Players are opting to play on different nights or earlier to avoid the long waits. This is not ideal as most people play, not just for the fitness benefits, but for the social interaction and being part of a club. It is hard to create and maintain the club and community spirit when we aren't all getting together. The bar and kitchen are open on our Club Night and this helps to create community and supports the Sports Complex. We host various tournaments throughout the year and having only the two courts has been problematic during these events too. Often, we have to use courts in town to help ease congestion in the draw. It is not ideal when hosting a tournament to have games that run late into the night, or that need to be played at other venues.

With our current setup of 2 courts, there is also no viewing area except for the width of the court at the top. Regularly having large numbers of people leaning against the upper railings, is becoming a serious health and safety concern. For big games, that more than 15 or so spectators want to watch, people try and construct other viewing opportunities. This usually involves people standing on tables and chairs. This is not only ineffective, it is also really dangerous and culturally insensitive.

We are fortunate to have a number of A-graders currently playing for our club (three, which is the most in Northland) who support our tournaments. They are much revered games to watch, but unfortunately very few people can actually view them from our current setup. The third court would provide not only a much-needed additional playing surface but a glass-backed court and a tiered viewing gallery so we can all enjoy watching matches and supporting and encouraging each other during games. It will also provide new viewing opportunities into our current court two.

### **EVIDENCED COMMUNITY SUPPORT**

We have hosted large regional events numerous times for Squash Northland as we are fairly centrally located to the Northland district as a whole. It has long been regarded that our bathroom/changing facilities are quite possibly the worst in the district – an opinion we are very eager to change through the modernisation of our aging facilities. Squash Northland supports our “Up with the Play” project as it would provide an excellent (rather than sub-standard) venue for regional tournaments.

The Squash club is part of the Mangakahia Sports Complex which is home to a positive and thriving community. The up-grades will be a valuable asset not just for our Squash members, but to the wider Mangakahia community. The many other affiliate groups of the Mangakahia Sports Complex (Touch, Rugby, Gardening Club, Yoga, Lions Club, Soccer and Group Fitness) have a genuine need for new ablution blocks, so a large number of people would benefit from being able to use our well-functioning facilities.

Please see the attached letters from some of the affiliated Clubs and Squash Northland that support our endeavour.

- Mangakahia Rugby Club
- Mangakahia Sports Complex (Mangakahia Sports Ground Society Inc)
- Squash Northland

### **PROGRESS**

This project has been under way since 2013. Discussions and meetings with club members and the complex committee have established the current building plans. These plans, after much consultation, were drawn up by club member Dave Pope, who has previously been a qualified architect, but no longer operates as such. The plans have been approved by the Mangakahia Sports Complex in consultation with the other affiliate groups operating at the venue.

We have brought in a qualified builder to look at the building and plans to see if the project is viable. Paul Karels Building (Paul’s son is a member of our club) believed it would be a “straight-forward” build but without official working plans is unable to give us a quote.

We have had two architects come out and look at our building and plans. They too were positive with their comments in regards to what we would like to achieve. I have spoken

with Aubrey Gifford at the council about our plans and he too is supportive of our project. More details of progress and planning are below in the Business Plan.

## **FINANCE**

The “Up with the Play” project will be broken into stages. The first stage being the **Planning phase** and the following stage being the **Building phase** which will also take place in stages.

### **Planning phase**

We are applying to the council Partnership Fund for \$34,200 to enable us to get our working plans drawn up. This seed funding would allow us to get our working plans completed and then gives the leverage required to source other funds from various charities.

Please find attached our two preferred options for architects and the quotes they have given to create our working plans. Dave Pope has studied the two quotes and has noted that the two architects are not quoting on the same services. Dawson Design, although cheaper, does not include as many costs or services as Hawthorn and Geddes. Dave has given us his professional advice and his comparisons between the architects (attached ‘squash drawing quotes’). His preferred option being for us to go with the quote from Hawthorn and Geddes. Attached is Dave Popes ‘Recommendations’ letter, which explains his reasons for this decision.

We have 33% of the project cost, being \$13,047.22, already fundraised and available to use. I have looked at applying to other funders for this phase of our project. Unfortunately, we are not eligible to apply to most of the providers for this planning phase as they do not grant money for “working plans”.

The Mangakahia Sports Complex has pledged \$10,000.00 towards our “Up with the Play” project. However, the Complex currently has several projects of its own underway and would like to see this money being used further along in our building project.

Fundraising \$13,047.22 has taken time (5 years), therefore we do not want to spend all of this on getting working plans drawn up and then have no money in the bank to carry on with our project. We are applying to the Partnership fund for the full cost of the working plans. Our money (\$13,047.22) and the pledged \$10,000 from the complex will be used to help source money from other funders and in the building phase (stage two).

### ***Building phase***

Once we have the working plans, we will be able to get official quotes for our “Up with the Play” project. In terms of our financial planning we are basing this project on costing \$300,000 (estimated by a builder). Should we be successful in our application to WDC partnership fund and receive our grant of \$34,200 to cover the Planning Phase, we would have \$23,047.22 available for the Building Phase, that is, \$10,000 pledged from the complex and over \$13,047.22 of our own contribution. We are holding more fundraising events in the coming months and expect to have \$15,000 by June for our own contribution.

Our Squash club is aiming to contribute \$30,000 to the Building Phase, through fundraising and the complex contribution. We are going to sell “life memberships to the club for \$5000. There will be six life memberships up for purchase, which will contribute another \$30,000 to our building fund.

We would also contribute our time to the demolition part of the build which would save the club a significant amount of money on this building project (\$10,000).

We would apply to other funding providers such as the ones I have listed below for a combined total of \$150,000 towards the building (Lotteries, Oxford trust, Foundation North, Pub Charity) and we would apply to the Whangarei District Council Partnership fund in late 2019 for \$90,000. If we had a shortfall, we would look at applying to the WDC for a community loan, if required.

It is necessary to undertake all three aspects of the “Up with the Play” project (New Entrance Way, New Ablution Facilities and Third Court) in the same plans as all parts are interlinked. As to are our ‘future plans’ to up-grade our existing courts, we would approach the actual physical build in stages.

#### ***Stage One:***

- New Entrance way and Women’s ablutions

#### ***Stage Two:***

- Men’s ablutions

#### ***Stage Three:***

- The third court and viewing gallery

#### ***Stage Four:***

- Existing Court up-grades (long term plan, not part of this application)

See attached 'Mangakahia Squash Club Upgrades 2018'

By approaching the building in stages, we could begin the building process earlier. As we raise the money required to complete each stage, we would then be able to commence and complete that building stage. This would therefore minimise the disruption to the club and its members.

## ***“Up with the Play” – Business plan***

### ***i) Fundraising Plan***

Fundraising has taken the shape of various activities and events over a 5-year period. We have had sausage sizzles, mountain run, raffles and a Fun Fiesta to name a few of our efforts. We have enlisted the help and advice from Pieter Van De Klundert (2018) @ the learning place, to help put in place a fundraising plan.

We have a total of \$13, 047.22 set aside in our Upgrade-52 account. We have already got 3 fundraising events confirmed at the start of 2019.

- February 8<sup>th</sup> – Hosting a country meal (Mangakahia Sports Complex)
- February 9<sup>th</sup> – Tug-of-war & Carnival games (Mangakahia Sports Complex – Axemen’s Carnival)
- March 30<sup>th</sup>- BBQ - Food provider for the Maunga Mayhem Adventure Race Event

We are also planning, in conjunction with the Mangakahia Sports Complex, a fundraiser at the complex in August/September – possibly a Rugby World Cup event, Quiz Night or a Dinner & Dance type event. (still in the planning and brainstorming phase)

An extensive fundraising plan will be formulated once we have established the total cost of our project (for which we require full working plans in order to obtain a quote).

We have already done extensive research into gaining funds through various funding avenues. Below is a table of the charities and organisations that we will also apply to for funding for our project.

Name	Website	Frequency	Notes
Whangarei District Council Community funding	<a href="http://www.wdc.govt.nz/funding">www.wdc.govt.nz/funding</a>	Two rounds March and July	Seed funding and Capital Works funding available
Foundation North	<a href="https://www.foundationnorth.org.nz">https://www.foundationnorth.org.nz</a>	On-going no set cut off times. Can apply every 12 months	Quick response up to \$25,000. Community grant for bigger projects over \$25,000
Lotteries	<a href="https://www.communitymatters.govt.nz">https://www.communitymatters.govt.nz</a>	March and June	
Pelorus Trust	<a href="http://www.pelorustrust.net.nz/">http://www.pelorustrust.net.nz/</a>	Monthly meetings (sometimes twice)	
Pub Charity	<a href="http://www.pubcharitylimited.org.nz">http://www.pubcharitylimited.org.nz</a>	Early each month, not December	
Oxford Sports Trust	<a href="http://www.oxfordsportstrust.org.nz/">http://www.oxfordsportstrust.org.nz/</a>	5 <sup>th</sup> each Month	Northland based

The plan as it stands at present is to apply to the WDC Partnership fund for Leverage Funding by March 4<sup>th</sup>. If we are successful in our application to get the seed funding for working plans to be drawn up then we will get the plans drawn up. We would then get quotes from our two builders, based on these plans. Once we have the building quotes, we

would then be able to apply to the various funding providers and charity groups (mentioned above) for funding to assist with our building project.

We would also apply to the WDC Partnership fund for Capital Works funding to assist us with the “Up with the Play” building project. If successful we could be underway with stage one of our building project by early 2020 (depending on the availability of builders). If unsuccessful, we would continue to apply to various other trusts, charity groups and foundations and continue with our fundraising efforts until we had enough to complete the building stages.

## ***ii) Project Management Plan***

### **Project Planner – Hayley Taylor.**

A Physical Education teacher by profession I am a dedicated member of the squash club and my community. I am on the Complex committee, so I am in a good position to communicate between the parties involved. I have experience in event management, fundraising and I have held and still hold a number of leadership positions. I believe I have the skills, energy and ability to enable our committee to gather the resources required to successfully complete our project. I am fortunate to have a committee around me to fill the gaps where my knowledge and abilities are lacking. We have formed a sub-committee for the “Up with the Play” building project.

### **Design Manager – Dave Pope**

A Club member and architect in the past. Dave has been present throughout this project to date. Club members have been consulted over a 3-year period and Dave has drawn up plans for the rebuild that have been approved by Club members and the Complex Committee. When we have the funds available to go to architects then Dave will liaise with them to guarantee we get the plans that work best for us. Dave will ensure that this part of our building process is completed successfully. (Dave Pope designs have been included as an attachment)

### **Squash Expert – Linda Matson**

Linda is a stalwart of the Club. She has extensive knowledge of all things squash and has already given advice and information required to get the plans drawn up and this proposal

underway. A wonderful wise woman, who is valuable during consultation and offers hands on support for fundraising initiatives.

**Squash Expert – Neil Lewis**

Another stalwart of our club. Neil has built his own squash court, offers insight, ideas and advice for this project and is a huge supporter of the club.

**Project Managers – Hayley Taylor/ Wayne Brown**

Wayne is our club captain. Along with me he has already met with architects and builders to get a feel for what we are trying to achieve. Wayne has building experience and along with the members listed below will be able to work with our builders to ensure the build is keeping on track and being completed to the required standards.

**Demo Crew – Lee Beeston**

Lee is a qualified builder and happy to organise and lead the demolition crew. Members of our club have also indicated they would be happy to help with work on the project. The builder we have consulted suggested if we could clean the current facilities out into just the shell of the rooms it would save us a significant amount of money in labour. Under instruction from a builder our club members would do the preparation phase of the project.

**Demo Crew – Emile Stevenson**

Emile owns his own landscaping company and can supply equipment and expertise.

**Demo Crew – Paul Karels**

We also have the expertise of Paul Karels Building Ltd. Paul has already helped us with the consultation phase of this project.

**Finance – Michelle Ruddell**

Treasurer for the club, she would ensure the money was being allocated correctly and payments made on time. Michelle has been to the complex meetings and is able to work alongside Kerry McMillan who is the treasurer for the complex committee.

**Governance – Peter Noakes**

Peter is a member of the complex committee and is in charge of property and maintenance. Peter has looked through the plans and, along with Wayne and me, has been present for meetings the architects and builders who have inspected the building. Peter has plenty of building experience and has been involved in up-grades of the upstairs toilets in the lounge

and numerous other projects around the complex. His knowledge is invaluable and I (project manager) would liaise with him every month and have his expertise to call on when necessary.

***iii) Timeline/Milestones***

March 4<sup>th</sup> – Application to WDC for Seed Funding

June/July – Working Plans drawn up and builders to quote on the project

November/December – Apply to WDC for capital grant to complete the project. Applications to other funding providers.

Early 2020 – Start building stage one of the “Up with the Play” building project

Late 2020 – Start stage two of “Up with the Play” building project

2021 – Start stage three – building the third court

2022 – “Up with the Play” project is complete.

***iv) Project completion deadline***

We would anticipate that all three stages of our “Up with the Play” project would be completed within a four-year period.

***v) Asset lock consideration to protect the community asset***

Please refer to the attached copy of the Whangarei District Council lease agreement which shows that the complex owns the building but not the land so assets cannot be on-sold.

***vi) 33% or more contribution to the project cost***

The Mangakahia Squash Club has fundraised a total of \$13, 047.22 which is more than 33% of the cost of getting the working plans drawn up. As stated earlier in the finance section, we would prefer to use this money along with the \$10,000.00 allocated by the Mangakahia Sports Complex later in our building project. This money would also be of great value when applying to other funding providers who would also require us to have a percentage of the project cost, as part of the application.

**Mangakahia Squash Club End of Year Financial Report  
1st October 2017 to 30th September 2018**

<b>INCOME</b>	<b>2018</b>	<b>2017</b>	<b>EXPENSES</b>	<b>2018</b>	<b>2017</b>
	\$	\$		\$	\$
Subscriptions	12,540	8,285	Complex Affiliation	5,500	5,514
Tournaments	3,110	1,733	Affiliation Fees		
Country Meal	878	667	Squash NZ	2,027	2,285
Fundraising	804	1,400	Squash Northland	1,643	1,705
Grips		30	Funding Expenditure	5,000	
Sponsorship	1,540	880	Tournaments	2,783	1,298
Funding Received	5,000		Water Fountain m/c		161
Other	30	155	Cleaning	814	1,681
			Coaching		
			Prize Giving Expenses		461
			Clubrooms R & M		
Interest	162	48	RWT on Interest	28	8
			Other Expenses	621	1,592
<b>TOTAL INCOME</b>	<b>24,063</b>	<b>13,198</b>	<b>TOTAL EXPENSES</b>	<b>18,416</b>	<b>14,705</b>

*Note: 2018 Complex Affiliation Levy and Pub  
Charity expenditure paid 2019 year.*

*I certify that this is  
a true and correct  
financial report.*

*M Ruddell*  
*Michelle Ruddell*

*Treasurer - Mangakahia  
Squash Club.*

*26/2/2019.*

*I certify that this is  
a true and correct  
financial report.*

*H. Egan*

*President of Mangakahia  
Squash Club*

*23/2/19.*

## Financial Report for Mangakahia Squash Club as at 20<sup>th</sup> February 2019

Cheque Account Internet Balance @ 20th February 2019 \$ 1,629.76

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Cheque Account Internet Balance from 29th October 2018 \$ 1,387.30

### Plus Deposits

Country Meal Profits February 2019	\$683.21	
		\$683.21
		<hr/>
		\$2,070.51

### Less Payments Made

Water 4 U	\$92.00	
Engraving Systems	\$274.00	
Fast Signz	\$74.75	
		<hr/>
		\$440.75

Total Funds Available in Cheque Account \$ 1,629.76

---

### Funds Available in Other Accounts

Savings-51	\$ 2,040.14	
Upgrade-52 (Deposit \$195.00 Axeman & \$260.90 Country Meal Raffle)	\$13,047.22	
		<hr/>
		\$15,087.36

Total Funds Available @ 21st February 2019 \$16,717.12

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### Accounts to Pass for Payment

Squash New Zealand Affiliation Levy 2019	\$1,941.32
--	------------

Total: \$1,941.32 invoices to pay

I certify that this  
is a true & correct  
financial report.

*M. Ruddell*  
Michelle Ruddell  
Treasurer - Mangakahia  
Squash Club.  
26/2/2019

I certify that this is a  
true and correct financial  
report.

*N. Leys*  
President Mangakahia Squash  
23/2/19.



**Mangakahia Rugby**  
**Mangakahia Road, Poroti**

05 February 2019

Whangarei District Council  
Forum North, Rust Avenue  
WHANGAREI

Dear Whangarei District Council Committee Members

I am writing on behalf of the Mangakahia Rugby Club in support of the Mangakahia Squash club's plans to upgrade their bathroom and changing room facilities.

The Mangakahia Rugby Club is based at the Mangakahia Sports Complex, in the same area as the squash club. We have approximately 150 active rugby players within our club that is spread across a Senior Mens team and nine Junior teams during the winter season. We also have approximately 300 active touch rugby members during the Summer Season.

The Rugby Club part of the complex, has a dedicated changing room facility which was designed many years ago and caters to predominately Mens teams [urinals / open showers]. These facilities are not suitable for our touch community to use after games, as there are children, men and women involved and open showers offer no privacy.

With the changing face of Rugby; in particular Womens Rugby we can see that our current facilities within the complex are not meeting the needs of these players. We currently do not have any showering facilities available for our female players.

Our vision is to encourage and promote Womens Rugby not only within our own club but also throughout the wider community. If there were separate Womens changing facilities for this, it would create a complex where both Men and Women's rugby games can take place collectively.

Overall, the upgrade of the squash facilities will not only benefit those who play squash but rugby and touch players who use the complex frequently throughout the entire year.

If you require any further information, please do not hesitate to call me on 021813322.

Yours faithfully

**Ian Leeuwenburg**  
**President**  
**Mangakahia Rugby Club**

1 February 2019

To Whom it May Concern  
Whangarei District Council

On behalf of Squash Northland we would like to express our support for the Mangakahia Squash Club's application for a grant to get working plans done. These plans are for a new entrance way, new men's and women's ablution blocks and a third glass backed court with a viewing area.

The Mangakahia Squash Club plays an integral part in the Whangarei sporting system ensuring that squash is able to be played and enjoyed by the community of Mangakahia and surrounding areas. Having the club provide programmes and activities for all ages and abilities allows Squash Northland to meet our objectives of growth and ensure that squash events and competitions are accessible to all. According to Forbes Magazine Squash is the healthiest sport. "30 minutes spent on the squash court gives you 'an impressive cardio respiratory workout'".

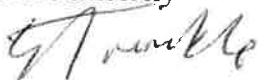
The club has hosted major tournaments recently (the Northland grade Championships in 2017 was very successful), they are a very supportive club in terms of interclub teams, events and regular tournaments. The current facilities are really becoming an issue making it difficult to host major tournaments although they are a club that is more than willing and capable of doing so.

One way Squash Northland measure success is by an increase in club membership and this has been evident over recent years with the Mangakahia Squash Club now having a membership of 75 (2018). Already this year they have had new players to the club so the growth looks set to continue.

The Mangakahia Squash club is a volunteer driven club whose strength is in its people. Enhancing its strong administration is the willingness of so many people beyond their hard working committee. The opportunities provided by the club ensures resources are available to a range of club members irrespective of ability and motivation with tournaments and club nights in particular for those who require a bit of organised sport. The squash club works in and with its community providing for all members and potential members to enrich their lives through sport.

In conclusion Squash Northland fully supports the Mangakahia Squash Club seeking funding and believe the new facilities would be a huge asset, not just for the Mangakahia squash members and local community but for the wider Whangarei and Northland squash scene as well.

Yours sincerely



Gaye Trimble  
District Manager  
Squash Northland  
021 465647



Squash Northland  
PO Box 451  
Whangarei  
New Zealand

Tel: (09) 437 9626

[www.squashnorthland.co.nz](http://www.squashnorthland.co.nz)



## **Mangakahia Squash Club Upgrades 2018**

### **Women's & Men's Change rooms and Entry Way**

1. Finalise and confirm sketch of proposed works.
2. Apply for funding for plan & specifications (full project including new court)
3. Full plans and specifications for multi stage building project
4. Obtain Quantity Survey or builders quotes (Tender)
5. Apply for funding for stage 1 (or complete build)
6. Apply for building consent
7. Select builder and commence construction

### **Possible staged construction**

Stage1: Women's changing room and Entry way

Stage 2: Men's Changing room

Stage 3: New court

Stage 4: Existing court Upgrade

### **Existing Court Upgrade**

1. Replace solid balustrade above both courts with aluminium/glass
2. Cut out rear Block wall and replace with glass (steel frame required)

25 February 2019

RE: Application for Leverage Funding. To enable Mangakahia Squash Club to get working plans to up-grade their Ablution rooms, create a new entry and build a third Squash court.

To The Whangarei District Council Community Funding Board

I am writing on behalf of the Mangakahia Sports Ground Society Inc Committee in support of the Mangakahia Squash Clubs proposal to create a new entrance way, up-grade their ablution area, and build a third Squash court.

We agree that this is a high priority project. The shower and changing areas were part of the original build back in 1976 and have not been altered since then. The growth in club numbers and the use the new facilities could have from our other affiliate groups means this would become a valuable community asset. The proposed new rebuild would mean using the old external toilets that are no longer in use and creating a new and bigger, user friendly toilet, shower and changing area for both Men and Women.

At present there is no facility within the complex for affiliate groups other than Rugby to shower. It would be a huge asset to have other affiliate groups such as our; Group Fitness, Yoga, Gardening Club and Touch access to an ablution facility. We also hire out various venues within the complex to community groups and groups within the wider community. On occasion there have been over night groups and there has been no where for them to suitably shower. With this new facility we would be able to make this option more viable to school groups, sporting and cultural groups that have wanted to use it in the past.

The Entrance way to the Squash courts is around the side of the complex. People arriving from the carpark do not know where the Squash club is, many visitors wander around and get lost. Moving the entrance way to the front of the building, opposite the carpark would mean easy access to the club and safer exiting at night when it is dark.

The third Squash court would help future proof the club, as numbers have been steadily growing over the past 5 years. Squash provides our community with a great option to improve and maintain fitness and become part of a club. The Squash club plays a positive role within the Mangakahia community. The Squash club caters for a range of ages from our School aged children right through to adults of all ages. A third court is necessary to enable all games to be played on a single club night and to be able to view and support each other during matches. Having all the members together on the one night helps build a sense of community and allows the bar and kitchen facilities to be used. It would also help considerably when hosting tournaments.

The Mangakahia Sports Complex have a number of other projects underway at present; A new outdoors playground, A complete upstairs kitchen up grade, Bar alterations, A new Entrance way and stairwell, ventilation in the upstairs lounge, and bringing the balustrade up to standard. Due to the complex committee having their own projects to work on, the Squash committee lead by Hayley Taylor (also a member of the complex committee) will spearhead this project with our full support.

Financially, we have agreed to contribute \$10, 000 to the Squash ablutions and 3<sup>rd</sup> Court project as funds permit, however we would like to contribute later in the project once the build is underway.

We have every confidence that they have the right people, motivation, skills and ability to accomplish this endeavour successfully and have our full support to help see this project through to completion.

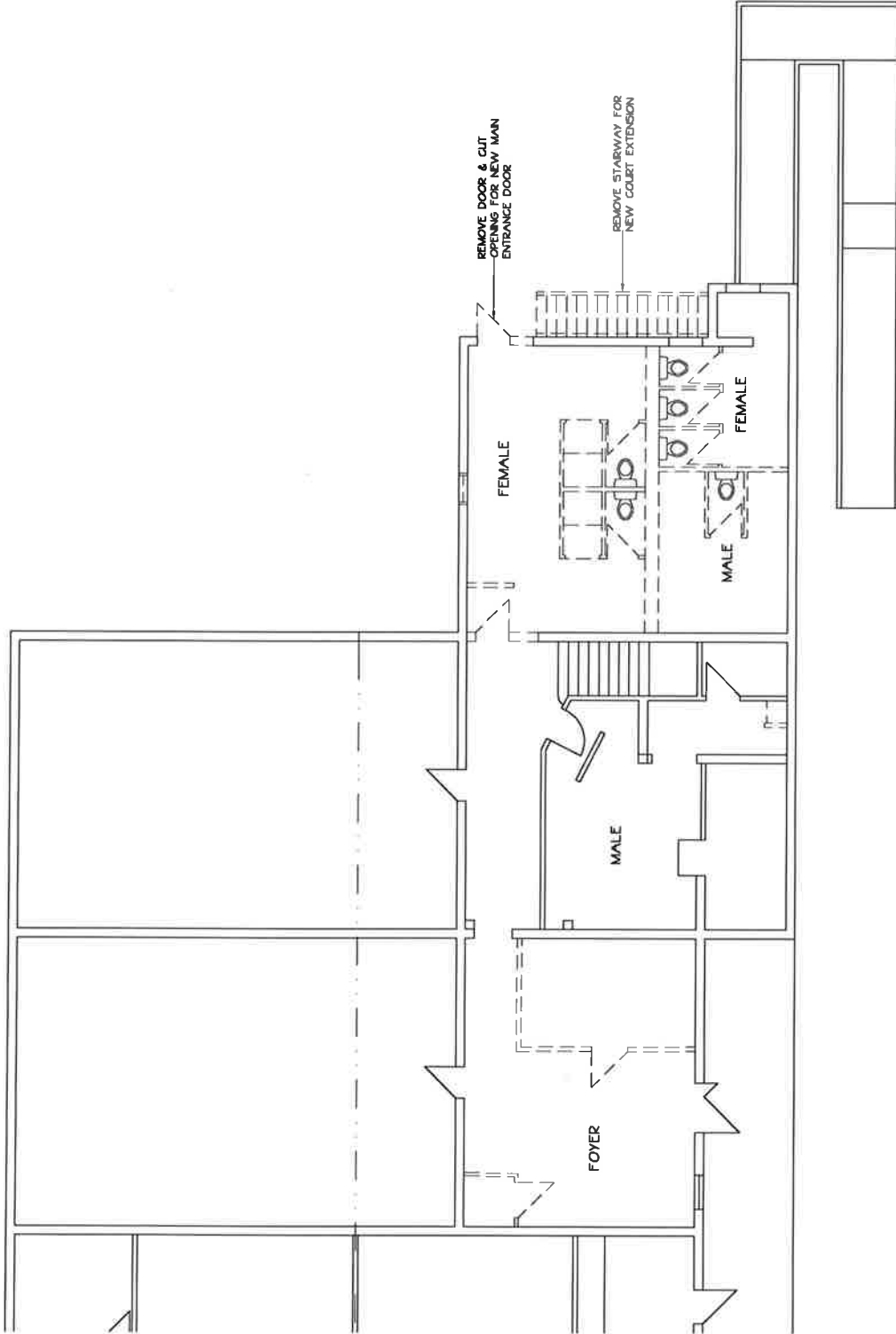
Should you require anymore information please do not hesitate to contact me

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robin Grieve', written over a horizontal line.

Robin Grieve

Chairman Mangakahia Sports Ground Society



GROUND FLOOR  
DEMOLITION PLAN

**Dave Pope Design**

PH 021 961 362

PROJECT

CHANGE ROOM UPGRADE MANGANAHIA  
SPORTS COMPLEX, POROTI

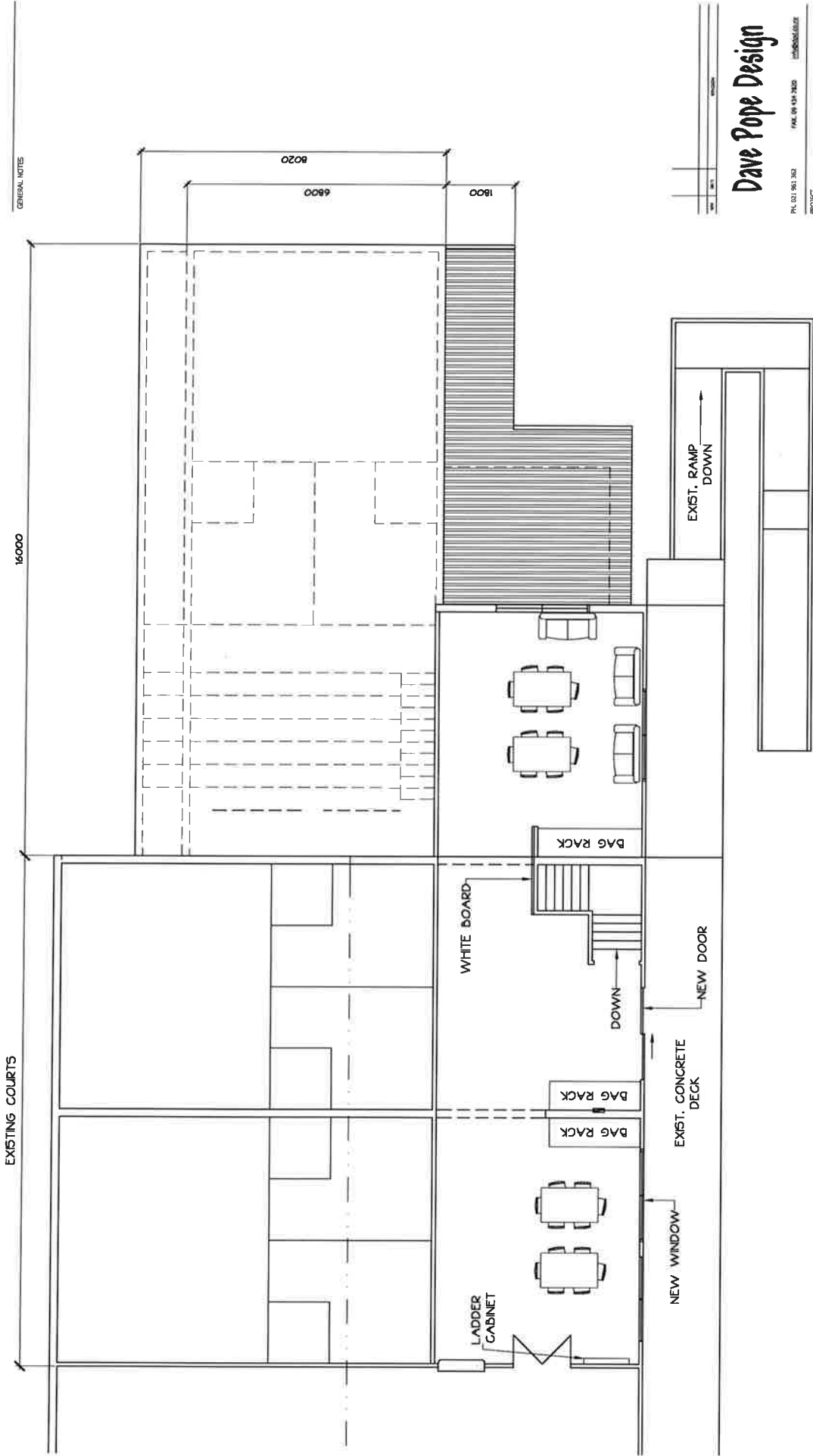
DRAWING

GROUND FLOOR  
DEMOLITION PLAN

DATE	2018	NO	1846
SCALE	1:100	SHEET	01 (-)

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING  
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**Dave Pope Design**

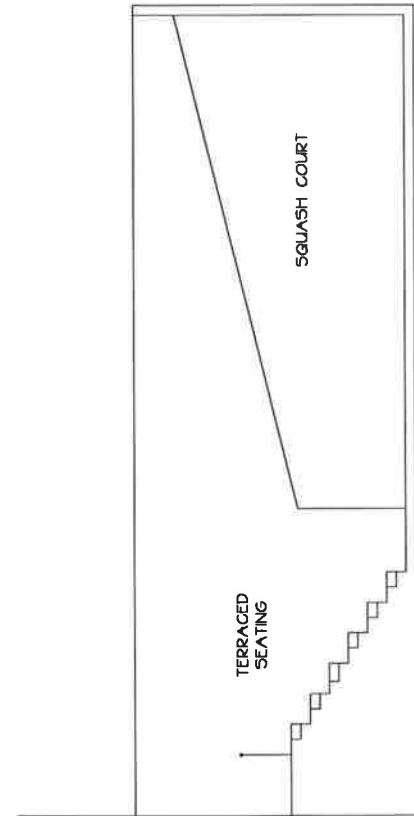
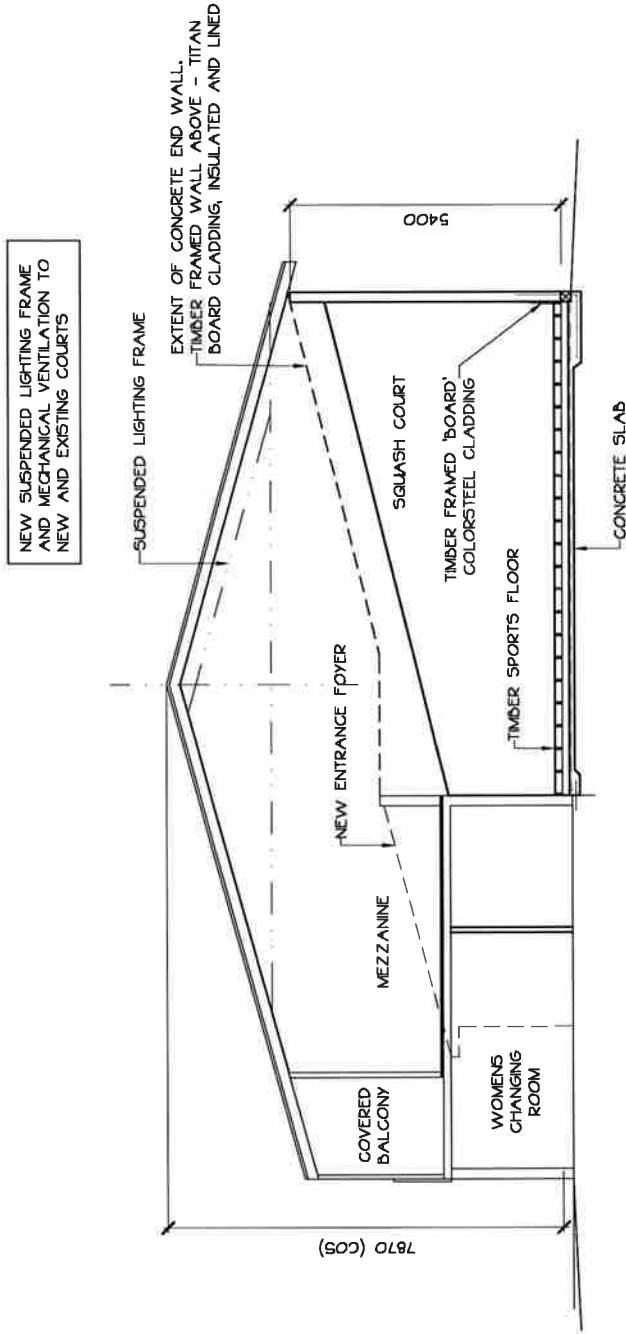
PN 021 063 302  
 DATE 06/03/2020  
 PROJECT  
 EXTENSION TO MANGAKAHIA SPORTS  
 COMPLEX, POROTI

EXTENSION TO MANGAKAHIA SPORTS  
 COMPLEX, POROTI

FUTURE COURT EXTENSION  
 FIRST FLOOR PLAN

DATE	2020	1846
SCALE	1:100	SHEET
		03 (-)

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**Dave Pope Design**

PROJECT: EXTENSION TO MANGAKAHIA SPORTS COMPLEX, PORIRŌ

DATE: 09/10/2020  
SCALE: A3

DRAWING: GENERAL SECTIONS

NO. 1846

SCALE: A3

NO. 1846

SCALE: A3

NO. 1846

SCALE: A3

NO. 1846

SCALE: A3

NO. 1846

In reply please quote: 11305

# Hawthorn Geddes engineers & architects ltd



30<sup>th</sup> January 2019



Mangakahia Squash Club  
Mangakahia Road  
Mangakahia

Attention: Dave Pope dandspope@gmail.com>

## **MANGAKAHIA SQUASH CLUB: ADDITIONAL COURT & ASSOCIATED WORKS PROPOSAL FOR SERVICES AND FEES**

Thank you for the opportunity to resubmit a fee proposal for our services. The purpose of this letter is to present a fee proposal for the above project to the successful issuing of a Building Consent.

Please note that in the 11 months since our original fee proposal there have been several changes that have affected this proposal, they are summarised below and highlighted where appropriate:

- Due to staff changes, we are no longer able to complete Resource Consent Applications without the engagement of an external planning consultant.
- Compliance requirements now demanded by Whangarei District Council have significantly increased the workload at the 510 Detailed Design and Building Consent Documentation.
- We are now required to submit a design and a PS1 for emergency lighting from a suitably qualified consultant. We have obtained a quote from the person who we generally use and it is included.

### **Project Description**

The project consists of;

- Construction of an additional squash court
- The removal of the back wall of the existing courts and the replacement with glass backs
- Alterations to remaining areas.

Please refer to the drawings 01-03. These have been used as a basis for this proposal.

Hawthorn Geddes will provide engineering and architectural services including, geotechnical site assessment, civil engineering for external works and drainage, structural analysis and detailed design, and the required documentation for consent application.

The materials and finishes are to be confirmed.



## PROPOSED DEVELOPMENT FEE:

### 501 Pre Concept Geotechnical Investigation

- Geotechnical assessment of site
- Foundation work based on hand investigation methods
- Provide site suitability report
- Written report including design parameters for the proposed construction site. Recommendations for the proposed foundation design.

**Sub-Total      \$2,000.00 + GST**

### 501 Pre Concept Measure Up and Checking of the Existing Structure

- Checking existing structures against the drawings supplied
- Checking of District Plan or Resource Consent restrictions.
- Access and parking design.
- Prepare documentation showing existing building to act as a base for future work

**Sub-Total      \$2,500.00 + GST**

### 502 Concept

- Initial concept design based 501 above
- Spatial planning & room layouts.

Provide preliminary design options for Principal approval including the following:

- Site and Floor Plans;
- Elevations;
- Cross Sections;
- Sketches and computer renderings of design options.
- Preliminary fire safety compliance.

**Sub-Total      \$4,000.00 + GST**

### 503 Resource Consent Application (If required by WDC)

- Not covered by this proposal

### 510 Detailed Design & Building Consent Documentation

Structural Analysis and Documentation

- Structural engineering analysis based on the outlined Project Description.
- Provide structural calculations and design for structural elements associated with the building.
- Results will be used in the building consent documentation:
- Foundation and framing plans, including bracing
- Precast panel details
- Structural steel details, including connections
- Construction details relating to structural items
- Structural specifications and schedules to be included in the building specification.
- Provide PS1 to support analysis for building consent application

#### Architectural Documentation

- Architectural drawings & detailing based on the approved concept design:
- Building layout and set-out plans
- Building elevations
- Building sections, indicating construction method and materials
- Cladding, window and external door details
- Wet area detailing
- Accessible facilities layouts, including level entries, ablutions and reception counters
- Fire strategy layout including schedule of internal finishes for fire safety compliance
- Architectural specifications and schedules to be included in the building specification
- Drainage layout to AS/NZS 3500:2003.
- Water supply layout to NZBC G12/AS1
- Energy Efficiency compliance to NZBC H1/AS1 (not including lighting).
- Risk Matrix analysis to NZBC E2/AS1.

#### Fire Safety Analysis

- Fire Safety analysis to the relevant NZBC acceptable solution for part C Protection from Fire.
- Provide written fire safety report based on approved design, indicating minimum code requirements for the design of the fire safety systems by others. Conclusions will be used in the building consent documentation as noted below. Written fire safety report based on approved design, indicating required fire safety systems to be incorporated into drawings by others.

Hawthorn Geddes engineers & architects ltd are not Fire Engineers and can only provide analysis within the scope of the acceptable solutions.

#### Emergency Lighting Design and Certification. Fee \$1,200.00 + GST (included in 510)

##### Building Consent documentation package

- Design Features report outlining the characteristics of the project and site to support the consent application.
- Preparation of building consent application package
- Copy, collate and provide bundled package of the above documentation suitable to be submitted to the Council
- Electronic PDF copy of documents if required.
- Filling out the necessary building information on the required forms (to be completed and signed by Principal).
- Provide communication with the Council/ Territorial Authority as required during the consent process.

##### Project Co-ordination

- Co-ordination with other people in the design team including Principals, user groups, suppliers and other designers.
- Answer queries; analyse all aspects of project for inconsistencies and clashes and advise of resolution.
- Research and provide advice to other design team members as required.

##### Exclusions

This fee proposal does not include design of the following specialist services:

- Mechanical services including HVAC. This would generally be carried out by a nominated specialist contractor
- Electrical services including lighting and emergency lighting. An emergency lighting design with a PS1 is required to be included with your building consent application.
- Sanitary drainage outside the scope of NZBC G13/AS1 and AS/NZS 3500:2003
- Fire safety analysis outside the scope of the NZBC acceptable solutions for part C Protection from Fire (specific fire engineering design).
- Fire safety systems design i.e. alarm and fire suppression systems. This would generally be carried out by a nominated specialist contractor
- Door and window hardware.

**Sub-Total      \$18,000.00 + GST**

## Summary

### Fee Breakdown by Stage of Work

TOTALS		
501	Pre-Concept	\$4,500.00 +GST
502	Concept	\$4,000.00 +GST
510	Detailed Design (Building Consent)	\$25,700.00 +GST
<b>TOTAL</b>		<b>\$34,200.00 +GST</b>

### Fee Breakdown by Discipline

Architect	\$5,500.00 +GST
Geotechnical Engineer	\$2,500.00 +GST
Technician	\$18,500.00 +GST
Structural Engineer	\$4,000.00 +GST
General & Emergency Lighting (#)	\$1,200.00 +GST
Fire Engineer (&)	\$2,500.00 +GST
<b>TOTAL</b>	<b>\$34,200.00 +GST</b>

## TOTAL FEE PROPOSAL FOR SERVICES

**\$34,200.00 +GST**

## Contract Administration & Inspection

While we have not allowed for this in our fee proposal, there may be a Whangarei District Council requirement of the Building Consent for some mandatory inspections to be carried out by us.

This will not be fully known until the Building Consent is issued and a fee for this can be negotiated at the time.

## Estimated Timeframe

By Agreement

### **Progress Payments**

Invoices will be made on a monthly basis for work in progress.

### **Terms of Engagement**

- This fee proposal is valid for 3 months. We reserve the right to revise the above fees should the scope of the work change significantly.
- Fees quoted do not include GST, Territorial Authority or other fees. They do however include travel, copying and communication disbursements.
- This engagement shall be in accordance with the IPENZ ACENZ Short Form Agreement for Services and Fees (July 2011), which is enclosed.

Regards



Philip Higham BArch ANZIA  
Registered Architect (2357) : Company Director



**Hawthorn Geddes**  
engineers & architects ltd

Encl: IPENZ/ACENZ Short Form Agreement

# Short Form Agreement for Consultant Engagement

**Between:** *Mangakahia Squash Club*

.....  
(Client)

**and:** *Hawthorn Geddes engineers and architects ltd*

.....  
(Consultant)

Collectively referred to herein as the "Parties" and individually as a "Party"

**Project:** 11305

*Proposed Additions and Alteratiions*

**Location:** *Mangakahia Squash Club*

*-Mangakahia Road*

*Mangakahia*

**Scope & nature of the Services:** Refer to letter dated 30th January 2019

**Programme for the Services:** Refer to letter dated 30th January 2019

**Fees & timing of payments** Refer to letter 30th January 2019

Payment due within 20 days of invoice. Progress payments will be charged and payable for work in progress. Late payment default interest rate is 3.25% per month or part thereof.

**Information or services to be provided by the Client:** Refer to letter dated 30th January 2019

Existing Building Documentation, Car Park Design

The Client engages the Consultant to provide the Services described above and the Consultant agrees to perform the Services for the remuneration provided above. Both Parties agree to be bound by the provision of the Short Form Model Conditions of Engagement (overleaf), including clauses 2, 3, 10 and 11 and any variations noted below. Once signed, this agreement, together with the conditions overleaf and any attachments, will replace all or any oral agreement previously reached between the Parties.

**Variations to the Short Form Model Conditions of Engagement (overleaf):** *Nil*

**Client authorised signatory (ies):**

**Print name:**

**Date:**

**Consultant authorised signatory (ies):**



**Print name:** Philip Higham BArch ANZIA

**Date:** 30th January 2019

**Quote**

Mangakahia Sports Club Trust  
Cnr Kerehunga Rd and Mangakahia Rd  
Poroti, 0179

**Date**

5 December 2018

**Quote Number**

Q000514

Dawson Design Ltd

P O Box 1140

Whangarei 0140

New Zealand

Phone 09 432 9188

**Quote description**

Mangakahia Squash Club

Quote for Addition of new squash court, stairs and entrance, and internal alteration of existing changing rooms/bathrooms and mezzanine kitchen bar

Quote based on sketch provided - dated 31/08/2000

Tasks	Quantity	Rate	Amount
Existing Drawings - Existing Structure Site measure and create base CAD Drawings	1:00	1,200.00	1,200.00
Concept Design - Take existing Concept drawings and complete to current requirements. Use for Preliminary Estimates	1:00	3,840.00	3,840.00
Developed drawings for use by consultants and approval by clients	1:00	3,240.00	3,240.00
Full working drawings for council and construction and quoting purposes	1:00	4,200.00	4,200.00
Council Permit Assistance Administration and documentation for council permitting process	1:00	500.00	500.00
Subtotal			12,930.00
GST			1,939.50
<b>Total</b>			<b>14,869.50</b>

**Valid To: 6 March 2019**

Changes to approved designs will incur a rate of \$150 +GST and be charged weekly - minimum fee \$250  
Site visits and council meetings not quoted for are available at \$150 per hour for duration of meeting.

**Please note:**

- Consultants fees, e.g. engineers if required and council fees and charges are not included in our design fees.
- any specialist's reports, title documents, council property files etc. not supplied, and any paper printed plans, will be charged as disbursements on the final invoice if required.
- major deviations to the approved brief will be recorded as variations and will need to be approved by all stakeholders before altering the plans. We will supply a quote for the amendments.

Thank you for the opportunity to quote your project.

# AGREEMENT FOR PROVISION OF Architectural Services

PARTIES TO INITIAL

X<sub>CLIENT</sub>: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

DETAILS OF DESIGNER			
Name	Colin Dawson, Dawson Design Ltd.		
Postal Address	PO Box 1140, Whangarei		
Contact Person	Colln	Position / Title	Principal designer
Phone Number	( 09 ) 432 9188	Fax Number	( 09 ) 432 2057
Email Address	colin@dawsondesign.co.nz	Mobile	( 027 ) 695 7808
DETAILS OF CLIENT			
Name	Mangakahia Sports Club Trust		
Postal Address			
Contact Person	Hayley Taylor	Position / Title	Mangakahia Squash Secretary
Phone Number		Fax Number	
Email Address	hayleybethytaylor@gmail.com	Mobile	021 230 9713
DESCRIPTION OF PROJECT FOR WHICH THE ARCHITECTURAL SERVICES ARE TO BE PROVIDED (the "Project")			
<p>Quote for Addition of new squash court, stairs and entrance, and internal alteration of existing changing rooms/bathrooms and mezzanine kitchen bar</p> <p>Quote based on sketch provided - dated 31/08/2000</p> <p>This agreement is to be read in conjunction with Q000514 dated 5 December 2018. Full payment due upon invoice and due in accordance with Dawson Design Limited's payment policy.</p>			
DETAILS OF WHERE PROJECT IS LOCATED			
Site Name	Mangakahia Squash Club		
Site Address	Mangakahia Sports Complex, Cnr Kerehunga Rd and Mangakahia Rd Poroti, 0179		
AGREEMENT			
<p>The client agrees to acquire and the designer agrees to provide the Architectural Services (the "Services") on the terms and conditions set out in this Agreement. If not signed by the client or the designer the person signing warrants that the person so signing is authorised to sign this Agreement on behalf of the client or the designer with the intent that this Agreement binds the person(s) for whom it is so signed. <b>Note:</b> In addition to signing this page the parties should initial every other page (including schedules).</p>			
<b>SIGNED by or for and on behalf of the Client:</b>			
Client Names			
Position / Title	X	Date	X
Signature	X		

## **Dave Pope Design**

262 Kokopu Block Road Maungatapere  
021 961 362

Mangakahia Squash Club  
c/o Hayley Taylor  
[hayleybethhtaylor@gmail.com](mailto:hayleybethhtaylor@gmail.com)

Hi Hayley,

I have looked over the latest quotes from Dawson Design, House Design Northland and Hawthorn Geddes. As usual it is not just a straight price comparison, as they are not all quoting on the same services.

The proposed building addition is not within the scope of NZ3604 (NZ Standard for timber framed buildings) and will therefore require an engineer to design and/or approve the work. It will also require the architect to be a licensed building practitioner for commercial buildings. Neither Dawson Design nor House Design Northland appears able to provide the engineering services, which would then be required by a third party (engineer). There would be some consultation between architectural designer and engineer, and likely lead to re-drawing and therefore further costs from the architectural designer.

The work quoted from House Design would not be sufficient to obtain either a building consent or be able to be used to tender out the construction. There would appear to be no allowance for liaising with engineers etc and I am not confident that they understand the work that is required.

The work quoted from Dawson Design is similar to that of Hawthorn Geddes, but does not include the engineering, Geotechnical Report, Fire and emergency lighting design. As Hawthorn Geddes have not broken down their working drawing costs between architectural and engineering it is difficult to do a direct cost comparison.

I believe that if we can deal with one contractor that can supply all services in-house it will be far simpler in the long term to both obtain a building consent and put the construction out for tender (to obtain actual building costs). This will then avoid any cost over-runs or undue delays on getting the design work completed. We also will have sufficient tender documentation to get fixed price quotes for the construction.

I would therefore recommend that Hawthorn Geddes be selected as the contractor to use and their quote be used to obtain the necessary funding.

Regards

Dave Pope  
Dave Pope Design.

<b>Drawing Quote Comparison:</b>	<b>Dawson Design</b>	<b>House Design Northland</b>	<b>Hawthorn Ge</b>
Existing Building Drawings	\$1,200.00	X	\$4,500.00
Concept Design	\$3,840.00	\$650.00	\$4,000.00
Developed Design	\$3,240.00	X	\$5,500.00
Full Working Drawings	\$4,200.00	\$2,075.00	\$10,000.00
Engineering	X	X	\$4,000.00
Consent Application	\$500.00	incl.	incl.
Geotech Report	X	X	\$2,500.00
Site Measure	X	X	incl.
Carpark & Access Design	X	X	incl.
Emergency Lighting	X	X	\$1,200.00
Fire Report	Est 1700	X	\$2,500.00
<b>Sub Total:</b>	<b>\$12,980.00</b>	<b>\$2,725.00</b>	<b>\$34,200.00</b>
<b>GST</b>	<b>\$1,947.00</b>	<b>\$408.75</b>	<b>\$5,130.00</b>
<b>Total:</b>	<b>\$14,927.00</b>	<b>\$3,133.75</b>	<b>\$39,330.00</b>

( [NEW SEARCH](#) | [PREVIOUS SEARCH](#) )

<b>Number</b>	1358332	<a href="#">View Certificate Of Incorporation</a>
<b>Name</b>	MANGAKAHIA SPORTS GROUND SOCIETY INCORPORATED	( <a href="#">EMAIL CERTIFICATE</a> )
<b>Incorporated</b>	25-JUL-2003	
<b>Current Status</b>	REGISTERED	
<b>Organisation Type</b>	Incorporated Society	

[Print This Page](#)

## Previous Names

No Previous Names on record

## Address Details

### Registered Office

C/- 567 Mangakahia Road  
RD 9  
Whangarei

### Address for Communication

C/O Bob Jamieson  
Maungatapere PDC  
Private Bag  
Whangarei 0152

## Officers/Trustees

Name	Date Appointed:
JAMIESON, Bob (Treasurer) 567 Mangakahia Road, Rd 9, Whangarei 0179	07-FEB-2012

## Documents Registered

Date	Barcode	Description	File Size Available
 <a href="#">25-JUN-2012 15:32:36</a>	<a href="#">10061128608</a>	<a href="#">Change Of Address</a>	<a href="#">52 Kb</a>
<a href="#">25-JUN-2012 15:32:33</a>		<a href="#">Voluntary Organisation Details</a>	
 <a href="#">25-JUN-2012 15:30:23</a>	<a href="#">10061128619</a>	<a href="#">Annual Accounts - 2011</a>	<a href="#">583.3 Kb</a>
<a href="#">21-MAY-2012 16:58:21</a>		<a href="#">Voluntary Organisation Details</a>	
<a href="#">21-MAY-2012 16:57:18</a>		<a href="#">Particulars of Officers/Trustees</a>	
<a href="#">21-MAY-2012 16:54:36</a>		<a href="#">Voluntary Organisation Details</a>	
<a href="#">07-FEB-2012 21:40:35</a>		<a href="#">Particulars of Officers/Trustees</a>	
<a href="#">07-FEB-2012 21:36:40</a>		<a href="#">Particulars of Organisation Address</a>	
 <a href="#">16-MAR-2010 14:54:52</a>	<a href="#">10058938133</a>		<a href="#">679.2 Kb</a>

		<a href="#"><u>Amended Accounts (society)</u></a>	
<a href="#"><u>16-MAR-2010 14:32:59</u></a>		<a href="#"><u>Financial Statement AGM Details</u></a>	
	<a href="#"><u>16-MAR-2010 14:32:59</u></a>	<a href="#"><u>Upload of Financial Statement for 2009</u></a>	<a href="#"><u>43 Kb</u></a>
	<a href="#"><u>23-APR-2009 11:43:31</u></a>	<a href="#"><u>10057611116 Annual Accounts - 2009</u></a>	<a href="#"><u>824.8 Kb</u></a>
<a href="#"><u>21-APR-2009 15:00:10</u></a>		<a href="#"><u>Particulars of Officers/Trustees</u></a>	
<a href="#"><u>21-APR-2009 14:58:33</u></a>		<a href="#"><u>Particulars of Officers/Trustees</u></a>	
<a href="#"><u>21-APR-2009 14:57:32</u></a>		<a href="#"><u>Voluntary Organisation Details</u></a>	
	<a href="#"><u>20-MAR-2008 11:07:49</u></a>	<a href="#"><u>10055637946 Annual Accounts - 2007</u></a>	<a href="#"><u>379.3 Kb</u></a>
	<a href="#"><u>20-APR-2007 07:26:33</u></a>	<a href="#"><u>10053352209 Annual Accounts - 2006</u></a>	<a href="#"><u>288.6 Kb</u></a>
	<a href="#"><u>27-APR-2006 12:40:06</u></a>	<a href="#"><u>10051054640 Annual Accounts - 2005</u></a>	<a href="#"><u>291.4 Kb</u></a>
	<a href="#"><u>20-MAY-2005 15:38:44</u></a>	<a href="#"><u>10048390130 Annual Financial Statements for 2004</u></a>	<a href="#"><u>301.3 Kb</u></a>
<a href="#"><u>07-MAR-2005 19:49:00</u></a>		<a href="#"><u>Particulars of Officers/Trustees</u></a>	
	<a href="#"><u>06-OCT-2004 10:43:11</u></a>	<a href="#"><u>10046787303 Annual Financial Statements For 2003</u></a>	<a href="#"><u>293.2 Kb</u></a>
	<a href="#"><u>07-AUG-2003 15:00:19</u></a>	<a href="#"><u>10044010077 Annual Financial Statements For 2002</u></a>	<a href="#"><u>153 Kb</u></a>
	<a href="#"><u>25-JUL-2003 11:04:22</u></a>	<a href="#"><u>10043882385 New Incorporated Society</u></a>	<a href="#"><u>640.9 Kb</u></a>

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Printed: Monday, 4th March 2019 14:07:42 NZDT



## Charity Summary

**Registration Number:** CC38545  
**Registration Date:** 30/06/2008  
**Charity Name:** Mangakahia Sports Ground Society Incorporated

## Charity Details

**Trading Name** Mangakahia Sports Complex

### Registration Details

**Registration Status:** Registered  
**Balance Date:** June 30  
**IRD Number:** Restricted  
**NZBN Number:** 9429043106950

### Address for Service:

**Charity's Postal Address:** C/- PDC  
Maungatapere  
Whangarei 0152

**Charity's Street Address:** Mangakahia Road  
Poroti  
Maungatapere  
Whangarei

### Charity's other details

**Phone:** 09 4346864  
**Fax:**  
**Email:** mangakahiasportscomplex@gmail.com  
**Website:** www.mangakahiacomplex.org.nz  
**Facebook:** mangakahiacomplex  
**Twitter:**  
**Social Network Name:**

## Areas of Operation

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New Zealand:	Northland
Percentage spent overseas	0

## Purpose & Structure

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### Purpose

To provide buildings, facilities and open space for any member of the public, club or organisation, and specifically residents of Mangakahia Valley to use.

### Entity Structure

Committee elected from the representatives of 6 wards:  
Pakotai/Parakao, Titoki, Whatitiri, Poroti, Kara/Kokopu and Maungatapere/Maunu.

### Activities

Main Activity:	Provides buildings / facilities / open space
Activities:	Provides services, Provides advice / information / advocacy, Acts as an umbrella / resource body, Provides buildings / facilities / open space

### Sectors

Main Sector:	Sport / recreation
Sectors:	Health, Community development, Emergency / disaster relief, Sport / recreation, Fund-raising, Promotion of volunteering

### Beneficiaries

Main Beneficiary:	General public
Beneficiaries:	Children / young people, Voluntary bodies other than charities, Older people, General public

## Annual Returns

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Date Submitted	For Year Ended	Total Income	Total Expenditure	Reference
28/11/2018	30/06/2018	103,146	98,213	AR011
27/11/2017	30/06/2017	166,756	96,015	AR010
08/12/2016	30/06/2016	113,547	97,224	AR009
23/11/2015	30/06/2015	109,723	94,113	AR008
16/01/2015	30/06/2014	83,905	88,221	AR007
11/11/2014	30/06/2013	116,601	63,908	AR006
08/04/2013	30/06/2012	21,569	54,116	AR005
19/07/2012	30/09/2011	70,990	48,175	AR004
06/09/2011	30/09/2010	96,248	86,168	AR003
16/03/2010	30/09/2009	71,170	80,100	AR002

## Officer Details

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### Current Officers

Name	Officer Type	Position	Position Appointment Date
Robin Grieve	Individual	President	30/06/2008
Gillian Leeuwenburg	Individual	Committee Member	22/11/2016
David Hodgson	Individual	Committee	20/11/2018
Gina Chapman	Individual	Committee	20/11/2018
Hayley Taylor	Individual	Committee	20/11/2018
Rosemary Grieve	Individual	Committee	20/11/2018
Craig McMillan	Individual	Committee member	20/02/2007
Gayle Farrell	Individual	Secretary	19/11/2014
Kerry McMillan	Individual	Treasurer	19/11/2013
Rowena Butterworth-Boord	Individual	Committee	19/11/2013
Peter Noakes	Individual	Elected Member	19/02/2008
Sharon Morgan	Individual	Committee Member	17/11/2015

### Past Officers

Name	Officer Type	Position	Last Date as an Officer
Ivan Chapman	Individual	Elected Member	31/12/2012
James Gavin	Individual	Elected Member	31/12/2012
Grant Harrison	Individual	Secretary	30/06/2015
Sheryl Gavin	Individual	Treasurer	30/06/2015
Trevor Holland	Individual	committee member	30/06/2015
Stuart McMillan	Individual	Committee Member	30/06/2012
Diedre Erceg	Individual	Manager	30/01/2012
Maurice Taylor	Individual	Committee Member	30/01/2012
Patricia Gavin	Individual	Committee Member	30/01/2012
Darcy Ruddell	Individual	Committee Member	22/11/2016
Robert Jamieson	Individual	Treasurer	22/11/2016
Rodrick Blagrove	Individual	Elected Member	22/11/2016
William Pederson	Individual	Elected Member	22/11/2016
Royce Kokich	Individual	Committee Member	20/11/2018
Katrina Wright	Individual	Elected Member	19/11/2013

Te Ora Hou

## EXECUTIVE SUMMARY

Te Ora Hou Northland has been operating in Whangarei for the past 38 years and has a proven and established record of grass-roots whanau and community development.

Our focus is on community connectedness. We promote interdependence, belonging, participation, respect, sharing, acceptance of others and a sense of pride and identity. We believe these are the characteristics of a strong and healthy community.

The work of Te Ora Hou Northland includes a range of health, education and social service initiatives. We both lead and support local initiatives that improve and strengthen community development. We aim to connect whanau and young people back into a village of support through relationship, advocacy, navigation and referral.

For the past 18 years, Te Ora Hou has pioneered and been part of a collaborative approach under one roof called 'The Pulse'. The Pulse is located on an old primary school site belonging to the Ministry of Education. During this time our facilities, including our outdoor spaces, have been available to and regularly used by a range of organisations, individuals, whanau and the wider community. Up until the recent loss of some of our buildings, we had 37 different organisations operating or delivering services from our site.

In 2016 the Ministry of Education gave us notice of their intention to dispose of this school site known as the pulse.

Around the same time we were approached by a local trust with an offer to purchase 6 acres of prime land in the Whangarei District at a heavily discounted price. This opportunity has come at the perfect time and we believe our intention to purpose build a new community centre is the best option moving forward.

We have had amazing support and response from the community for our proposed centre, including a private donor stepping in and paying for the purchase of the property. We have also been encouraged by a number of local companies and contractors who are prepared to discount their rates to support us and help make this project a reality.

Together we have the opportunity to create something incredible for our community. Not only will this proposed centre benefit the work of Te Ora Hou Northland, but also the others organisations that will co locate on the new site. We also see the benefits for community members we collaborate with and who frequently use our current site.

We believe this project is a safe and secure investment. Te Ora Hou Northland has already raised over half the funds needed for this project. We are financially sound with a proven track record covering over 38 years of operating, we actively practise collaboration models and we have overwhelming support from the community.

We invite you to look further into our full application and supporting documents to take time to read the support letters and to hear from the people who know us best, and above all, to be encouraged along with us, by the wonderful opportunity ahead of us.

Mauri Ora

Lou Davis  
General Manager



## Community Funding Application Form

If you need help to complete this application form or would like to discuss your application, please contact the Community Funding Officer well before the closing date of the round you are applying to. Call 09 430 4200 or email [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz) to make an appointment.

Funding information and closing dates are at [www.wdc.govt.nz/funding](http://www.wdc.govt.nz/funding).

Summary information	
Organisation name	Te Ora Hou Northland (inc)
Amount requested	\$ <del>108,533.59</del> 94,980 (excluding GST).
Project name	Youth, Whanau and Community Centre
Which Fund you are applying to? Choose only one (tick or highlight). Check the Funding Guide for criteria and closing dates.	<input type="checkbox"/> Community Fund <input type="checkbox"/> Performing Arts Fund <input type="checkbox"/> Community Halls Maintenance Fund <input type="checkbox"/> Resident and Ratepayer Fund <input checked="" type="checkbox"/> Partnership Fund <input type="checkbox"/> Other, please specify:

Section 1: Your Details	
Tell us about your organization/group	
Group's postal address	PO Box 1136, Whangarei 0140
<p>If we have questions about this application, who should we talk to? Please provide 2 contacts and ensure you have the authority of the group you are applying on behalf of.</p> <p>* Note: We will use this email to ask questions and advise you of the outcome of this application.</p>	
Primary contact's name	Lou Davis
Position in group	General Manager
Email *	ldavis@teorahou.org.nz
Daytime phone number(s)	027 203 7078
Second contact's name	Donna Blyth
Position in group	Operations Manager
Email	dblyth@teorahou.org.nz
Daytime phone number(s)	027 285 5056

## Section 2: Eligibility

Is your group a not-for-profit legal entity?

☒ Yes – please provide:

- Your incorporated society or charitable trust registration number: **CC20635**
- (please make sure your register is up to date to be eligible).

☐ No\* – you will need to:

- EITHER gain legal status (see <http://www.societies.govt.nz/cms/customer-support/faqs>),
- OR apply under the umbrella of a group that does meet this requirement (refer below).

### \*Umbrella Group Guarantee

Applicants that are not a registered charitable trust or incorporated society must apply under an umbrella group that is.

A suitable umbrella group knows the applicant well and is willing to vouch for them and their project, and are prepared to accept legal liability and responsibility.

Grants are paid to the umbrella group for disbursement to the applicant in accordance with the grant agreement.

If the grant conditions are not met, Council may request the grant monies to be returned and/or may place restrictions on granting funds to the applicant and the umbrella organisation in future.

**The following section is to be completed by an authorised officer of the umbrella group.**

Umbrella group name	
Society or trust number:	
Contact person	
Email	
Daytime phone number(s)	
I confirm that our organisation is willing to guarantee and receive any monies granted to:	
Applicant organisation: .....	
Project name: .....	
Signature	
Date	
Please provide a bank deposit slip or other evidence of umbrella group's bank account details.	

### Section 3: The Project

Tell us what you want to do – Who, What, When, Where, Why, How

Describe your project in terms of the following:

Name of project	Youth, Whanau and Community Centre
Amount requested	\$ <del>108,533.59</del> 94,980 (excl GST)
When and where will this take place?	We have purchased land at 104 Corks Road, Tikipunga, Whangarei. The civil works started the first week of February 2019 with building construction to be completed around November 2019.
Who will likely benefit from your project?	<p>A wide spectrum of people who receive services and/or offer services will benefit as community hubs, partnerships and spaces improve people's quality of life by contributing to the social, physical, economic, educational and environmental well being of our community.</p> <p>Young people and their whanau have unique and diverse needs. We have a special heart and focus on engaging with those who are extremely marginalised, disenfranchised and 'disconnected' from their whanau, their communities, their culture, their peers and their school, training or work contexts. Historically our whanau are mainly Maori (though not exclusively) who other mainstream agencies have not been successful with. Te Ora Hou is committed to providing focused, practical and strategic actions to issues facing young people and their families.</p> <p>A wide range of community organisations will benefit from this grant as some organisations will base themselves at the new site full-time and others will use the different spaces, rooms and wider facilities to deliver multiple grass-roots services.</p> <p>Sports teams, schools and recreational users will have access to, and use of our sports fields and gymnasium.</p> <p>Individuals, small family groups, groups of friends in the community will have access to the outdoor sports fields and the hard courts after normal working hours.</p> <p>Traditionally whanau from the more deprived areas of Whangarei tend to access our services, attend our community events and get involved in areas that support community development.</p> <p>In our experience organisations who want to improve their connection to 'hard to reach people groups' use our site and services.</p>

How many people will directly benefit?	Approx 6000 pa
Ethnicities of likely beneficiaries of this project – tick as appropriate and include a percentage estimate for each that you think will benefit from this project:	
<input checked="" type="checkbox"/> NZ European – estimate %:20	
<input checked="" type="checkbox"/> Maori – estimate %:70	
<input checked="" type="checkbox"/> Pacific Peoples – estimate %:10	
<input type="checkbox"/> Other European - estimate %:	
<input type="checkbox"/> Asian - estimate %:	
<input type="checkbox"/> Middle Eastern/Latin American/African – estimate %:	
<input type="checkbox"/> Other ethnicity – estimate %:	
<b>Area of work</b>	
To help us understand where support is being requested, please select which of the following relate most closely to your project.	
<input type="checkbox"/>	<b>Arts and Culture</b> – Projects and activities that facilitate education and enjoyment of the arts and of culture for the people of our District.
<input type="checkbox"/>	<b>Heritage and Environment</b> – Projects and activities that preserve and promote the heritage of our District and that protect and enhance the environment in which we live.
<input checked="" type="checkbox"/>	<b>Recreation and Sport</b> – Projects and activities that enable participation and engagement in recreation and sport for people in our district of all abilities, ages and life stages.
<input checked="" type="checkbox"/>	<b>Community Connectedness and Wellbeing</b> – Projects and activities that strengthen community cohesion and connectedness in ways that cultivate healthy, happy and positive relationships across our District.
<b>Tell us about your request in the following questions. Be succinct and clear.</b>	
<b>The Idea</b> – Briefly explain what it is that you want to do:	
<p>In 2016, Te Ora Hou Northland received notification from the Ministry of Education that the school site currently occupied by the Pulse was to be put into the disposal process. Time was given to allow a smooth transition of the current services and programmes to a new facility. Te Ora Hou Northland has purchased 6 acres in Tikipunga, Whangārei and has made the decision to purpose build. The new site will not only house Te Ora Hou but a number of other organisation who have been based at the Pulse as well of new groups who have expressed an interest to co-locate. Over the past year the organisation has been consulting with users of the current site, practitioners and parts of the wider community regarding the best use of the new site. Based on consultation and feedback received, they have developed a series of design plans with a focus on maximum benefits to the community.</p>	

The new site will include buildings which will provide offices and working spaces for community social workers, youth workers, educators, support workers and administrators. The design also allows for a number of different sized meeting rooms - the smallest catering for approximately 10, through to a fully self-contained conference room that caters for up to 100 people. An allowance for the relocation of up to 10 prefab type buildings. These will be utilised for our education pods for young people aged 10-15 years who are unable to attend mainstream schooling, employment programmes, community stakeholders and other government and non-government providers.

The site will also include a fully supervised residential home for teen mothers and their children. Accommodation and support for pregnant or parenting mums in a safe and caring environment.

A new and exciting part of the build includes a purpose built community recreation centre allowing for a wide range of gatherings and sporting events, including community health and pro-social recreation initiatives.

The site itself will be landscaped in a way that presents an environment that is peaceful, relaxed and welcoming for whanau and community who use the site. There will be a flat grassed area, approximately the size of a rugby field, with two hard courts for outdoor netball and basketball able to be accessed by public after hours and on weekends.

The site has been planned and designed to be a real asset to the local and wider community.

We are seeking a contribution grant from the Whangarei District council of \$94,980.00 to help cover the below costs. + GST.

Contribution levies as assessed by WDC:

New water connection levy.	\$6,649.00
Development contribution levy.	\$62,817.00
Building consent fee.	\$25,514.00
<b>TOTAL</b>	<b>\$94,980.00</b>

Building consent fee based on a project value of \$3,400,000.00 - **\$25,514.00** broken down as follows:

PIM or PA Deposit - \$300.00  
 Application Admin fee - \$6,479.00  
 Technical Certification fee - \$3,817.00  
 Inspection fee - \$4,713.00  
 Code Compliance Certificate - \$241.00  
 Accreditation Levy - \$621.00  
 BRANZ Levy - \$3,400.00  
 Dept of Building & Housing Levy - \$5,943.00

**The Need** – What need is there for your project, programme or service?

We have a strong track record of providing programmes and services that are well utilised by the community. Young people and their whanau vote with their feet. This year on our existing site we

made contact with 6,600 people across the site. They came through our door seeking advice, support, intervention, information, a programme, an event and whanaungatanga. With such a broad spectrum of needs in our community, we have worked hard to link whanau into the right service and approach these needs with a high collaboration type model.

When planning the new centre we met face to face with a range of organisations, groups and individuals. We randomly surveyed 100 members of the local community and also met and surveyed the current uses of our site and services.

Our questions focused on the gaps and needs in the community, what we would provide in our new facility in terms of the buildings, outdoors spaces and appropriate services and how we can best serve the community. See attached survey results in the feasibility study.

After we have settled in the new site we will continue to engage our community to evaluate how well we did, did we do what we said we would do and is it making any difference. We believe this will also highlight some unexpected outcomes.

We will run a community "Open Day" allowing for a wide range of people to visit the site, create a forum on the day to give feedback on the design, facilities and services. This will also give opportunity for community to feedback thoughts regarding gaps and new or other ideas.

We will have the benefit of being able to compare data from our old site with the new site. This will show us whether:

- We have increased our community reach.
- Increased the number of users of our site and services.
- The amount of Organisations utilising the site has grown and developed.
- The community see us as a key part of the community.

### **The Impact – What difference will your project make?**

We believe we can build on our current successes and our ability to make a difference.

We expect to see collaborative delivery of services that support our whanau in the areas of gaining employment, education and social services. We will see an increased participation in healthy lifestyle choices and pro-social activities.

Through the process of community development we hope to see more people from the community taking responsibility, ownership and a leading role in the day to day things that matter most for their community.

We see an increased level of volunteerism from members of the public who are keen to give back in a meaningful way.

As whanau connect with the centre and those that are based there, they will discover new opportunities and options which lead to a better sense of hope for the future, they will find purpose in their day and their fit in the community.

We will have a site that is purpose built for the community, a facility that is around for the long haul, that provides stability for users from the community, as the organisation is self-determining and is not at the mercy of a landlord and the ever increasing leasing costs.

We expect to foster better collaboration between a wider range of organisations due to the increased size of the site. This builds the collective capacity of Youth/Whanau services through targeted collaborative relationships. We also look forward to successfully transferring the current services and activities from the existing site to the new facility.

The successful model of support services under one roof that are easily accessible to the community. We expect to see a place that is well known to young people, their whanau and the wider community as a place that is friendly, has good people, and is a place to get support and movement forward from.

Our community will know they can walk in any time and receive a warm welcome and a timely response to their needs.

#### **Your Readiness – What controls and checks do you have in place to manage the funding?**

- Bennett & Associates prepared a feasibility study of the project and assisted in preparing the budget.
- Griffith & Associates have been engaged to assist with project management and quantity surveying.
- The Board approves the budget and any expenditure \$5000 over budget needs board approval for payment.
- Actual v Budget reports are prepared monthly for the board, with significant variances highlighted and explained.
- Cashflow is regularly monitored, adjusted and reported.
- Te Ora Hou has an electronic accounting system suitable for the size and complexity of the organisation.
- Appropriate internal controls are in place for managing creditor payments. Invoices are matched to quotes and invoices reconciled to statements. There is separation of duties when preparing payments, checking payments and authorising payments.
- Independent financial advice is sought when required.
- Te Ora Hou is independently audited annually by Orbit Audits/Plus Chartered Accountants.
- Te Ora Hou is regularly audited by the Ministry of Social Development.

#### **Your Readiness – Tell us about your team's structure and how you will manage the funding to achieve the outcome.**

- The Board has appointed an operations Manager in order to release our General Manager to oversee the building project.
- There is a Building Committee who meet regularly. The committee includes tradespeople, business owners, board members, the General Manager and the Operations Manager.
- Griffith & Associates have been engaged to assist with project management and quantity surveying.
- The Budget allows for a staged development, contingent on funding confirmation for each stage.

## **Collaboration – Who will you work with to deliver your project, programme or service?**

### **COLLABORATIVE CONNECTIONS**

Te Ora Hou has a proven track record of leading collaboration, working together and above all sharing what we have with others. This same model we would like to transfer to the new site.

Over the past 18 years, Te Ora Hou has been instrumental in the establishment and leading of the Pulse, a collective of both Government and community organisations operating under one roof. The objective of the Pulse has been to overcome the traditional barriers of inter-agency fragmentation, isolation and accessibility. The Pulse provides a range of services that meet the needs of the community. There are a number of organisations that are based at the Pulse permanently, and others that use the facilities on a regular basis.

There is strength in the collective, which ultimately makes interventions and the timeliness of interventions much more effective and efficient.

The Pulse supports, invites and develops a range of programmes, events and opportunities that deliver services, guidance and support to our community and whanau. Most of these we will transfer to the new site.

Currently some of these are:

#### **Services available for young children – 0 – 5 yrs**

- A wonderful childcare centre that caters for 0 – 5year olds, based at the top car park of The Pulse, it offers two areas of childcare, the under 2yr old area and the over 2yr old area.
- Support for parents to become actively involved with their 3 -5yr olds through active play, reading and home based education.
- Coffee group for you and your baby, held here every Tuesday.
- Plunket – well child checks every Tuesday.
- Whanau workers that can work with whanau and children especially when issues arise, or whanau dynamics occur.
- A community playground with a small secure play area for children to play in.
- Linking whanau into 'Before School' checks.
- Pop-Up playgroup for babies/toddlers not enrolled in an ECE centre.
- Ear checks for high need ear problems.

#### **Services available for Young Parents**

- Support, empowerment and information around issues like domestic violence, abuse, poverty and wellbeing.
- Teen dads support and development.
- Pro-bono legal advice.
- Childbirth education classes designed specifically for teen parents.
- A residential home for young mums.
- Clothes, furniture and support for young parents and babies.
- Well Child checks.
- Link into counselling available to young adults.
- He Matariki – school for teen parents.

- Computer with access to the internet.
- Advocacy.

#### **Services available for Young People**

- Support, empowerment and information around issues like domestic violence, abuse, poverty and wellbeing.
- Work ready programme.
- Youth mentoring programmes for young girls aged 10 – 11.
- Youth mentoring programmes for young boys and girls aged 11 – 12yrs old.
- Youth mentoring programmes for girls aged 13 - 18.
- Youth mentoring programmes for boys aged 13-18.
- Free community holiday programmes for 13-18yr olds.
- School programmes at 2 high schools and 2 intermediate schools.
- Camps, Wananga and holiday programmes.
- Events.
- Full time education options for dis-engaged young people aged 9-13yrs.
- Leadership opportunities.
- Girls programme with a focus on leadership for 13 – 15yr olds.
- Bluelight camps and opportunities.
- Advocacy
- Support to stay in main stream education.

#### **Whanau services**

- Support, empowerment and information around issues like domestic violence, abuse, poverty and wellbeing.
- Pro-bono legal advice available.
- Looking for work and on the benefit – support person on site.
- If you have a community services card – advice and some treatments options available for your pets.
- Link into counselling available to adults.
- Parenting programmes.
- Support and information on services available in Whangarei.
- Social work services available.
- Advocacy.
- Food bank.

#### **Fun stuff @ The Pulse**

- Small playground for children.
- Huge field for sports groups, mates and whanau.
- 3 x courts – netball, basketball, padder tennis, 4 x way volleyball, workout.
- Events throughout the year e.g.: Children's Day, Christmas in the Valley, holiday programmes, youth week etc.
- A warm friendly reception where you can access computer, internet, phone and information.
- Weekly community yoga classes.
- Community Kapa Haka group.
- A very welcoming church group on Sundays, for anyone from the community to attend.
- Samoan cultural group, monthly practices.

#### **More services**

- D-tag is contracted by the Whangarei District Council to deliver graffiti removal services

- Praxis – training and development of Youth Workers in Whangarei
- Co-ordination of the Whangarei Youth Network, 132 youth sector participants, for the last 11 x years
- Pro-bono lawyer
- SPCA
- Fresh Food Collective – delivering cheap, local produce to whanau
- Blue light
- A range of rooms that can be used for hui, training or functions

**Organisations that have been connected and/or are regular users of our current site**

ACC	Manaia View School	Regent Training Centre
Anglican Care Services	Mary Immaculate Church	Rubicon
AraTaiohi	Ministry of Education	Salvation Army
B4 School Checks	Mobile Ear Clinic	Sew Good
Barnardos	NDHB	Siva Group
Bluelight	Nga Ara Tonui	SPCA
C3 – Kapa Haka Group	Nga Here Ward	Sport Northland
Calvary Church	Nga Puawai Ora	Te Kura
Career Services	Ngati Hau	Te Kura Kaupapa o Te Rawhiti Roa
Family Works	Ngati Hine Health Trust	Te Mata o Mua
Feed the Kids	Noela Fidow	Te Wananga o Aotearoa
Food Rescue Northland	NorthTec	Tikipunga High School
Forestry Course	NZ Police	Urutapu
Fresh Food Collective	Oranga Tamariki	Whangarei Budget Service
God's First Love	Otaika Eagles	Whangarei District Council
Hippy Parenting Programme	Otangarei Primary	Whangarei Girls High School

Incredible Years Parenting Programme	Otangarei Youth Sport & Recreation Centre	Whangarei Mobile Library
Ki a Ora Ngati Wai	Parawhau Trust	Whangarei Youth Network
Krump Group	Parents Inc - Toolbox Parenting	Whangarei Youth Space
Learning Works	People Potential	Work & Income NZ
Legacy	Plunket	Yoga
Lowie group	Pop Up Playgroup	Feed the Kids
Manaia PHO	Praxis	Yummy Mummies Coffee Group

#### **Your Approach – How do you demonstrate value for money and the impact of your work?**

Our focus is on community connectedness. We promote interdependence, belonging, participation, respect, sharing, acceptance of others and a sense of pride and identity. These we believe are the characteristics of a strong and healthy community.

We aim to engage with communities in ways that enable community ownership of the change process aiming to build the capacity of community, rather than the rescuing or doing things for them model.

Creating urban green spaces and outdoor facilities that can be accessed by community e.g. fields, hard courts. Mauri ora is impacted by providing urban residents with spaces for physical or recreational activity, positive social interaction, sociocultural activity or simply therapeutic quiet space.

#### **Your Approach – How does your project, programme or service meet best practice and is it evidence based?**

Our youth workers are trained and Qualified and work under the principles of the Youth Development Strategy Aotearoa and the National Youth Workers Code of Ethics.

Our social workers are qualified and are all registered under ANZASW (Aoteroa New Zealand Association Of Social Workers) as well as registered with the Social Workers Registration Board.

We are a Level One and Two accredited provider with Ministry of Social Development. which includes undergoing 6 monthly audits on our practice and systems.

Sharing of resources, collaborating with others and co-locating under one roof has proven over the years to be one of the most effective way of working with young people and their families. This reduces duplication of services, better communication, timelines that better support the here and now, and a co ordinated response.

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#### Section 4: Project Budget

Provide a full list of your project income, fundraising and expenses. If your budget is detailed, provide a summary below and attach your budget separately.

Are you registered for GST?	<input type="checkbox"/> No – <i>include</i> GST where applicable	
	<input type="checkbox"/> Yes – <i>exclude</i> GST from your budget	
GST number		

(A) Project income/contributions	Amount
Other grants – Applications in process (to be confirmed)	\$1,880,000.00
Own contribution / fundraising	\$2,555,260.00
Other income (e.g. ticket sales)	\$
Private Donors	\$401,000.00
Private Trusts	\$600,000.00
	\$
<b>(A) Total income expected</b>	<b>\$5,436,260.00</b>

<b>In-kind support – please list</b> <i>e.g. volunteer numbers, estimated hours of work, plus any donated materials, equipment etc.</i>	
<b>Volunteer Numbers: 30      Estimated Hours Work: 2400</b>	
<b>(B) Total project costs</b> Include all your project costs. <i>e.g. materials, venue hire, promotion,</i>	

<i>equipment hire, personnel costs. For items over \$500, please attach quotes.</i>	
Capital Development Costs	\$626,480.00
Civil Works	\$1,012,646.00
Construction costs – Rec Centre, community centre, meeting spaces	\$3,953,091.00
	\$
	\$
	\$
	\$
<b>(B) Total expenses expected</b>	<b>\$5,592,217.00</b>
<b>(C) Income less expenses</b>	<b>\$-155,957.00</b>

### **Declaration**

**On submitting this application for funding, you have deemed acceptance of these terms and conditions.**

I declare that I have the consent of the group/organisation to make this application and provide these details.

I declare that the information supplied here is correct.

If the application is successful, I/we agree to:

- provide a tax invoice to Whangarei District Council for the amount of the grant within two months of being advised. I understand that grant payments will only be made to a bank account in the name of the applicant group or the umbrella group as appropriate.
- acknowledge Whangarei District Council in all publicity
- spend the grant on the purpose for which the application was made within 12 months of funding being approved
- return any unspent money to Whangarei District Council if the event is completed under budget
- meet any additional terms and conditions that may be set by Whangarei District Council
- acknowledge that we will be liable to return any monies granted should any breach of the above conditions occur
- submit a Grant Report within two months of the completion of the project to Whangarei District Council
- keep all invoices and receipts accounting for the full amount of the grant, and provide these if requested.

I/we consent to the Whangarei District Council recording the personal contact details provided in this application, and using this to send me community funding related information. I understand I can opt out anytime.

I/we understand that my name and/or the name of my group/organisation and brief details about the project/event may be released to the media or appear in publicity material.

I/we understand that we have the right to have access to this information held by Council. This consent is given under the Privacy Act 1993.

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### **Submitting your application**

Send your application and any supporting material to [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz). You can also drop it in to us at Forum North or Walton Plaza, or post it to us at:

Attention: Community Funding  
Whangarei District Council  
Private Bag 9023  
Whangarei 0148

We will acknowledge receipt of your application by email. If you don't hear from us within 7 days, please call 430-4200 to check we have received it.

Most funding decisions are advised 6 weeks after the funding round closes.

# **FUNDING OF RELOCATION TO TIKIPUNGA**

Funds in bank	1,400,000.00	
Proposed funds from sale of property		
* <i>Weaver Street (based on sale at \$875k)</i>	700,000.00	
* <i>Murdoch Crescent (based on sale at \$458k)</i>	455,260.00	2,555,260.00
Proposed funds from external funders:		
* <i>Foundation North</i>	1,200,000.00	
* <i>Lottery NZ</i>	600,000.00	
* <i>Provincial Growth Fund - Shane Jones</i>		
* <i>Te Puni Kokiri</i>	80,000.00	1,880,000.00
Proposed philanthropic funders:		
* <i>Land purchase - private donor</i>	400,000.00	
* <i>Private Trust</i>	600,000.00	
* <i>Anonymous benefactor</i>	1,000.00	1,001,000.00
<b>Total Income</b>	<b>5,436,260.00</b>	<b>\$ 5,436,260.00</b>

<b>EXPENSES</b>		
<b><i>Capital development costs</i></b>		
Capital development costs	78,000.00	
Remaining design fees - Coresteel	51,000.00	
Tiki Trust for land purchase	400,000.00	
Building consents / levies	94,980.00	
Remaining PM fees - Griffiths	2,500.00	626,480.00
<b><i>Civil works</i></b>		
Civil works inspections - Base Group	6,000.00	
Stormwater drainage to neighbouring property	20,000.00	
Robinsons for civil works	986,646.10	1,012,646.10
<b><i>Construction costs</i></b>		
Coresteel build for administration	1,504,000.00	
Coresteel build for gymnasium	1,611,400.00	
Contingency for build projects	311,540.00	
Prefab relocation and refurb	144,000.00	
Decking and awnings to prefabs	50,000.00	
ICT cabling/hardware	50,000.00	
Alarm system	20,500.00	
Storage sheds	70,000.00	
Landscaping	100,000.00	
Fit-out	20,000.00	
Security and camera system	17,651.00	
Extra lighting for around site	10,000.00	
Northpower connection	20,000.00	
Fire alarm system to admin (not in CS quote)	24,000.00	3,953,091.00
<b>Total expenditure</b>		<b>\$ 5,592,217.10</b>
<b>Deficit</b>	<b>-\$</b>	<b>155,957.10</b>



**WHANGAREI  
DISTRICT COUNCIL**

Forum North, Private Bag 9023  
Whangarei 0148, New Zealand  
Telephone: +64 9 430 4200  
Facsimile: +64 9 438 7632  
Email: [mailroom@wdc.govt.nz](mailto:mailroom@wdc.govt.nz)  
Website: [www.wdc.govt.nz](http://www.wdc.govt.nz)

## Office of the Mayor

21 August 2018

To Whom It May Concern  
c/o Te Ora Hou

[ldavis@teorahou.org.nz](mailto:ldavis@teorahou.org.nz)

Tēnā koutou,

### **Support for Te Ora Hou funding application**

As Mayor of Whangārei, it gives me great pleasure to write in support of Te Ora Hou, to help fund the construction of their new purpose-built facility in Whangārei.

Te Ora Hou is proposing to build a modern multi-purpose facility which will become a centre point for young people, whanau and the wider community. The new centre will bring together a number of support services, benefiting the wider Whangārei community by providing those in need with a place and a community, and by promoting and facilitating valuable educational, recreational, developmental, health, employment and social support programmes.

As a former Trustee of The Pulse (where Te Ora Hou are currently based) for a number of years, I developed a high level of respect for this organisation. It became clear to me that the work done through Te Ora Hou has a direct impact on the wellbeing of our community, with a ripple effect throughout our District.

I believe that the construction of this new facility will provide a much-needed base for a collection of high-priority services. The proposed location in Tikipunga will also benefit a growing community with complex needs, improving services in their community and enhancing and enriching the wider district.

Currently, Te Ora Hou is in need of further funding to complete the construction of their new centre. There is no other facility meeting these particular and important needs in our District. I therefore fully endorse any application for funding of Te Ora Hou and hope it meets with success.

Ngā mihi,

**Sheryl Mai**  
Mayor of Whangareia



Enriching lives through sport



SPORT  
NEW ZEALAND

**ASB**

ACC  
Chill Technology Ltd  
Conbrio  
Dudley & Dennis Signs  
Educare  
Fireco  
Fullers Great Sights  
Jennian Homes  
More FM  
NorthCloud  
Pacific Motor Group  
Ray White  
ThermaTech  
Top Energy Ltd

Dargaville Veterinary Centre  
Hot Printz  
JOP  
Pak'nSave  
Silver Fern Farms  
Sutherland Security  
The Northern Advocate  
Whangarei Aquatic Centre

Foundation North  
Oxford Sports Trust  
Lion Foundation  
Pub Charity  
The Southern Trust  
Far North District Council  
Kaipara District Council  
Whangarei District Council  
Ministry of Social Development  
Northland DHB  
Northland Foundation  
Northland Regional Council  
Northland Secondary Schools  
Water Safety NZ

10 September 2018

Lou Davis  
General Manager  
Te Ora Hou Northland  
PO Box 1136  
WHANGAREI

Kia ora Lou

### Letter of Support

On behalf of Sport Northland, I am writing in support of your organisation's plans to relocate your current operation to a new multi-purpose facility in Tikipunga.

Sport Northland views Te Ora Hou as a credible and well run organisation and whole heartedly supports their funding application for their new site and building project.

A multi-use community facility that is universally accessible will greatly benefit the wider community. It demonstrates strength in cross-community collaboration where everyone can have a place to nurture and create possibilities for our whanau and wider community. In addition, it will support Sport Northland's kaupapa of 'enriching lives through sport and recreation'.

Finally, we wish Te Ora Hou all the best with their funding applications and with their planning for this wonderful facility.

Nga mihi

**Brent Eastwood**  
**CHIEF EXECUTIVE**



24 August 2018

To Whom It May Concern

**Te Ora Hou, Northland**

I am pleased, as Chief Executive of the Northland District Health Board, to provide this letter of support in relation to Te Ora Hou who are relocating its services to a site in Tikipunga, Whangarei. This relocation has come about due to the site at which Te Ora Hou is currently located being required by the Ministry of Education for future disposal/development.

NDHB was a founding member of the current service/facility site in Raumanga called "The Pulse" along with Te Ora Hou and has worked in partnership with this provider to improve/enhance the outcomes of our tamariki and rangatahi in Whangarei. We have also worked collaboratively on services to the Teen Parent Unit as well as working together with all agencies on site in a more coordinated model of service delivery for youth. Te Ora Hou provides various youth based and social services and is a credible provider with whom we would be keen to work with in delivering services from this new site.

The developments being planned by Te Ora Hou can only benefit our most vulnerable children and youth in Whangarei and provide the community in which the proposed facility/ies is to be based with key opportunities for sport, education, community connectedness.

I wish them well in their endeavours.

Yours sincerely

**Dr Nick Chamberlain**  
Chief Executive

20<sup>th</sup> August 2018

To whom it may concern,

Thank-you for giving me the opportunity to support the building project Te Ora Hou is embarking on.

Te Ora Hou Whangarei has worked tirelessly for many years within the community. They have made a significant impact in Rāumangā and the wider Whangarei communities.

The building project Te Ora Hou is currently undertaking will be very welcome. I have no doubt that it will be successful and that Te Ora Hou will continue to work with the high level of professionalism they are known for.

I look forward to the continuation of my working relationship with Te Ora Hou and am excited for them and the community of Tikipunga, as they embark on this new direction.

If you have any questions please do not hesitate to contact me.

Noho ora mai,



Owen Thomas

Children's Team Regional Director  
Te Tai Tokerau.



21 August 2018

Lou Davis  
Te Ora Hou Northland  
PO Box 1136  
Whangarei

Tena Koe e Lou,

**Letter of Support – New Premises**

I was excited to read about the progress you are making on the development of new premises for Te Ora Hou, Northland. I am fully supportive of this project and wish you well in your funding requests.

The work Te Ora Hou does in our community is invaluable and the on-going need for suitable premises is paramount to its success.

The new site and building project's inclusion of community facilities for meetings, sports events and community health and social initiatives, will make the proposed development an asset for the local and wider community.

I wish you well in securing the funding you need to complete this project.

Yours sincerely

Eru Lyndon  
Regional Commissioner  
Ministry of Social Development

28 August 2018

To Whom It May Concern

I Have a Dream Charitable Trust is a Charity currently operating in the local Tikipunga community. We work with four local schools – Tikipunga High School, Tikipunga Primary School, Te Kura o Otangarei and Totara Grove Primary School. We currently work with over 600 children from Year 3 through to Year 9.

Our Navigators inspire and guide the children in their school years to help them achieve their dreams. Along the way we ensure our students have access to a wide range of resources whether it be social services, mentoring, trips and whanau engagement.

We are delighted to hear that Te Ora Hou will be moving location to a site very near our local schools. Both our own Organisation and Te Ora Hou are about supporting youth and to give them the best possible chance in life. We very much look forward to working even more closely with Te Ora Hou once they become "our neighbours".

The services Te Ora Hou provide to the youth of Northland directly compliment what I Have a Dream provides to the Tikipunga community. The proposal to move them into this area is a positive move meaning greater access for I Have a Dream to tap into Te Ora Hou resources and vice versa. There is no doubt that Te Ora Hou and I Have a Dream work with some of the same students therefore the move will ensure greater flexibility and efficiency around providing support.

The centre proposed facilitating recreational and social activities for our youth as well as other support programmes is a positive move for Tikipunga.

We wholeheartedly support Te Ora Hou in their move to their new site and look forward to working in partnership with them in the future.

Nga Mihi

Ant Backhouse -- CEO

**INSPIRING DREAMS, ENABLING FUTURES**  
for children growing up in material hardship

PO Box 314 | Whangarei | 0140 | [www.ihaveadream.org.nz](http://www.ihaveadream.org.nz)



05 September 2018

Lou DAVIS  
General Manager  
Te Ora Hou  
Email: [northland@teorahou.org.nz](mailto:northland@teorahou.org.nz)

Tena koe Lou

Te Ora Hou has asked New Zealand Police for a letter of support which we willingly give.

The work of Te Ora Hou Northland is essential in supporting young people and their whanau in Northland.

Police has worked closely with Te Ora Hou for many years, having based our Youth Development Officer at 'The Pulse', and we feel confident expressing our full support for the organisation and the work it does to facilitate social development and social change for young people and their whanau in the Whangarei area.


Te Ora Hou provides social and recreational activities, youth development, health, education, employment and social support programmes for 'at risk' young people and their whanau.

Through its work Te Ora Hou has demonstrated a great work ethic and a desire to better meet the needs of both young people, whanau and the wider community by providing social workers, youth workers, educators, counsellors and administrators.

Whilst their work aligns with Police goals to 'prevent crime and victimisation' and to 'deliver a more responsive community focused Police service', I also see their work as a positive step to address inter-generational harm.

Through this letter, we acknowledge the specific role Te Ora Hou has in helping Police create 'Safer Communities Together'. We will support them going forward.

Yours sincerely



Tony HILL  
Superintendent  
DISTRICT COMMANDER  
Northland

#### Northland District Headquarters

Whangarei Police Station, 88 Cameron Street, Private Bag 9016, Whangarei  
Telephone: 09 430 4500 [www.police.govt.nz](http://www.police.govt.nz)



# He Matariki

## Teen Parent School

Te Ora Hou Northland  
PO box 1136  
Whangarei

27 August 2018

### **To whom it may concern re: Te Ora Hou Northland Inc**

I am writing to express my support for Te Ora Hou Northland and their plans for the new building project and relocation of current services.

Te Ora Hou has played an integral role in supporting teen parents in Whangarei for almost twenty years. During this time the organisation has made a real difference in numerous young people's lives with positive outcomes through supporting them to engage in education and access the many services Te Ora Hou offers.

Te Ora Hou's long-standing commitment to supporting our young people was the driving force behind the establishment of He Mataariki School for Teen Parents. Over the years the organisation has provided many vital services and programmes at The Pulse to help to support young parents and their whanau. The highly skilled and caring team ensure practical support is readily available via the teen parent co-ordinator and social workers and other services and programmes such as teen parent accommodation, teen antenatal classes, teen dad support and early childcare education. The wrap around support provided by Te Ora Hou and access to safe and caring accommodation, childbirth and parenting education classes and an early childcare centre right next door, ensures young mothers have the best possible start in their parenting role and the opportunity to successfully complete their schooling.

With Te Ora Hou's focus on community development and social change and being responsive to the needs and issues facing youth, it is imperative that the organisation has the facilities, resources and capacity to continue to cater for the needs of young people; particularly our most vulnerable. A new purpose built multi-use facility will be of tremendous benefit not only to young people, but also their whanau and the wider community.

I fully support Te Ora Hou and applaud the wonderful work they do. It is a pleasure to support Te Ora Hou Northland in this exciting building venture that will provide such a valuable asset for the entire Whangarei community.

Nāku noa,

Terri Cunningham  
Manager

23 August 2018

To Whom It May Concern  
Te Ora Hou Northland Inc  
P O Box 1136  
Whangarei

Tēnā koe

**RE: LETTER OF SUPPORT FOR TE ORA HOU NORTHLAND INC**

Whangarei Youth Space Trust have had a long-standing relationship with Te Ora Hou and see the value and impact of their work across the community. We know how significant the Te Ora Hou contribution is to our taitamariki and whanau of Whangarei.

We support Te Ora Hou as a credible organisation and whole heartedly support their funding application for their new site and building project. A multi-use community facility that is universally accessible will greatly benefit the wider community. It demonstrates strength in cross community collaboration where everyone can have a place to nurture and create possibilities for our whanau and wider community.

There are never enough resources to help young people in their journey to adulthood. The new facility will be an asset to the community and will touch many lives. We look forward to continuing our collaboration with Te Ora Hou in their new amazing facility.

Whangarei Youth Space Trust fully endorses any application for funds for this initiative and wishes them every success with this venture.

Ngā mihi



Bernie Burrell  
**General Manager**  
WHANGAREI YOUTH SPACE TRUST



6<sup>th</sup> September 2018

RE: Support Letter for:

Te Ora Hou Northland Inc  
The Pulse  
Whaka Street Whangarei

This letter is written in support of Te Ora Hou Inc Whangarei,

Barnardos Whangarei work alongside vulnerable children and families helping them to access community supports and to set goals to help make positive changes for themselves and their children. Our team of social workers will visit families in their homes to meet with whānau and tamariki to assess immediate needs and begin working with them through the process of change.

Te ora Hou provides numerous supports and service agencies which are accessed by the families we work alongside, we have made numerous referrals to their services to support the families that we work with.

Barnardos have also worked alongside Te ora hou for many years on numerous events such as Children's Day and Christmas in the Valley.

Barnardos have utilized the unique community collaboration Te ora hou provides by leasing rooms to deliver services from their site in Raumanga. Hippy ,Home interaction Programme for children and the parents has been delivered from the Pulse for the past 5 years. We have developed a strong relationship with all the stakeholders at the Pulse who have fully supported the delivery of the programme and ensured the team based their have all their needs met.

We look forward to an ongoing relationship with Te ora hou and would hope that we can continue to have an office in their new site.

Yours sincerely

Shirley Drake  
Service Manager



04 September 2018

Lou Davis  
Te Ora Hou Northland  
P O Box 1136  
Whangarei



**Ngā Ara Tōnui**

Re: Letter of Support.

Tēnā Koe Lou,

I am writing in support of Te Ora Hou Northland's proposed new site and building project.

I have worked alongside Te Ora Hou Northland for the last six years as a tenant of The Pulse. My work is in employment and training services for 18-24 year olds in receipt of a Work and Income benefit. I was first attracted to having a base at The Pulse because of the other support services on site and have now seen first hand the work that they do to reducing barriers to wellness for some of those most vulnerable in our community.

Due to its convenient location, I see the the new site in Tikipunga making a range of services more accessible as well as making positive connections to the wider community. With my services increasing the proposed site would allow me to base all my workshops on the one site (Classroom facilitation and recreational activities). Having other services targeted towards youth and whanau onsite will allow a cooperative holistic approach for clients in my service.

I fully support Te Ora Hou Northland's proposed new site and building project and look forward to a future alongside you on your new site.

Mauri ora.

Tawhana Terry  
Director  
Ngā Ara Tōnui – Successful Pathways Ltd.  
021414171  
[Tawh.nal@xtra.co.nz](mailto:Tawh.nal@xtra.co.nz)



Pehiaweri Maori Church & Marae  
PO Box 7107  
Tikipunga  
Whangarei 0144

10 September 2018

To whom it may concern

Tēnā koutou,

It is our honour and pleasure to write in support of Te Ora Hou

We are a marae located on the fringes of Whangārei at Glenbervie.

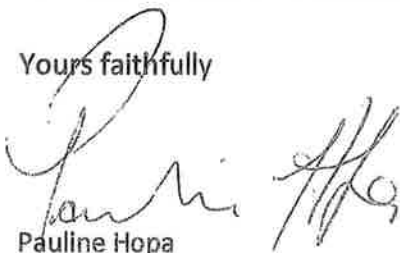
*Parihaka te maunga  
Hātea te awa  
Pehiaweri te marae  
Ngāti Hau te Hapū*

We write today to acknowledge our ongoing relationship with Te Ora Hou and their continuing endeavours to provide excellent youth education, activity and leadership for the tamariki of our community.

We have been able to observe firsthand the gains that Te Ora Hou have achieved and the energetic input to Northland they have brought. On behalf of the marae we encourage the mahi of Te Ora Hou going forward and their proposed relocation to Tikipunga. We are excited at their vision for the future and believe their presence in our area will enable our effective collaboration.

This letter serves to articulate our support for Te Ora Hou, staff and management.

Yours faithfully

  
Pauline Hopa  
Chairperson

12 September 2018

Te Ora Hou Northland  
PO Box 1136  
Whangarei

This letter is to support the relocation of Te Ora Hou Northland NZ and to acknowledge them as a credible organisation within the Te Taitokerau community.

Te Ora Hou Northland NZ is a long-standing organisation that has made a positive difference in the lives of young people and whanau they have engaged with. They currently plan to build a multi use community facility, which will house other community organisations and which caters to the needs of young people, whanau and community.

We wish Te Ora Hou Northland NZ well in their endeavours.

Mauri ora



Ngaire Wycliffe  
Practice Leader

27<sup>th</sup> August 2018



To Whom It May Concern

Re Te Ora Hou Northland Letter Of Support

I consider it a great privilege to write this letter to support the funding of the proposed facilities on the new site which Te Ora Hou has purchased.

On a personal level in my role as a past Chair of the Pulse Board, a position I held for over two years I was able to observe the commitment Lou as the General Manager had to lead and support his staff to ensure that Te Ora Hou provided high quality services to the community, whanau, tamariki and also connect positively with the variety of services that utilised the Pulse.

Because of uncertainty around funding and the future of the site the Board was dissolved. Te Ora Hou took over the Pulse and gained the agreement from the Ministry of Education, who own the land to continue to utilise the current buildings until June 2019. The pending closure of the Pulse in my opinion will be a huge loss as it is a hub that members of the community feel is a safe place to go.

Given that Te Ora Hou has a short timeframe before it needs to move it essential the organisation is given the support to make the planned new site and facilities a reality. It is the coming together of a variety of organisations which allows those who are working in an increasingly demanding social sector become aware of what is available and who is best placed to work with particular whanau and their tamariki and mokopuna and how the workers can be best supported.

One of Te Ora Hou Northland strengths has been the work it has done with youth many of whom have experienced difficult life events such as exposure to abuse, household dysfunction, mental health issues and so are vulnerable to poor health, truancy, lack of education, drug and alcohol abuse and at worst suicide or self harm which is a huge issue in the North. The opportunity for these young people being able to access a wide range of services and gain the support they need is vital if we are to ensure that these vulnerable young people can see there is a future that they can be part of.

The population in the Whangarei area is growing which can be considered a positive but alongside the positive aspect of the growth are the concerns associated with many of those who leave Auckland and bring with them an increasing number of social problems. These can range from lack of suitable housing, financial difficulties, lack of employment and not knowing how to gain support which in turn can result in drug and alcohol abuse, violence and mental health issues.

TAMARIKI TE TUATAHI  
OUR CHILDREN FIRST



Genesis Centre  
16 Mair Street, Whangarei 0145  
PO Box 8092, Kensington, Whangarei 0145  
Ph: 09 437 6729 Fax: 09 437 6759  
[www.familyworks.org.nz](http://www.familyworks.org.nz)

Given Te Ora Hou Northland has already proved itself as a credible organisation that not only provides professional and high quality services to its clients, it has the ability to successfully co-ordinate and co-operate with a range of community services as evidenced by being responsible for the management of the Pulse.

Our organisation, Family Works Northern (Whangarei) strongly support Te Ora Hou Northland's concept and plan and would welcome the opportunity to be part of this in the future.

A handwritten signature in blue ink that reads "Margie Matthews". The signature is written in a cursive, flowing style.

**Margie Matthews**  
**Service Manager Family Works Northern (Whangarei)**

## PROJECT PLAN

# TE ORA HOU NORTHLAND INC.

January 2019

Te Ora Hou Northland is a Kaupapa Māori Organisation and a community of workers who are committed to journeying with young people and their whanau who are often navigating complex and challenging times. This regularly includes a population of young Māori and their whanau who are disconnected and facing significant life challenges. The aim of the Organisation is to disrupt negative cycles and create positive futures by developing strong relationships and reconnecting young people and their whanau back into villages of support, which include people from their Whanau, Hapu, Iwi, school, peer group and community.

In 2017, Te Ora Hou Northland received notification from the Ministry of Education that the school site they currently occupied was earmarked for disposal. The Ministry of Education have given the Organisation a further two years at the present site to allow time to make a smooth transition of its current services and programmes to a new facility.

## PROJECT CONSULTATION & EXPECTED BENEFITS

Te Ora Hou Northland has purchased 6 acres in Tikipunga, Whangārei and have made the decision to purpose build and re-locate its existing services.

Over the past year the Organisation has been consulting with users of the current site, practitioners and parts of the wider community regarding the best use of the new site. Based on consultation and feedback received, we have developed a series of design plans with a focus on maximum benefits to the community by creating a **multi-purpose community centre**.

## OBJECTIVES

- ✓ To establish a multi-purpose community centre
- ✓ To enable and lead social change for young people and their whanau
- ✓ To re-create a collaborative space where both Government and Non-Government agencies can co-exist for the benefit of young people and their whanau

## SCOPE

The project will consist of the construction of purpose built **office spaces, community meeting rooms and a recreation centre**. It will also involve the re-location of prefab type buildings to further cater for **community stakeholders and providers**.

The new site will include buildings which will provide office and working spaces for community social workers, youth workers, educators, support workers and administrators. The design also allows for a number of different sized meeting rooms - the smallest catering for approximately 10, through to a fully self-contained conference room that caters for up to 100 people. We have also allowed for the relocation of up to 10 prefab type buildings. These will be utilised for our education pods for young people aged 9-13 years who are unable to attend mainstream schooling, employment programmes, community stakeholders and other providers.

The new site will also include a residential home for teen mothers and their children. Accommodation and support for pregnant or parenting mums in a safe and caring environment.

A new and exciting part of the build includes a purpose built community recreation centre allowing for a wide range of gatherings and sporting events, including community health and pro-social recreation initiatives.

The site itself will be landscaped in a way that presents an environment that is peaceful, relaxed and welcoming for whanau and community who use the site. There will be a flat grassed area, approximately the size of a rugby field, with two hard courts for outdoor netball and basketball able to be accessed after hours and on weekends. The site has been planned and designed to be a real asset to the local and wider community.



Community  
spaces & meeting  
rooms



Gymnasium



Outdoor courts



Playing fields



Conference room

## PROJECT BUDGET

**\$5,592,217.00**

### PRE-BUILD

Purchase of land	\$400,000
Capital development costs	\$80,500
Consents / levies	\$94,980
Project management fees	\$51,000
<b>Total:</b>	<b>\$626,480</b>

### BUILDING STAGES

Stage 1 – prefabs/civil works	\$1,226,646
Stage 2 – community centre	\$1,654,400
Stage 3 – gym / landscaping	\$1,942,540
Fit-out / ICT / security	\$142,151
<b>Total:</b>	<b>\$4,965,737</b>

## PROJECT TEAM

---



### **Coresteel**

**Joel Taylor** – Builder

w: <https://coresteel.co.nz/>



### **Griffiths & Associates**

**Kelly Haora** – Project Manager

w: <https://www.griffithsandassociates.co.nz/>



### **Robinson Asphalts**

**Tom Taylor** – Project Manager

w: <https://www.griffithsandassociates.co.nz/>



### **Te Ora Hou Northland**

**Lou Davis** – Organisational Project Lead

## PROJECT MILESTONES

---

### **Phase 1 • Feb 2019 – May 2019**

Re-location of prefabs and beginning of earthworks

### **Phase 2 • April 2019 – June 2019**

Building of community centre and meeting rooms

### **Phase 3 • July 2019 – Nov 2019**

Building of gymnasium and landscaping

# PROJECT TIMELINE

## He Punga Project

▼ Funding	82%		Start	Due
Enquire of Private Trust for funding	100%		Nov 26, 2018	Friday
Research other funding options	70%		Nov 1, 2018	May 31, 2019
► Foundation North application	90%			
Lodge application	<input checked="" type="checkbox"/>		Oct 1, 2018	Oct 1, 2018
Funding approved	<input type="checkbox"/>		Mar 25, 2019	Mar 25, 2019
▼ Feasibility study	100%			
Finalise content	100%		Sep 12, 2018	Sep 19, 2018
Select photos to be used	100%		Sep 12, 2018	Sep 19, 2018
Proof and edit document	100%		Sep 13, 2018	Sep 20, 2018
Determine final layout	100%		Sep 14, 2018	Sep 21, 2018
Complete feasibility study	100%		Sep 19, 2018	Sep 21, 2018
▼ Add appendices	100%			
Capital & operational budget	100%		Sep 14, 2018	Sep 21, 2018
Building plans	100%		Sep 14, 2018	Sep 21, 2018
Tiki info from WDC	100%		Sep 14, 2018	Sep 21, 2018
Raumanga info from WDC	100%		Sep 14, 2018	Sep 21, 2018
▼ Lottery funding application	75%			
Prepare Lottery application	60%		Jan 16, 2019	Mar 8, 2019
Gather necessary documentation	70%		Jan 16, 2019	Mar 8, 2019
Gather letters of support	100%		Jan 16, 2019	Mar 8, 2019
Lodge Application	<input type="checkbox"/>		Mar 11, 2019	Mar 11, 2019
Funding approved	<input type="checkbox"/>		Jun 4, 2019	Jun 4, 2019
⊕ Task   Milestone   Group of Tasks				
▼ Planning	94%		Start	Due
Finalise all building plans	100%		Sep 7, 2018	Sep 14, 2018
Finalise price to build	95%		Sep 7, 2018	Mar 15, 2019
GAP analysis completed for project	100%		Oct 1, 2018	Nov 2, 2018
Structure & architectural drawings complete	90%		Oct 15, 2018	Mar 8, 2019
Signed builder's contract	<input type="checkbox"/>		Mar 22, 2019	Mar 22, 2019
Civil works design plan completed	100%		Sep 24, 2018	Nov 2, 2018
Civil works tender process undertaken	100%		Nov 5, 2018	Dec 14, 2018
Selection of civil works contractor	100%		Dec 17, 2018	Dec 21, 2018
Lodge Building Consent	<input type="checkbox"/>		Mar 22, 2019	Mar 22, 2019
Building consent approved	<input type="checkbox"/>		Apr 26, 2019	Apr 26, 2019
Project Manager appointed	100%		Oct 12, 2018	Oct 12, 2018

### ▼ Construction

71%

Start

Due

Relocate prefabs

0%



Apr 1, 2019

Nov 1, 2019

Refurbishment of prefabs

0%



May 5, 2019

Nov 1, 2019

Civil works to start

0%



Feb 7, 2019

Jun 21, 2019

Office building to commence

☐



May 6, 2019

May 6, 2019

Gymnasium building to commence

☐



Jul 1, 2019

Jul 1, 2019

### ▼ Community Engagement

89%

Consultation with community groups

80%



Mar 1, 2018

Jul 1, 2019

Consultation with Govt agencies

90%



Aug 1, 2018

Jul 1, 2019

Consultation with individuals

90%



Mar 1, 2018

Jul 1, 2019

Project presentations to community

90%



Mar 1, 2018

Jul 1, 2019

Stakeholder approval

100%



Mar 1, 2018

Dec 21, 2018

# MONITORING, EVALUATION & COMMUNICATIONS

- A Project Lead has been appointed by the Organisation to oversee aspects of planning and progress, to analyse the nature of delays and to optimise the execution of the project in each phase.
- In conjunction with the Project Lead, the Organisation's financial controller is responsible for the monitoring of financial expenditures and providing financial reports, as and when required
- The Project Manager will monitor and report directly to the Organisational Project Lead on the progress of construction
- An internal team has been brought together to assist and support the Project Lead in all aspects of the project, as required

Stakeholder	Control	Purpose	Frequency	Responsible
Funders	Progress status report	To monitor progress and achievement of outcome/s	As determined by contract	Organisational Project Lead
Project Manager	Detailed project plan with finances	To agree on involvement for project, key milestones, overall budget	When first draft of planning process is completed	Organisational Project Lead
	Change to scope report	Changes to the scope of the project are reported and approved	As required	Project Manager / Organisational Project Lead
Organisational Project Lead	Progress status report	To monitor progress and achievements of outcome/s and identify any changes / risks	Monthly	Project Manager
	Financial reports	To monitor project budget and identify any changes / risks	Monthly	Financial Controller
	Site inspections	To monitor progress and achievements of outcome/s and identify any changes / risks	As required	Organisational Project Lead / Project Manager
TOH Board / Internal team	Progress status report	Informed of progress of project	Monthly	Organisational Project Lead

# KEY RISKS

Risk ID	Risk description	Mitigation plan (what to do to avoid risk occurring)	Contingency plan (what to do if the risk occurs)	Impact (what the impact will be to the project if the risk occurs)	Likelihood of occurrence (high/medium/low)
1	Timelines not achieved	Robust time management plan	Re-negotiate new timeline with contractor	Increase to building cost	Medium
		Regular monitoring meetings for timelines	Negotiate extension of lease of current premises	Required to find alternative premises to operate from	
		Avoid changes to scope of project	Delay start of build	Possible loss of contractor	
		Engage PM to oversee project management	Prioritise keys aspects of building project – staged development	Delay in operating a fully functional community centre	
2	Not all funding options realised	Continue to investigate other streams of funding	Explore option of a staged development	Re-evaluate the scope of the project	Low
		Clear and regular communication with potential funders	Explore option of lending through Bank or private trust	Increase to operational budget to service lending	
			Re-negotiate pricing with contractors	Reduced capacity to fully realise project outcome	
3	Unavailability of contractors	Robust signed contract for service with contractor	Negotiate new contract with alternative contractors	Time delay to project	Low
		Regular contact with contractors to update them on progress	Re-negotiate timelines	Possible increase to project costs	



# Whangārei youth and family provider Te Ora Hou to build \$5.5m Tikipunga hub

11 Feb, 2019 7:00am  
3 minutes to read



Te Ora Hou general manager Lou Davis says the new hub will cost around \$5.5 million. Photo / John Stone

By: [Danica MacLean](#)

Danica MacLean is a reporter for the Northern Advocate

[danica.maclea@nzme.co.nz](mailto:danica.maclea@nzme.co.nz) [northernadvocat](#)

A \$5.5 million purpose-built facility for young people and their families, complete with a recreation centre, administration block and community meeting spaces, will be built in Tikipunga.

Te Ora Hou Northland, which had been looking for new premises since it was told it had to leave The Pulse in Raumanga in 2016, has bought two hectares of land from the Tikipunga Children's Home Trust.

About 50 people gathered on Friday for the blessing and turning of the sod at the site next to Alzheimers Northland on Corks Rd.

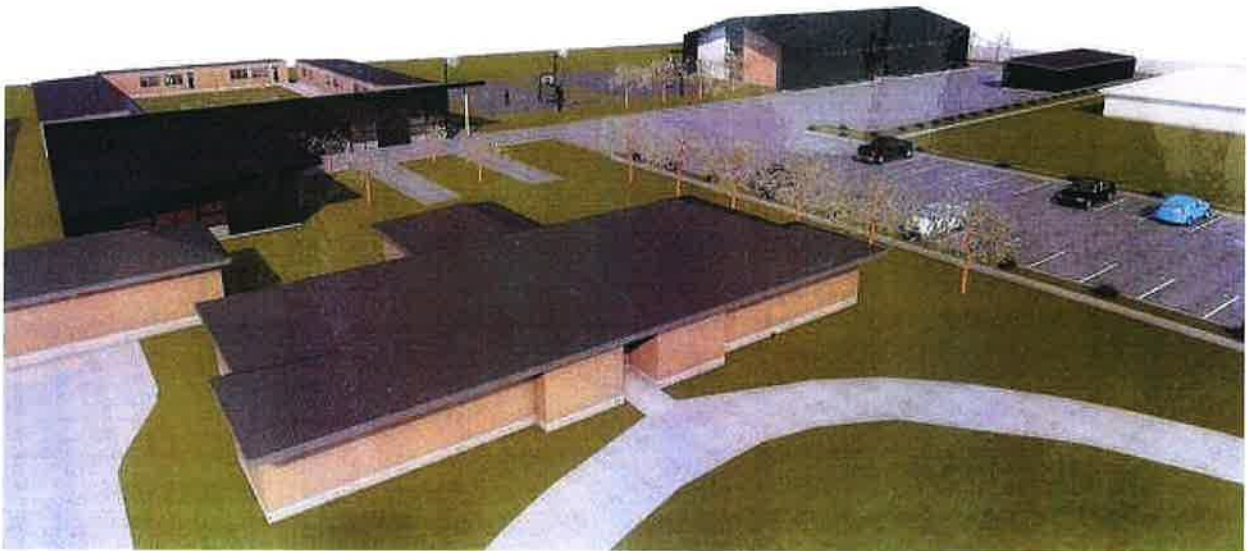
Te Ora Hou general manager Lou Davis said it was a wonderful day.

ADVERTISEMENT

"We're so excited about the future and in particular young people and families in Whangārei as we embark on this journey."

Davis acknowledged the vision for doing something for young people when the trust was established in the 1930s.

"The fact that it's still going now and I'm not sure they would have thought that far ahead, and that it's going to continue way beyond our time, what a cool legacy ... in that sense we only stand on the shoulders of those that have gone before us."



The plans for the site include community meeting rooms, a recreation centre and outdoor facilities.

He said it was a long road to get to this point and there were a lot of people involved.

Davis said it would be much more than just a building. "This will be a place working with a range of organisations to help young people find their place in our community."

He said a number of services and organisations from The Pulse would be coming onto the site with them.

"It's not just a Tikipunga thing, it's a centre for Whangārei."

Davis said young people and families found their way to The Pulse in Raumanga, adding that the second biggest group of people accessing The Pulse were those from Tikipunga.

He said young people were resourceful and when Te Ora Hou had asked people in Raumanga if they would come to the centre if it moved, they indicated they would.



Dave Coyne performs the blessing as part of the ceremony and sod turning for the new hub. Photo / John Stone

Davis said the funds has been raised by Te Ora Hou Northland, private trusts and individual donations. Te Ora Hou is also in the process of applying for grants from philanthropic organisations.

If everything went to plan, he hoped to have the project completed in October/November.

The Tikipunga Children's Home Trust presented Davis with an aerial photo of the site from the 50s.

Secretary Dave Reyburn said the trust was very supportive of the project.

"We think it's a very good progression from what the trust's been doing."

Te Ora Hou has operating in Whangārei for the past 38 years and has been the head tenant at The Pulse for 18 years.



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## FEASIBILITY STUDY

*Prepared by Knowledge Creation, April 2018*

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Ehara taku toa I te toa takitahi. He toa takatini  
*I didn't get here by myself, I got here by the help of others*

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## EXECUTIVE SUMMARY

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This feasibility study provides information regarding the intention of Te Ora Hou Northland to relocate existing services and build a multi-purpose community centre in Whangarei to enable and lead social change for young people and their whanau. This report is in support of an application to secure funding towards the construction and development of the multi-purpose community centre.

This proposal provides a summary of Te Ora Hou Northland as an organisation and describes their established and credible history as a whanau, youth and community provider. An overview of the organisational philosophy, aims and objectives are outlined and a comprehensive proposal is presented outlining the concept design, plan and layout. Within this proposal is a summary of demographic information which provides justification for the project and highlights the compelling and challenging issues that whanau and young people face in the Whangarei area. More importantly, this discussion will argue that this facility will be a catalyst for change for whanau and young people from this area.

Three needs assessment reviews were undertaken:

1. A community survey was conducted in the community of Tikipunga to understand the localised views and interests in establishing this new centre.
2. An organisational survey was circulated to 22 organisations to gather information regarding their use of services and their perspective in establishing a multi-purpose community centre.
3. A survey of current users of services was also undertaken to understand their views and whether they would continue to access these services if they were based in a different location.

The data from these surveys is presented and provides strong evidence to support this project.

A further organisational overview is shared to demonstrate the organisation's management skills and capacity taking into account a wide range of factors, including the organisation's qualifications and ability to run such a facility, the benefits of a multi-purpose centre to the community, the potential capital and operating costs involved and funding considerations. Financial costings and budgets are provided to show how the Centre will be managed as a successful and sustainable entity.

A conclusion is provided at the end of this report which includes a number of recommendations that may be considered in the context of the entire feasibility study.

## INTRODUCTION

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Te Ora Hou Northland is a Kaupapa Māori organisation and a community of workers who are committed to journeying with young people and their whanau who are often navigating complex and challenging times. This regularly includes a population of young Māori and their whanau who are disconnected and facing significant life challenges. The aim of the organisation is to disrupt negative cycles and create positive futures by developing strong relationships and reconnecting young people and their whanau back into villages of support, which include people from their whanau, hapu, iwi, school, peer group and community.

In 2017, Te Ora Hou Northland received notification from the Ministry of Education that the school site currently occupied was earmarked for disposal. The Ministry of Education have given the organisation a further two years at the present site to allow time to make a smooth transition of its current services and programmes to a new facility. Te Ora Hou Northland has purchased 6 acres in Tikipunga, Whangārei and have made the decision to purpose build and continue with existing services. Over the past year, the organisation has been consulting with users of the current site, practitioners and parts of the wider community regarding the best use of the new site. Based on consultation and feedback received, they have developed a series of design plans with a focus on maximum benefit to the community.

The new site will include buildings that provide offices and working spaces for community social workers, youth workers, educators, support workers and administrators. The design also allows for a number of different sized meeting rooms - the smallest catering for approximately 10, through to a fully self-contained conference room that caters for up to 100 people. They have also made allowance for the relocation of up to 10 prefabricated buildings. These will be utilised for education pods for young people aged 9-13 years who are unable to attend mainstream schooling, employment programmes, community stakeholders and other government and non-government providers.

The site will also include a fully supervised residential home for teen mothers and their children. Accommodation and support for pregnant or parenting mums in a safe and caring environment.

A new and exciting part of the build includes a purpose built community recreation centre allowing for a wide range of gatherings and sporting events, including community health and pro-social recreation initiatives.

The site itself will be landscaped in a way that presents an environment that is peaceful, relaxed and welcoming for whanau and community who use the site. There will be a flat grassed area, approximately the size of a rugby field, with two hard courts for outdoor netball and basketball accessible after hours and on weekends.

The site has been planned and designed to be a real asset to the local and wider community.

## TE ORA HOU NORTHLAND

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### Te Ora Hou Northland History

Te Ora Hou Northland Inc. began in 1981 and is currently based in the community of Raumanga a suburb of Whangarei, out of a former primary school that was closed in 1999. This organisation is an Incorporated Society that is affiliated to Te Ora Hou Aotearoa Incorporated – a national network of similar centres with branches throughout New Zealand.

### Te Ora Hou Northland Today

Te Ora Hou Northland has experienced both growth and change over recent years and as described in this document, will continue to do so during the next 5-10 years. This year, 2018 is pivotal for the organisation, and they are strongly positioning the organisation to manage planned diversity, consolidate business practices and manage sustainability strategies.

Te Ora Hou Northland delivers distinctive community focused projects.

Their clients are mainly young Maori (though not exclusively) who other mainstream agencies have not been successful with. They engage with a client base that is extremely marginalised, disenfranchised and 'disconnected' from family/whanau, their communities, their culture, their school. In many cases the only 'significant connection' is to their peer group. Within Te Ora Hou Northland, services to disadvantaged and marginalised young people and their whanau is a priority. Their clientele are



those who are vulnerable, oppressed or who have exceptional needs. Young people and whanau are marginalised in such areas as ethnicity, income, housing, physical and mental health and education.

Presenting problems include child abuse, criminal activity, poverty, pregnancy, family violence, relationship breakdown, drug/alcohol abuse and dependency, placement of children into care, support of the physically or mentally challenged, homelessness or the need for supportive accommodation. The varied work of Te Ora Hou Northland is 'pulled together' by visionary leadership, staff who are committed to young people and their whanau, and work within weekly small team and large team meetings, shared projects, connect forums to discuss and problem solve a range of issues, faith, a commitment to social justice, and models of practice that is flexible enough to be outworked by each project in its own unique way.

Te Ora Hou Northland currently provides:

- Teenage parent services including a residential home
- Teen dad services
- Community development projects
- Teen parent intensive case workers
- Parent support and development programmes
- He Kaakano early childcare and education services

- Wrap-around social work services
- Youth work services, including group work and one to one mentoring
- D-Tag graffiti removal services
- Home visitation and support services
- Wananga, camps, outdoor programmes
- Education pods for youth aged 9-13 years
- School based mentoring
- The Pulse – Our Site (Heartlands)
- A range of other community projects and programmes.

### **Te Ora Hou Northland Expertise**

Te Ora Hou Northland has an established record of service delivery and has demonstrated their ability to manage and operate a facility of this size. The organisation has a strong background in the provision of a wide range of youth development and whanau support programmes in Whangarei since its establishment in 1981. Te Ora Hou Northland's pioneering and leadership of The Pulse provides strong evidence of their ability to manage such a project. Collectively, this shows that Te Ora Hou Northland provides a solid foundation of both credibility and experience.

Te Ora Hou Northland has a capable team with the necessary skills and expertise to manage the scale, financial support and risk factors involved in the proposed new Centre. With the appointment of the Project Manager and a supporting governance and operational management structure, the organisation is confident that it has the appropriately skilled people involved who can focus specifically on the areas of need where their professional and personal skills and connections can be most effectively utilised.

The Project Manager will oversee the implementation and construction phase of the project.

While having the background and experience on which to build, Te Ora Hou Northland recognise the scale of the proposed multi-purpose community centre from a design, fund-raising and construction phase and identify that the Project Manager's role is essential to the success of this project.

Te Ora Hou Northland will bring about:

- Collective and action based leadership and influence
- Community engagement and buy-in
- A coordinating and enabling 'backbone organisation'
- Whanau engagement and youth participation in the development of the project.
- Implementation of best practice whanau and youth development models and approaches

### **Te Ora Hou Northland has a growing record of achievements including:**

- Establishing and co-ordinating the Whangarei Youth Work Network for the past 10 years
- Setting up the Whangarei school for teen parents – He Mataariki
- Leading the establishment and running of the Whangarei Youth One Stop Shop (The Pulse)
- Leading, hosting and co-ordinating Children's Day celebrations with 43 organisations
- Providing early support as lead professionals during the establishment of the Whangarei Children's Team.

- A sound understanding of family violence issues that comes from a 38-year commitment to providing community services to young people and their whanau, particularly Maori, in Whangarei.
- An experienced group of staff committed to working with high risk and disconnected young people and their whanau.
- Its community development approach and style. They operate within a community development framework and work with whanau in their social and community contexts.
- Its commitment to working collaboratively with a range of government and community agencies (e.g. The Pulse) and whanau themselves and its partnerships with a range of services that are specifically dedicated to providing services to young people and their whanau that are flexible and accessible.
- Its location at 'The Pulse' in a community setting that is centrally based and accessible and 'youth and whanau friendly'.
- Its access to and development of a range of quality resources (including people) that enable group work, centre based and individual initiatives to work.
- Its sound financial management systems and external auditing processes.
- The fact that young people and their whanau voluntarily choose to access their services and invite them to journey with them.
- Their dedicated team of social workers provide wrap around support for young people and whanau who are facing family violence issues.



## Delivery of Quality Services

This organisation seeks to deliver quality services by:

- Regular conversations, consultation and feedback with clients and community.
- Involving wider whanau, hapu, iwi and community connections and resources to make wise decisions.
- Utilising an interactive model of reflective practice, which encourages the services and staff to make necessary adjustments and changes to programme delivery.
- Gathering anecdotal experiences and evidence that will inform and reinforce programme development and services.
- Ensuring qualified, experienced youth-friendly staff are employed.
- Providing resources for staff to ensure they can design, develop and deliver quality programmes and services.
- Prioritising safety and security.
- Creating an environment that is respectful, confidential and empowering.

## ORGANISATIONAL PHILOSOPHY

**Vision:**

Young people and whanau re-connected into sustainable, whole communities.

**Mission:**

*Calling a generation to a faith journey with Ihu Karaiti through: Adventurous mission; fighting for social justice; actively serving the community; and supporting young people to discover their God-given potential.*

**Aims:**

Rangatahi are the centre of their attention and their development is at the heart of their work.

They aim to:

- ✔ disrupt negative cycles and create positive futures by developing strong relationships and reconnecting young people and their whanau back into villages of support, which include affirming people from their whanau, hapu, iwi, school, peer group and community
- ✔ facilitate whanau development through community development initiatives and youth work training, support services and an authentic model of indigenous youth work practice
- ✔ build strong, responsible and courageous whanau and young people who will have the opportunity to grow with a strong sense of identity, purpose and realise their God-given potential, supported and nurtured by whanau and communities that are creative, loving and healthy

### Objectives:

Te Ora Hou Northland Inc. exists for the benefit of young people and their whanau and are committed to providing focused, practical and strategic actions to issues facing young people and their families through innovative projects and the formation of meaningful relationships. Each Te Ora Hou Northland project has arisen and evolved in direct response to the identified needs of young people in the community.



## Organisational Values (Our Mauri)

Te Ora Hou Northland as a kaupapa whanau has an articulated Mauri, a set of seven distinctives that describe the essence of who they are.

*Kia mana aki te Mauri o Te Ora Hou:*

### TANGATA WHENUA

We are indigenous to Aotearoa

### MAHI TIKA

We are committed to doing what is just

### AKONGA

We are committed to learning

### WAIKUATANGA

We are faith based

### WHANAUNGATANGA

We are committed to building long term, quality relationships

### RANGATAHI, WHANAU, HAPU

We are focused on young people in the context of their whanau and communities

### OHAOHA

We are committed to serving, generosity and volunteering

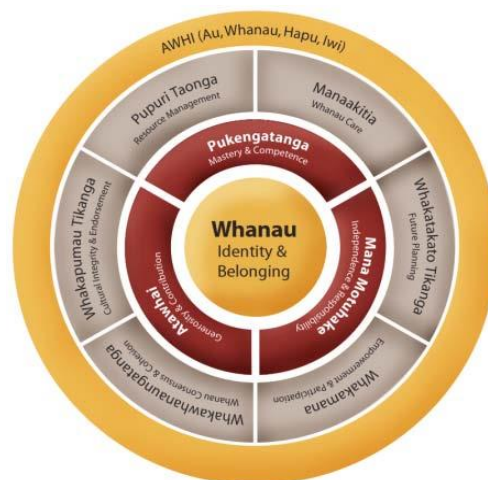
## MAIA: Te Ora Hou's model of practice

The emerging Te Ora Hou Model of Practice is known as MAIA. It is adapted from two independent conceptual frameworks for understanding indigenous people's health and development.

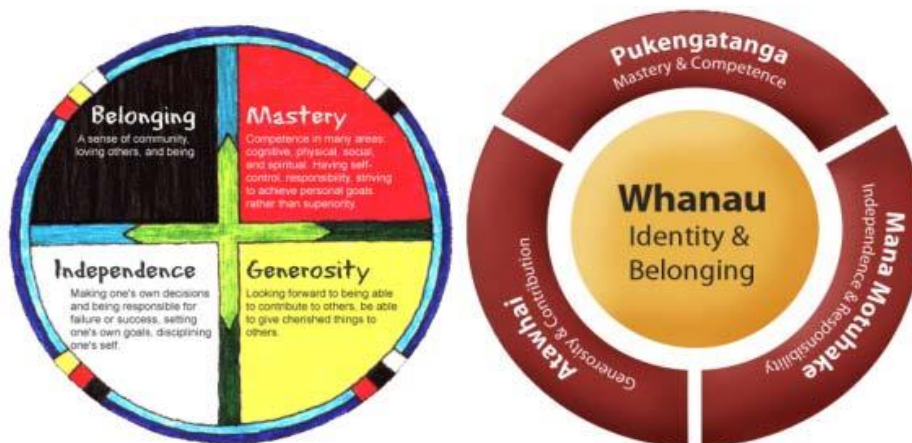
The **Circle of Courage** is attributed to Lakota Sioux traditions of the Medicine Wheel that has four key factors that are present for healthy transition of young people from childhood to adulthood: Belonging; Mastery; Independence and Generosity.

Professor Mason Durie's **Whanau Capacity** framework suggests six factors of a healthy whānau:

Manaakitanga; Whakawhanaungatanga; Whakatakoto Tikanga; Whakamana; Whakamau Tikanga and Pupuri Taonga.



These two models have been combined to provide a more comprehensive framework for rangatahi Māori as shown above.



### The Circle of Courage

The Circle of Courage is a model of positive youth development first described in the book *Reclaiming Youth at Risk*, co-authored by Larry Brendtro, Martin Brokenleg, and Steve Van Bockern. The model integrates Native American philosophies of child rearing, the heritage of early pioneers in education and youth work, and contemporary resilience research. The Circle of Courage is based in four universal growth needs of all children: belonging, mastery, independence, and generosity.

Te Ora Hou Northland and other organisations in Aotearoa have adapted these four factors using concepts from Te Ao Māori.

#### **Tuhonohono** (Identity, Belonging & Connection)

Rangatahi can say "I am loved, accepted and belong"

A sense of belonging is based on perceived similarities or commonalities within a group, the most significant groups to which one belongs are the smallest. Cultural, gender, class and age identities are important.

#### **Akonga** (Mastery, Giftedness & Competence)

Rangatahi can say "I can succeed"

A sense of achievement, a perception one is making progress in learning important and useful skills.

#### **Mana** (Maturity, Independence & Responsibility)

Rangatahi can say "I have the power to make decisions"

A sense of self and accepting responsibility for making decisions and taking action. Knowledge that there are important things one can do regardless of the actions of others.

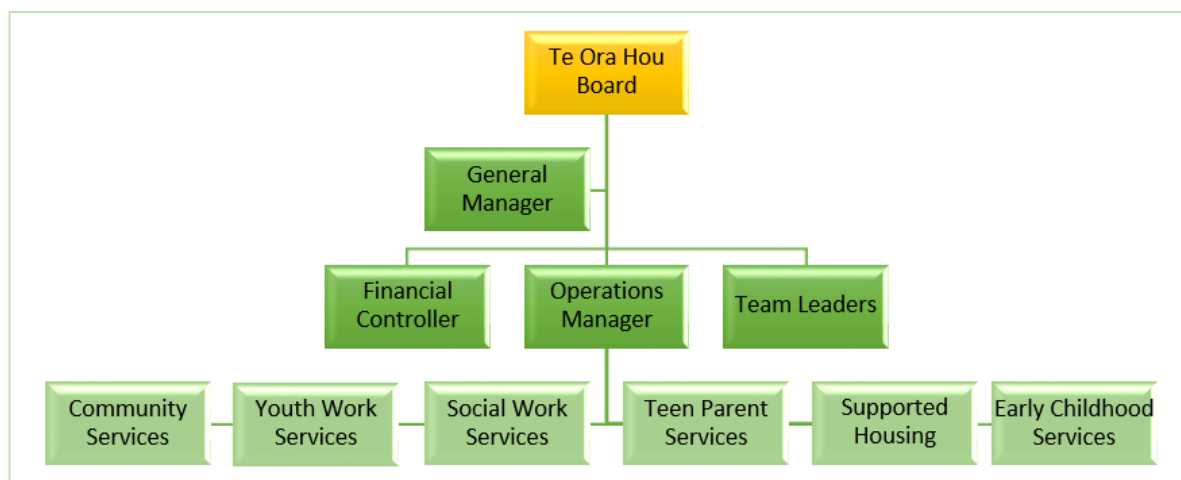
#### **Ohaoha** (Generosity, Service & Contribution)

Rangatahi can say "I have a purpose for my life"

A sense of making a meaningful contribution to the world around us, being generous in spirit, the ability to endure slights or offences without retaliation, developing empathy and a forgiving spirit, caring for the natural environment and living a sustainable lifestyle.

## GOVERNING STRUCTURE

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Te Ora Hou Northland is an Incorporated Society that is affiliated to a national body.

The Board of Te Ora Hou Northland is elected by the membership of Te Ora Hou Northland at the Annual General Meeting. The Board consists of 6- 8 individuals elected for their particular competencies (financial, cultural, legal, practice, community, etc.) and Officers are appointed to the positions of Chairperson, Secretary and Treasurer. Within the Board various working groups are formed to oversee aspects of the Board's role – these working groups can include co-opted members from staff and other volunteers with specialised expertise.

The Board appoints the General Manager who has the individual responsibility for carrying out the work of the organisation based on the stated vision and mission, strategic direction and annual plans approved by the Board. The General Manager is responsible for all staff appointments, policy implementation, financial management and reporting to the Board.

The General Manager, Operations Manager, Team Leaders and Senior Staff Members form a Management Team responsible for the day-to-day affairs of the organisation and bring issues to the General Manager and Operations Manager for consultation, discussion and action or recommendations to the Board (e.g. policy changes, legal matters, strategic decisions, etc.)

Team Leaders are responsible to the General Manager for their area of the organisation and report on the services provided, raise issues from staff and volunteers with management and make strategic decisions within their projects in consultation with their staff, General Manager and Operations Manager.

Team Leaders from each project meet monthly to discuss day to day issues for the organisation and for peer support; there are also fortnightly staff meetings for all staff.

Te Ora Hou Northland is subject to an annual audit with Ministry of Social Development and undergoes six monthly monitoring visits with Oranga Tamariki.

## Trustees

Trustee	Skills and Attributes
<b>Ken Thompson</b>	Ken is of Nga Puhi descent and was one of the original Te Ora Hou youth leaders in the early 1980's. He became involved again as the current Board Chairman. Ken is a director of Thompson Plumbing Ltd, operating in Whangarei since 1984.
<b>Mike Edmonds</b>	Mike is of Nga Puhi descent. Mike has a long history with Te Ora Hou; First as a youth worker in the 1980's and then spent many years in alternative education in Ka Timata. Mike currently works with adult offenders.
<b>Paul Atkinson</b>	Paul worked as an operator for both the Dairy Company and NZ Refining Company before purchasing a 600 acre beef farm which he managed for over 20 year. Paul has previously been a board member for Life Education Trust, Arataki Ministries and the Whangarei Central Baptist Church Asset Trust. Over the past 9 years, Paul has volunteered for Te Ora Hou in Boys Club and in our Teen Dad programme.
<b>Eunice Roberts</b>	Eunice is of Te Rarawa descent and has had her children participate in Te Ora Hou programmes. Eunice is a trained and registered Social Worker currently employed as a wrap around social worker in schools. Eunice is also on the Board of Trustees for Tikipunga High School.
<b>Janet Atkinson</b>	Janet has many years' experience in banking both with ASB and ANZ. Janet, together with her husband Paul, successfully managed a 600 acre beef farm for 20 years. Over the past 9 years, Janet has volunteered for Te Ora Hou in range of capacities. Janet is also on the board of the Life Education Trust.
<b>Rhonda Kaire</b>	Rhonda has a Certificate in Adult Education, Legal Executive Certificate and a Bachelor of Business Studies Degree – Majoring in Accounting. She has worked as an accountant for the best part of the last 30 years. Rhonda has served on the Board of Trustees at Pompallier College and has volunteered her time as Treasurer to Habitat for Humanity (Northland) Ltd. Rhonda is currently Business Manager for North Haven Hospice Whangarei.
<b>Joanne Rollo</b>	Joanne is of Ngati Whatua and Te Rarawa descent. Jo has a long association with Te Ora Hou; first as a young person in our programmes, then as an employee and has children involved with Te Ora Hou. Jo has a Diploma in Youth Work majoring in Group Facilitation and currently works for Oranga Tamariki as their Care and Protection Coordinator.  Joanne is an HR member for Whangarei Childcare Centre, is on the Board at Mania View School and is a member of the Smeatons Drive Committee.

## QUALITY ASSURANCE

### Management Systems

<b>Monitoring</b>	<ul style="list-style-type: none"> <li>Records of contact time, meetings and other communications are kept by all whānau and youth service staff.</li> <li>Outcomes are documented for monitoring progress</li> <li>Staff have weekly and/or fortnightly team meetings that include reflective practice and peer review of specific practices</li> </ul>
<b>Reporting</b>	<ul style="list-style-type: none"> <li>Reporting schedules are maintained by the Operations Manager and Team Leaders who collate data from case files and ensure reporting deadlines to Board, project partners and funders are met.</li> <li>Outcomes are documented for reporting purposes</li> </ul>
<b>Auditing</b>	<ul style="list-style-type: none"> <li>An external audit of organisational policy and procedures is undertaken annually – accreditation with MSD has been consistently maintained</li> <li>An external financial audit is undertaken annually</li> </ul>
<b>Quality Review</b>	<ul style="list-style-type: none"> <li>Recommendations from internal reviews are considered and where appropriate improvements made to management systems.</li> <li>Internal policies and procedures are regularly reviewed and recommended improvements are made to the Board and/or General Manager</li> </ul>

### Quality Assurance Systems

<b>Human Resource Management</b>	<ul style="list-style-type: none"> <li>Robust recruitment and appointment processes that meet legislative safety checking criteria are in place</li> <li>All new staff undergo a comprehensive induction process</li> <li>Regular clinical / individual / cultural / peer supervision is provided</li> <li>There are daily staff hui, weekly team hui and fortnightly staff / management hui in place</li> <li>In-service training and professional development provided</li> <li>Annual performance appraisal system in place</li> </ul>
<b>Financial management and contract management</b>	<ul style="list-style-type: none"> <li>Independent financial advice sought when required</li> <li>Independent annual auditor</li> <li>Electronic financial system producing regular performance reports to management and Board.</li> <li>Robust paper-trail recording systems for tracking income and expenditure</li> <li>Contract planning and monitoring systems including calendar of milestones / reports, data collection systems and outcome recording processes are in place</li> </ul>
<b>Resource Management</b> <i>(E.g. provision of equipment, computer and resources required for the role)</i>	<ul style="list-style-type: none"> <li>Asset management system to record purchases, disposals, hireage etc. in place</li> <li>Regular service and maintenance system for vehicles implemented</li> <li>Regular software and hardware upgrades undertaken</li> <li>Robust system for stationery and equipment purchases</li> </ul>

## STAFF AND VOLUNTEERS

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### Employees

Te Ora Hou Northland employs 33 staff all with a passion for helping young people and Whanau. The level of commitment beyond business hours demonstrates this. Their staff retention rate is 80%, which they have maintained for many years. Because of the nature of their work, staff are provided monthly supervision. This provides them with support in working with challenging family issues, ensures consistent focus and that staff are progressing each of their clients continuously. It also provides an opportunity to discuss workloads and priorities, performance to goals and personal development.

### Volunteers

Te Ora Hou Northland has a large team of volunteers most of whom do this frequently, supporting the broad range of services. This includes accompanying off-site excursions or camps during weekends, running school holiday programmes or clubs. It includes attending community meetings, taking part in community surveys and arranging an event on site. Te Ora Hou Northland has retained a consistent pool of volunteers through valuing their contribution in a variety of ways, however, maintaining and coordinating volunteers does require time, coordination and relationship management.



## **CREDIBILITY:**

The following information provides indicators that they are recognised as a credible provider with credible staff, volunteers and systems.

### **Administrative**

- Robust financial systems and accounts are maintained and audited annually. An 'unqualified opinion' has been achieved every year.
- Undergo an annual MSD Accreditation Approval Standards Audit and have maintained Level 1 and 2 accreditation.
- Secure by tender, significant government contracts to deliver programmes to youth and families. Standards, policies and procedures are reviewed and audited every year with MSD.
- They have successfully retained funding from key stakeholders for many years due to achieving contractual deliverables. Strong reporting systems are monitored and maintained to ensure effectiveness.
- They hold charitable status with the Charities Commission.

### **Personnel**

They employ:

- Qualified and registered Social Workers
- Qualified Youth Workers
- Qualified and registered Early Childcare Educators
- Qualified staff in Applied Management, Supervision and Counselling

In addition, over the last two years staff have undertaken training as detailed below:

Leadership NZ Wayfinding Leadership Trauma Informed Training Growing Great Volunteers Tai Tokerau Pastoral Care Hui Professional Wellness Workshop Wairuatanga Cultural Therapy Social Competency AKO – connecting the dots WYS with Judge Beecroft & Hon. Peeni Henare Calxa Flexible Reporting Webinar Not for Profit Finance Forum Calxa – End of Year Reporting Global Women in Management Involve Youth Conference First Aid Drug & Alcohol - Signs & Symptoms Organisational Outcomes and Meaningful Measures - With Dr Jess Dart Te Whariki	The Teenage Brain Te Tiriti O Waitangi Oral Language and Literacy Course ATPENZ Hui Managing Challenging Behaviours Understanding Autism Inviting & Engaging Environments Reggio Emilia Autumn Series Block Course Good Practice in Grant Management Unpacking Development Evaluation -applying a principles based approach My IRD Changes seminar Praxis - Certificate in Youth & Community Studies - RAP training (Response Ability Pathways) TUIA Leadership Site Safe Worker Health Leaders as coaches Whakakotahitanga Domestic Violence Training
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## COLLABORATIVE CONNECTIONS

Te Ora Hou Northland has a proven track record of leading collaboration, working together and above all sharing what they have with others. They would like to transfer this same model to the new site.

### **The Pulse – Our site** *(a community facility used by a wide range of organisations and community members)*

Over the past 18 years, Te Ora Hou Northland has been instrumental in the establishment and leading of The Pulse site, a collective of both government and community organisations operating under one roof. The objective of The Pulse has been to overcome the traditional barriers of inter-agency fragmentation, isolation and accessibility. The Pulse provides a range of services that meet the needs of the community. There are a number of organisations based at The Pulse permanently, and others that use the facilities on a regular basis.

There is strength in the collective, which ultimately makes interventions and the timeliness of interventions much more effective and efficient.

The Pulse supports, invites and develops a range of programmes, events and opportunities that deliver services, guidance and support to its community and whanau.

Currently some of these are:

### **Services available for young children – 0 – 5 yrs**

- A wonderful childcare centre that caters for 0 – 5year olds, based at the top car park of The Pulse, it offers two areas of childcare, the under 2yr old area and the over 2yr old area.
- Support for parents to become actively involved with their 3 -5yr olds through active play, reading and home based education.
- Coffee group for you and your baby, held here every Tuesday.
- Plunket – well child checks every Tuesday.
- Whanau workers that can work with whanau and children especially when issues arise, or whanau dynamics occur.
- A community playground with a small secure play area for children to play in.
- Linking whanau into 'Before School' checks.
- Pop-Up playgroup for babies/toddlers not enrolled in an ECE centre.
- Ear checks for high need ear problems.

### **Services available for Young Parents**

- Support, empowerment and information around issues like domestic violence, abuse, poverty and wellbeing.
- Teen dads support and development.
- Pro-bono legal advice.
- Childbirth education classes designed specifically for teen parents.
- A residential home for young mums.
- Clothes, furniture and support for young parents and babies.
- Well Child checks.
- Link into counselling available to young adults.
- He Matariki – school for teen parents.
- Computer with access to the internet.
- Advocacy.



### **Services available for Young People**

- Support, empowerment and information around issues like domestic violence, abuse, poverty and wellbeing.
- Work ready programme.
- Youth mentoring programmes for young girls aged 10 – 11.
- Youth mentoring programmes for young boys and girls aged 11 – 12yrs old.
- Youth mentoring programmes for girls aged 13 - 18.
- Youth mentoring programmes for boys aged 13-18.
- Free community holiday programmes for 13-18yr olds.
- School programmes at 2 high schools and 2 intermediate schools.
- Camps, Wananga and holiday programmes.
- Events.
- Full time education options for dis-engaged young people aged 9-13yrs.
- Leadership opportunities.
- Girls programme with a focus on leadership for 13 – 15yr olds.
- Bluelight camps and opportunities.
- Advocacy
- Support to stay in main stream education.



### **Whanau services**

- Support, empowerment and information around issues like domestic violence, abuse, poverty and wellbeing.
- Pro-bono legal advice available.
- Looking for work and on the benefit – support person on site.
- If you have a community services card – advice and some treatments options available for your pets.
- Link into counselling available to adults.
- Parenting programmes.
- Support and information on services available in Whangarei.
- Social work services available.
- Advocacy.
- Food bank.

### **Fun stuff @ The Pulse**

- Small playground for children.
- Huge field for sports groups, mates and whanau.
- 3 x courts – netball, basketball, padder tennis, 4 x way volleyball, workout.
- Events throughout the year e.g.: Children's Day, Christmas in the Valley, holiday programmes, youth week etc.
- A warm friendly reception where you can access computer, internet, phone and information.
- Weekly community yoga classes.
- Community Kapa Haka group.
- A very welcoming church group on Sundays, for anyone from the community to attend.
- Samoan cultural group, monthly practices.

### **More services**

- D-tag is contracted by the Whangarei District Council to deliver graffiti removal services
- Praxis – training and development of Youth Workers in Whangarei
- Co-ordination of the Whangarei Youth Network, 132 youth sector participants, for the last 11 x years
- Pro-bono lawyer
- SPCA
- Fresh Food Collective – delivering cheap, local produce to whanau
- Blue light
- A range of rooms that can be used for hui, training or functions

### **Organisations that have been connected and/or are regular users of our site**

ACC	Manaia View School	Regent Training Centre
Anglican Care Services	Mary Immaculate Church	Rubicon
AraTaiohi	Ministry of Education	Salvation Army
B4 School Checks	Mobile Ear Clinic	Sew Good
Barnardos	NDHB	Siva Group
Bluelight	Nga Ara Tonui	SPCA
C3 – Kapa Haka Group	Nga Here Ward	Sport Northland
Calvary Church	Nga Puawai Ora	Te Kura
Career Services	Ngati Hau	Te Kura Kaupapa o Te Rawhiti Roa
Family Works	Ngati Hine Health Trust	Te Mata o Mua
Feed the Kids	Noela Fidow	Te Wananga o Aotearoa
Food Rescue Northland	NorthTec	Tikipunga High School
Forestry Course	NZ Police	Urutapu
Fresh Food Collective	Oranga Tamariki	Whangarei Budget Service
God's First Love	Otaika Eagles	Whangarei District Council
Hippy Parenting Programme	Otangarei Primary	Whangarei Girls High School
Incredible Years Parenting Programme	Otangarei Youth Sport & Recreation Centre	Whangarei Mobile Library
Ki a Ora Ngati Wai	Parawhau Trust	Whangarei Youth Network
Krump Group	Parents Inc - Toolbox Parenting	Whangarei Youth Space
Learning Works	People Potential	Work & Income NZ
Legacy	Plunket	Yoga
Lowie group	Pop Up Playgroup	Feed the Kids
Manaia PHO	Praxis	Yummy Mummies Coffee Group

# TE ORA HOU NORTHLAND COMMUNITY FACILITY PROPOSAL

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## **The current situation**

In 2017, Te Ora Hou Northland including Pulse tenants received notification from the Ministry of Education that the school site currently occupied by them was earmarked for disposal. The Ministry of Education has given the organisation use of the site until 2019 to allow time to make a smooth transition of current services and programmes to a new facility.

According to a recent report evidenced by the Whangarei Youth Centre (2013) "The Northland district has some of the worst social, health and economic indicators in the country. Young people living in Northland are more likely to have poor health and educational achievement, and as a result have significant challenges in meeting their full potential as adults. The approaches to youth centres and youth-specific services in Whangarei to date have been constrained by issues of geographic location and accessibility, predominantly a single service or sector model, a perception of exclusivity by young people, and limited application of youth development as an underpinning philosophy." (p. 1)

Te Ora Hou Northland is very much aware of the issues raised in the previous statement and has for the past 38 years been an active part of the solution to alleviate the challenges and to address the prevalence of poor social, health and economic indicators for youth and whanau in Whangarei. Te Ora Hou Northland has successfully demonstrated their ability to be effective in providing and improving access to youth-specific services, engaging young people and their whanau and facilitating social connection to achieve longer-term systemic change.

## **Moving Forward**

As a result of losing their existing site, it is their intention to relocate current services working out of The Pulse and to build a new purpose built centre that will provide new opportunities that will meet the needs of both young people, whanau and the wider community, offering community development and social change for young people and their whanau. It will provide a universally accessible and centrally located centre that brings together operational programmes of social and recreational activities, youth development, and health and support services.

The new centre will provide opportunities for community interaction and entertainment, specialist events, adventure based activities and learning, arts spaces, social work services and access to health and social services, employment and ready for work programmes; will directly contribute to and encourage positive, healthy community development.

From their experience, surveys and regular feedback there are strong indications that the continuation of a facility like The Pulse, as described, would continue to fill a significant gap in the Whangarei community. This new centre will offer whanau and young people in this community with a safe and welcoming environment where they can participate in a wide variety of activities and access the services they need from a wide range of organisations. It will be a place that young people can identify with as 'their own place': a place to engage and connect, that facilitates and provides access to services, and where they are supported to grow, develop, and take advantage of opportunities to reach their full potential.

The community model of a multi-purpose community centre will operate as a base for outlying communities to access a range of services. It will also provide strategic leadership and innovation, and will influence the way services and organisations work together to bring about positive and transformational social change. It will be a demonstration site for excellence, and will actively engage in evaluation and communication strategies, to maximise the impact and spread across other locations.

The transfer of The Pulse services and the building of the new centre will:

- Provide leadership and influence, bringing together key community leaders for collective action to improve outcomes across the board for young people, their whanau and the community.
- Provide a multi-purpose building of a size and layout, which offers a range of services and activity spaces that appeal to both community, youth and youth providers, which is flexible enough to cater for multiple groups at any one time.
- Be a secure and safe place that is centrally located, universally accessible for whanau and young people in not only Tikipunga but also the wider Whangarei district, be socially and culturally appropriate, youth friendly and a space where young people, whanau and the community feel a sense of pride and ownership.
- Offer a range of health, employment and social services, connecting whanau and young people into services through referral, advocacy, navigation and support.
- Lead and support community initiatives that improve and strengthen positive relationships between young people and their community.
- Enable co-sharing of the facility to maximize its use while spreading the costs and risk of the investment across a number of partner groups and/or organisations to make the centre more economically viable and less reliant on community funding for ongoing operational costs.
- Establish a base from which activities, programmes and services can be taken out to youth in the wider community of Whangarei.
- Provide outdoor facilities that can be accessed by public after hours, e.g. fields, hard court



## THE FACILITY

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Te Ora Hou Northland has purchased 6 acres in Tikipunga Whangārei and has made the decision to purpose build and continue with existing services. Over the past few years the service has been consulting with users of the current site, practitioners and parts of the wider community regarding the best use of the new site. Based on feedback received, they have completed a series of design plans with a focus on maximum benefits to the community.

The new site will include buildings that will provide office and working space for community social workers, youth workers, educators, support workers and administrators. The design also allows for a number of different sized meeting rooms - the smallest catering for approximately 10, through to a fully self-contained conference room that caters for up to 100 people.

They have also allowed for the relocation of up to 10 prefab type buildings. These will be utilised for its education pods for young people aged 9-13 years who are unable to attend mainstream schooling, as well as by community stakeholders and other providers who will operate from the site. They hope to relocate their current wharenuī, or develop one similar on the new site. This is a significant building to them and their community as it is regularly used for Hui Maori, powhiri, korero and celebrations etc.

The new site will also include a residential home for teen mothers and their children; accommodation and support for pregnant or parenting teen mums in a safe and caring environment. A new and exciting part of the build includes a purpose built community recreation centre allowing for a wide range of gatherings and sporting events, including community health and pro-social recreation initiatives.

The site will be landscaped in a way that presents an environment that is peaceful, relaxed and welcoming for whanau and community using the site. There will be a flat grassed area, approximately the size of a rugby field, with two hard courts for outdoor netball and basketball; that the public can access after hours and on weekends. They have planned and designed the new site to be a real asset to the local and wider community.

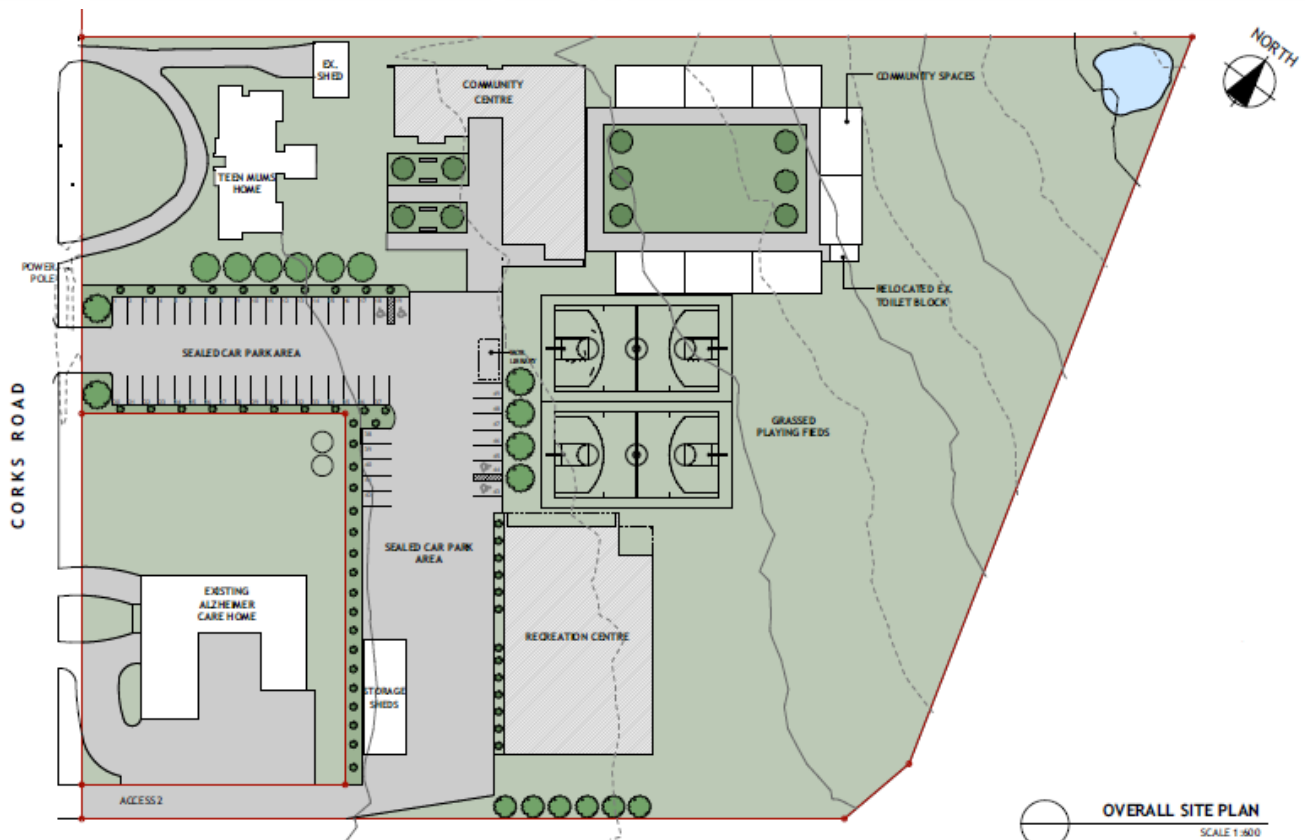
The sourcing of an appropriate facility from which Te Ora Hou Northland can both deliver and facilitate support for whanau, young people and the wider community is a key success for the project. The key factors being considered in the assessment process:

- The needs and desires of whanau, young people and the wider community
- Affordability – construction of new community centre, refurbishment, fit-out and maintenance costs
- Location – central and near to public transport, ease of access
- Best practice guidelines

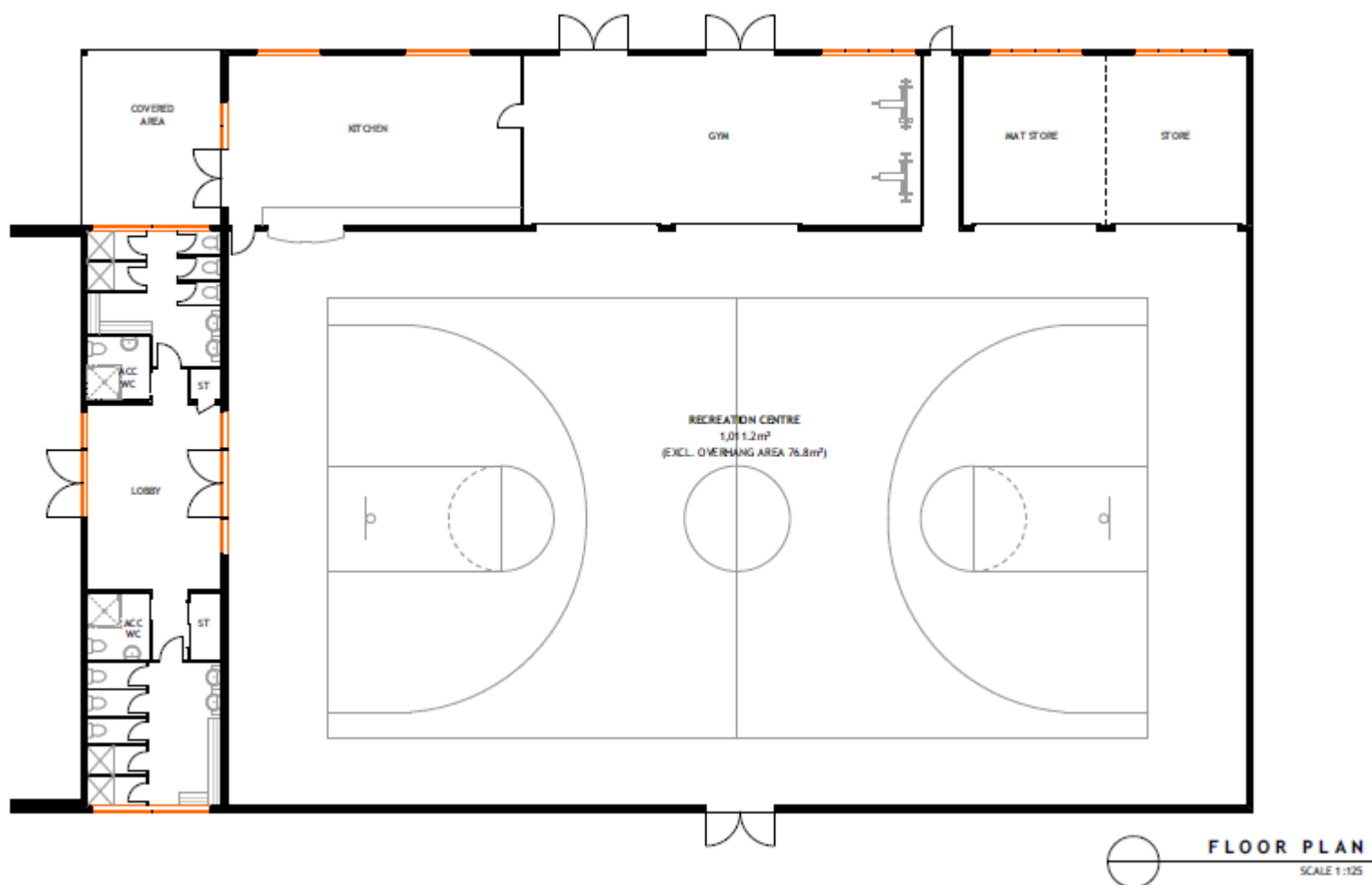
## CONCEPT DESIGN

Consultation with staff and community was undertaken to ensure the facility not only meets the needs of the organisation but also the wider community and other services.

Based on this consultation, design plans for the overall site and individual buildings have been developed.







## LOCATION RATIONALE

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Around the same time that the Ministry of Education gave the organisation notice to vacate its current premises, Te Ora Hou Northland was approached by a local trust and given the opportunity to purchase 6 acres of mostly flat land at a substantially reduced cost.

When analysing the demographic of their current client group, a high proportion reside in the Tikipunga area, second only to Raumanga.

Over the last 3-5 years, Tikipunga has experienced residential growth, and at this point in time two new large residential subdivisions are currently being developed on either side of the new premises that Te Ora Hou Northland will occupy. The establishment of this new Centre will be complimentary to the growth that Tikipunga is currently experiencing.

A number of community groups and social services are based in commercial building blocks in the city centre. However, in the organisation's experience, being able to offer services in an environment that has open green spaces and has a more relaxed atmosphere, is more conducive to engagement with young people and their whanau.

## TECHNICAL EVALUATION

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### **Current status of the project (e.g. Consents, Plans and Specifications)**

Work completed to date:

- Preliminary site and building plans (working drawings in progress)
- Traffic movement report
- Preliminary stormwater attenuation design report (working drawings in progress)
- Resource consent granted
- Geotech report

## MARKET ANALYSIS

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### **Justification of the proposed facility**

#### **Needs assessment**

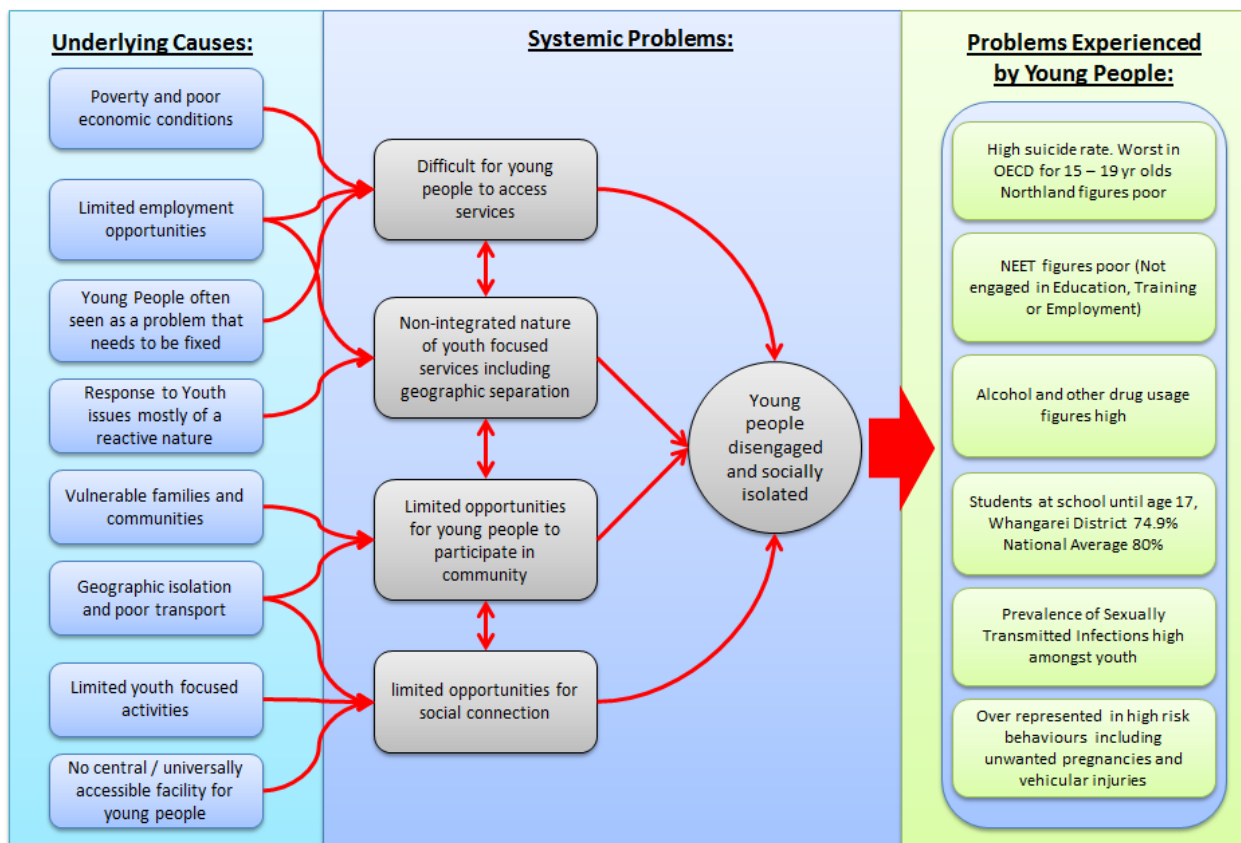
This section summarizes the key district demographics and trends of youth in Whangarei. The Northland district has some of the worst social, health and economic indicators in the country, and around 40% of the Whangarei district is classified as an area of relative high deprivation (decile 7-10, NZDep 2006).

Young people in Whangarei and Northland experience a number of specific challenges that can impact negatively on their ability to achieve their full social, economic and civic potential. These challenges can exist at the underlying or bedrock social level, and can be exacerbated by systemic issues. The problems experienced by young people are the impacts or outcomes that result from the combination of endemic social structures, and systemic issues. The Theory of Change model is utilised to depict the key issues – underlying causes, systemic problems, and the impact on young people in Northland.

## Theory of the Problem

### The social issues that Youth face in Whangarei

The challenges experienced by youth and young people in Whangarei is well defined in the diagram below. The diagram shows that the underlying causes are associated to much larger socio-economic related issues which impacts on the (approximate) 13,000 young people who live in the area. Evidence confirms that young people living in higher deprivation areas are more likely to have poor health and poor educational achievement, and when 'added' to normal adolescent risk behaviours, can lead to a less than optimal future life-course.



While most adolescents are resilient to the complexities of their environment, we know that “at least 20% will exhibit behaviours and emotions or have experiences that lead to long-term consequences affecting the rest of their lives.” (Office of the Prime Minister’s Science Advisory Committee, 2011).

The research also shows obesity, depression and self-harm remain significant hurdles for many young people, particularly in parts of New Zealand with high levels of deprivation. Teenagers in areas of high deprivation are less likely to have a job, a room to themselves or see enough of their parents. They also were more likely to attempt or think about suicide, smoke cigarettes and have unprotected sex (Clark et al, 2013).

## Employment

The annual average unemployment rate in Northland hit a five year high of 9.9% in the year ended March 2013.

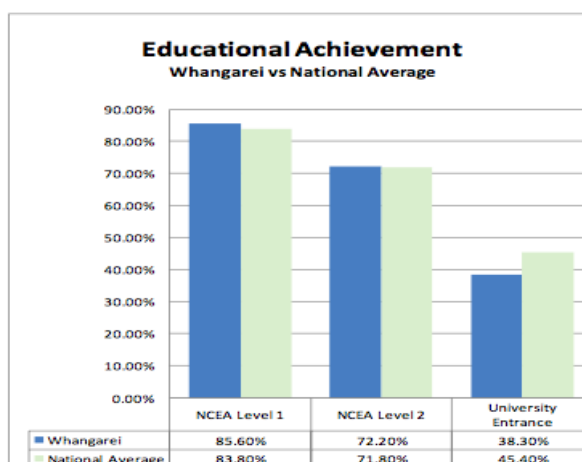
This is more than double the decade low of 4.1% recorded in March 2008 and is at a level not seen since the early 2000s. In comparison, the national average unemployment rate was 6.8% for the year to March 2013. (*Quarterly Regional Labour Market Update March 2013 – MBIE*)

### Truancy from School

In Northland in 2012 the total unjustified absence rate from school was 5.1%. This compares with a national average of 3.8%. This is second only to Gisborne across the regions. *Source: Ministry of Education*

### Educational Achievement

- Whilst Whangarei district NCEA achievement at levels 1 and 2 are close to national averages, achievement at level 3 is poor. The largest gap was at University Entrance where the difference from the national average was 10.1 points
- In the Whangarei District, 25% of young people leave school at or before age 16 compared with the national average of 20%
- As well as under-achievement at NCEA Level 3, ethnic inequalities exist across all levels. In Northland 1 in 3 Māori left school before the age of 16 compared to 1 in 5 Pakeha. 1 in 4 Māori leavers did not attain level 1 NCEA compared to 1 in 9 Pakeha.



*Source: Ministry of Education 2011*

### Youth Engagement in Training, Education and Employment

In Northland more around 1 in 5 young people are not engaged in education, employment or training.

Northland	
NEET Information (2010-11)	
NEETs in region (15-24)	4,000
% of local population	21.0%

(2013 Northland data is not yet available)

New Zealand	
NEET information (May 2013)	
% of population	12.50%

*Source: Ministry of Business Innovation and Employment*

## Youth Suicide

Northland has historically suffered from high youth suicide rates. The year 2012 represented an alarming year for the Northland district, and a number of strategies and activities have occurred as a result. A lack of social connection, persistent feelings of hopelessness, and minimal self-perceived opportunity for a different future are strong risk factors for suicide.

## Sexual Health

Chlamydia is the most common sexually transmitted infection in NZ, with 70% of all infections reported in young people between 15 and 24 years. Rates in Northland and nationally for 15-19 year olds are steadily declining; however Northland rates remain above the national rate.

Northland DHB rate (females)	1251:100,000
National rate (females)	1071:100,000

*Source: Public Health Surveillance, ESR, 2012*

## Smoking

The proportion of Year 10 (14 and 15-year-old) students in Northland smoking daily, monthly and more often has been decreasing, with most recent data showing the proportion of never smokers significantly improved. Whilst a positive trend, the national Year 10 ASH Survey shows that Northland was one of only two DHBs in which parental smoking increased (2001 and 2007).

**The 2012 survey completed by ASH showed a continued higher than average percentage of Year 10 students in the Northland area who were regular smokers.**

Northland DHB	9.4%
National Average	7.7%

## Drug and Alcohol Abuse

The health and well-being of secondary school students in the Northland region revealed the following trends:

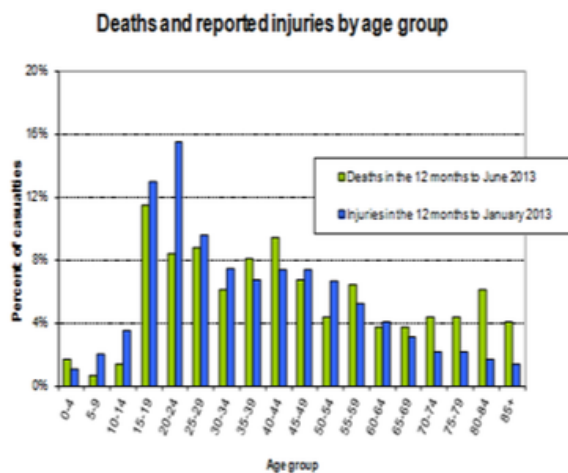
- 69% of Northland students reported that they currently drank alcohol, significantly higher proportion than that found in the rest of the country (60.3%)
- 25% of Northland students reported that they currently used marijuana, significantly higher proportion than that found in the rest of the country (15.4%) Source: Adolescent Health Research Group, 2008

### Motor Vehicle Death, Injuries and Risky Behaviours

Motor vehicle crashes are the leading cause of death among young people in New Zealand.

The Health and Wellbeing Survey of New Zealand Secondary School Students in 2012 revealed that 74% of students always wore a seatbelt when driving or being driven, with students from neighbourhoods with higher levels of deprivation less likely to wear a seatbelt.

Eighteen percent of students reported being driven in the last month by someone who had been drinking and 18% had been driven in a car dangerously (eg speeding, car chases, burn-outs). Among students who drive, 4% had driven in the last month after drinking more than two glasses of alcohol.



Source: Ministry of Transport

### Tikipunga Socio-Economic Report

The newly established community centre that is being proposed within this report will be specifically located in the Tikipunga community. Te Ora Hou Northland has included in this feasibility study an overview of the socio-economic report for Tikipunga, which contains data for the suburb of Tikipunga in Whangarei. The data is obtained through Statistics New Zealand based upon what was collected in the 2006 and 2013 census. The area of Tikipunga is divided into two area units; Tikipunga West and Tikipunga East:



Figure 1 Census Area Unit Map 2013 showing Tikipunga East and Tikipunga West (Source: Statistics New Zealand)

It is noted that the data is generally sourced from the 2013 Census, therefore it will be outdated. Data from the 2018 Census will become available from the end of 2018 through to early 2019, at which point a refresh of this report may be required. All data used in this report is sourced from Statistics New Zealand, Infometrics Ltd and Ministry of Business Innovation and Employment.

## Tikipunga Population

A total of 5,931 people live in Tikipunga, this is 7.7 percent of the total population of Whangarei District. The population of Tikipunga is decreasing. 2,934 people live in Tikipunga East. This is a decrease of 156 people, or 5 percent, since the 2006 Census. 2,997 people usually live in Tikipunga West. This is a decrease of 27 people, or 0.3 percent, since the 2006 Census.

## Families and Households

Couples with children make up 31.6 percent of all families in Tikipunga West and 34.6 percent in Tikipunga East, while couples without children make up 27.3 percent of all families in the Whangarei District. In Whangarei District, couples with children make up 35.5 percent of all families, while couples without children make up 43.9 percent of all families. 25.8 percent of families in Tikipunga East are one parent with children families, while one parent with children families make up 32.3 percent of families for Tikipunga West. One parent with children families make up 20.6 percent of families for Whangarei District.

In Tikipunga, 19.15% of families have four, five, six or more children. This compares to 14.2 % for the wider District. This corresponds with the Household Composition data, which indicates a 2.9 persons per household in Tikipunga compared to 2.5 persons per household in the wider District.

## Work

The unemployment rate in Tikipunga East is 11.5 percent for people aged 15 years and over. The unemployment rate in Tikipunga West is 14.7 percent for people aged 15 years and over. Overall the unemployment rate for Tikipunga is 13.1%. This is compared with compared with 9.1 percent for all Whangarei District.

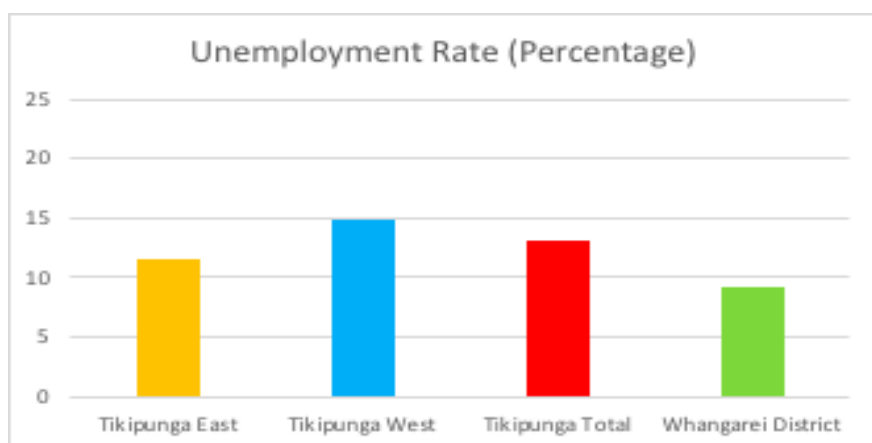


Figure 1 Unemployment rate from 2013 Census (Source: Statistics New Zealand)

## Deprivation Index

The New Zealand Deprivation Index provides an in-depth analysis from the 2013 census data. The different variables used for calculating the deprivation index include - communication, income, employment, qualifications, owned home, support, living space and transport. These variables are used to describe the underlying concept of deprivation. All the variables in the index reflect 'a lack of something'.

A value of 10 on the index of deprivation indicates that the area is in the most deprived 10 percent of areas in New Zealand. Using this index, Tikipunga West scores 10 and Tikipunga East score 9. Based on the deprivation score (the higher the number, the more deprived) Tikipunga West is placed within the top 10 most deprived areas of the Whangarei District.

A full report is provided as an appendix at the end of this document, and only a summary is highlighted in this text. For the purpose of the feasibility study, attention is drawn to the conclusion of the report, which is highlighted according to the wider Whangarei District Statistics and shares the following:

- The population of Tikipunga decreased by 5% between 2006 and 2013, whereas the wider district grew by 5.9%.
- Tikipunga has a younger population compared to the wider district, which has a trend of an increasing aging population, particularly in 65 years +.
- Tikipunga has a greater proportion of Maori when compared to the wider district.
- Tikipunga has a marginally proportion of the population with no qualification.
- Unemployment rate in Tikipunga is approximately 2% higher than the wider district
- Of those employed, a high proportion are earning less per annum compared to the wider district.
- The number of single parent families is significantly higher than the wider district.
- Tikipunga has a high rate of households with no car and there is a significantly lower rate of home ownership.
- House prices and rental prices in Tikipunga have increased significantly since 2014/15 with no corresponding increase in income. This suggests a growing affordability issue.
- Based on the New Zealand Deprivation Index, Tikipunga East and West are in the top 14 most deprived areas of the Whangarei District. Tikipunga West has a decile score of 10 and is the 133<sup>rd</sup> most deprived areas of the New Zealand.

The information presented in this summary assists those assessing this proposal to have an overview of the relevant issues and context of the Tikipunga community. The summary is an accurate account based on data extracted through Statistics New Zealand collected in the 2006 and 2013 census. This summary clearly indicates that a community centre situated in this community will assist to address those conclusions presented and highlighted in this summary and that Te Ora Hou Northland will offer and be a part of the solutions for the problems identified.

## What makes a successful centre for young people, whanau and community?

The following points have been identified from a range of studies pertinent to establishing and operating a centre in a sustainable manner:

- Research and best practice identify that multi-purpose facilities that provide, and are of a size to cater for a range of services and activities are more likely to be successful. Co-sharing by several providers and groups effectively increases the diversity of sector groups and increases the number of people utilizing the facility.
- Co-sharing offers the potential for otherwise 'unaffordable' amenities and resources

to be affordable to any one group and enables sharing of operating and administration costs and joint marketing.

- Where health and social services are offered in conjunction with activities and programmes, the facility can effectively become a 'one-stop shop' destination for uses.
- The need for a nucleus of activity to keep young people interested.
- A community supported facility must be accessible to all, including those most at risk of disengagement from the wider community.
- Long-term community support, both to develop the facility and to assist with its on-going operation, is essential for any facility along the lines proposed.

## COMMUNITY CONSULTATION

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In determining the needs of whanau and youth and in making provision for them as a community in Tikipunga, Whangarei, it was essential that the views and interests of the community were taken into account on the things that were most important to them and that they were integrally involved in assisting the organisation to understand the needs and address identified gaps in service provision. Anecdotal feedback from a range of sources within the community has also been taken into account in order to bring in the views and aspirations of whanau and others who have a strong interest in the wellbeing and future of the whanau and community.

Similarly, the vital role that youth service providers and groups play in the health and wellbeing of young people cannot be under-estimated or overlooked when considering the future provision of services and amenities targeted at youth needs.

### **Te Ora Hou Northland – Whanau & Youth Survey**

A survey of the views of whanau and youth on the proposal to develop a new multi-purpose community centre in Tikipunga was undertaken on the 28<sup>th</sup> April 2018 using a questionnaire survey, which consisted of 11 constructed questions. This survey was disseminated to whanau and youth during a local community event held in Tikipunga. Questionnaires were handed directly to whanau and youth to fill out with the support of an individual. A total of 99 responses were gathered. The sample size offers a snapshot of whanau and youth opinion at the time.

The survey was conducted to develop an understanding of:

- Community support for the development of a multi-purpose community centre in Tikipunga.
- Activities whanau and young people are interested in accessing.
- Where and how they spend their time.
- The barriers to participation in activities.

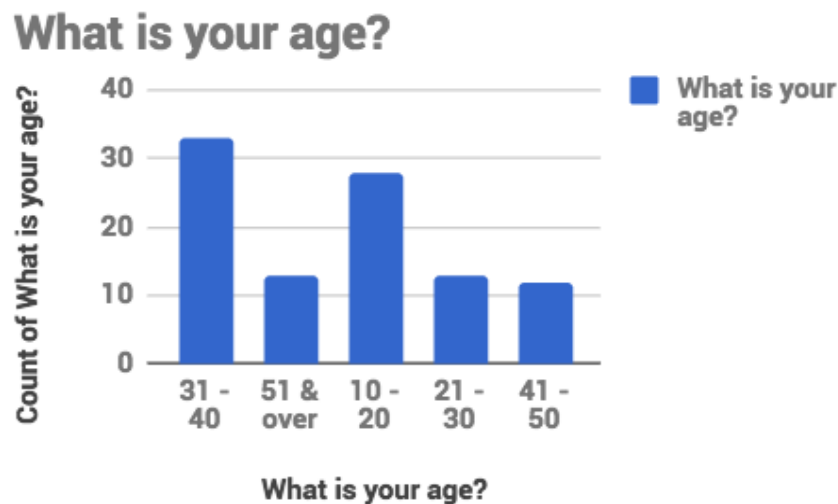
In consolidating the objectives of the project at this stage, the study was undertaken to determine the following:

- The suitability of Te Ora Hou Northland in building and operating such a facility.
- The youth services and opportunities currently available to youth in Tikipunga and other suburbs closely located to this community.
- The benefits to whanau and youth in the community, providing whanau and youth with community development facilities and services.
- The level of support amongst Whangarei youth, youth providers and the wider community for a new youth development centre being established in Tikipunga, Whangarei.
- Would people use the new facility?

## Data from the Community Questionnaire

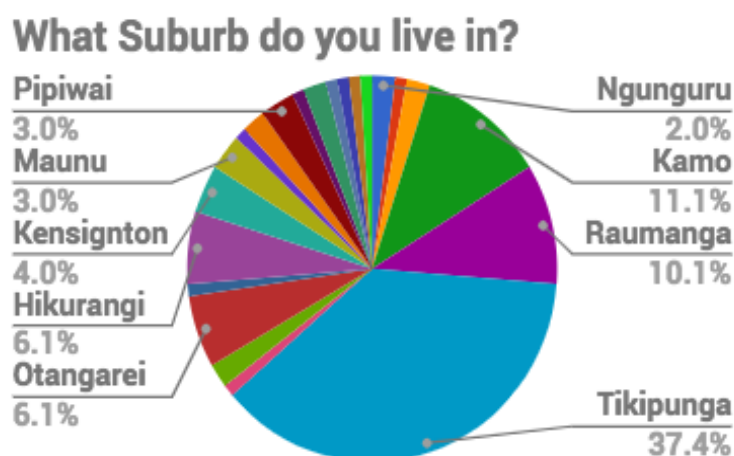
At the conclusion of this questionnaire survey, there were 99 responses gathered with multiple answers. A summary of the responses is as follows:

The following graph shows that 31 questionnaires were filled out by those aged 31-40 years. This was then followed by those aged from 10-20 years with 28 responses. Those aged from 21-30 and 41-60 were underrepresented at around 10-12%. This data indicates that the views mostly represented in this survey come from those within these age brackets.



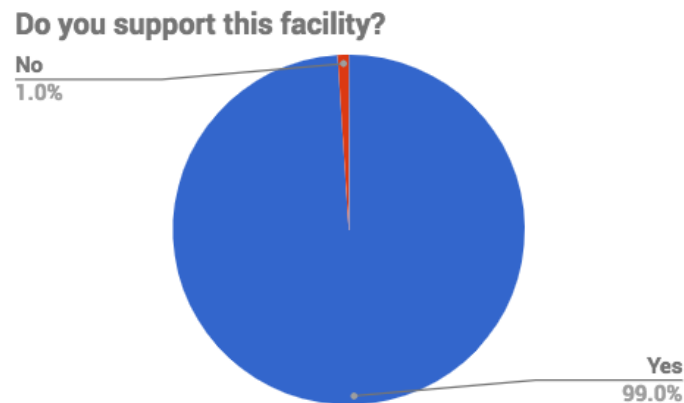
Those participating in the survey came from a wide range of communities within Whangarei, which suggests several considerations.

1. Tikipunga is a merging point for many communities given its central location.
2. Many people will pass through Tikipunga from other communities to access events.
3. 37.4% of the responses taken were received from individuals who reside within the Tikipunga community.



### Do you support this facility?

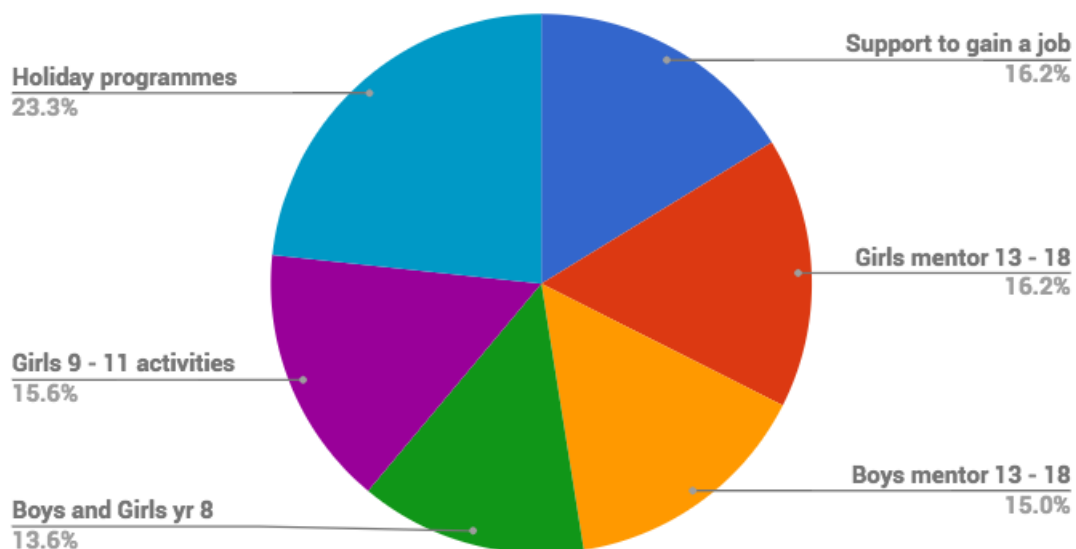
The data indicates that 99% of those surveyed overwhelming support the proposed facility in Tikipunga. Out of all the questions posed, all except one respondent said YES to supporting this facility.



### Would you or anyone in your whanau be interested in any of the following services, activities and facilities? Youth Services.

The pie graph shows that there are fairly equal responses from whanau about what interests they have for services and activities for young people. There is significant interest in school holiday programmes as well as an interest in support to gain employment. Mentoring for girls within the age bracket of 13-18 years is higher than that of boys and weekly activities for girls aged 9-11 yrs is of a similar request.

#### Would you, or anyone in your whanau be interested in any of the following services, activities and facilities. Youth Services.



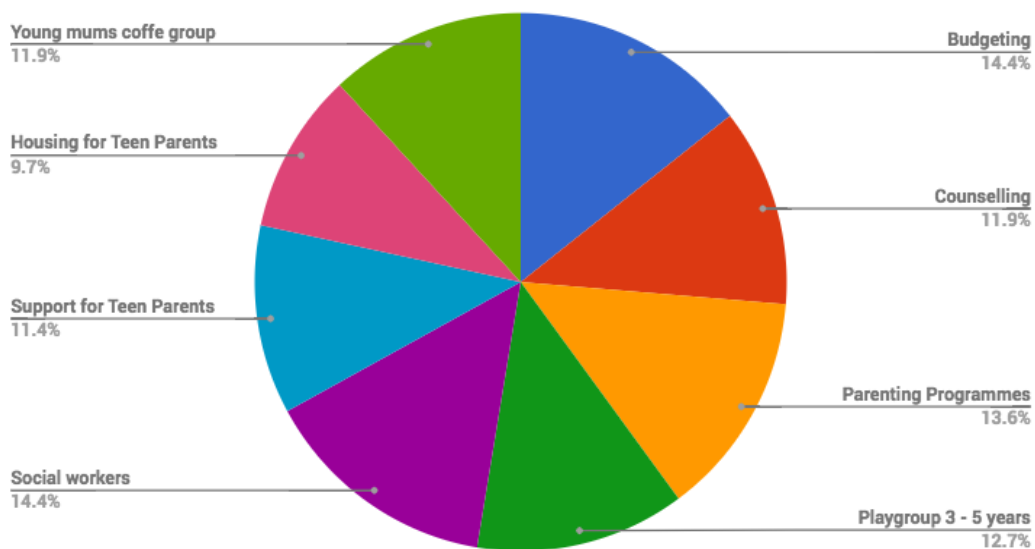
## Would you or anyone in your whanau be interested in any of the following services, activities and facilities?

### Parenting & Young Children

This graph is a representation of services that interest parents of young children. The data shows:

1. Budgeting and social workers was their first choice = 14.4%
2. Parenting programmes = 13.6%
3. Play group 3-5 years = 12.7%
4. Young mum's coffee group = 11.9%

### Would you, or anyone in your whanau be interested in any of the following services, activities and facilities. Parenting & Young Children.



## Would anyone in your whanau be interested in any of the following facilities?

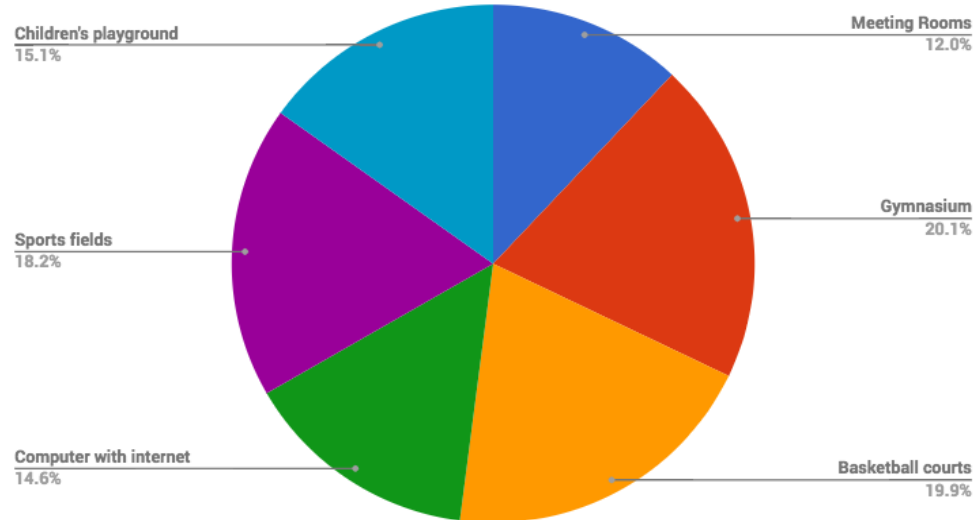
### Whanau

The following responses were shared regarding the type of facilities that whanau would most utilise.

- Gymnasium = 20.1%
- Basketball courts = 19.9%
- Sports Fields = 18.2%
- Children's Playground = 15.1%
- Computer with internet = 14.6%
- Meeting rooms = 12%

**Would you or anyone in your whanau be interested in any of the following services, activities and facilities?**

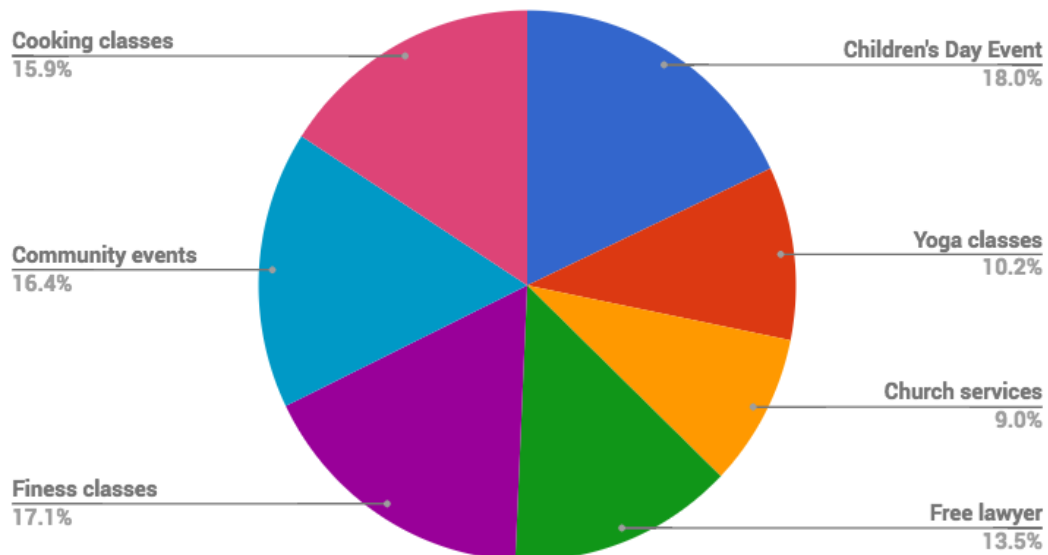
**Would you, or anyone in your whanau be interested in any of the following facilities.**



Community

The data here indicates that this community would be interested in utilising a number of services that have been proposed by Te Ora Hou Northland. Each is listed in the priority of needs shown.

**Would you, or anyone in your whanau be interested in any of the following services, activities and facilities. Community.**

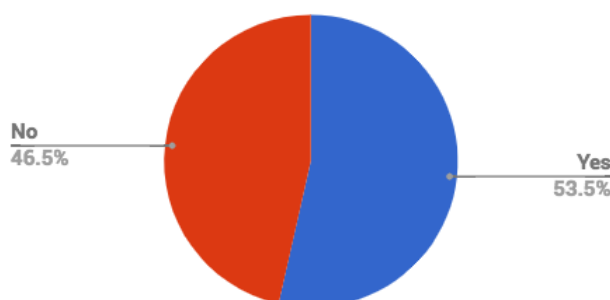


## Have you ever used any services provided by Te Ora Hou Northland or The Pulse before?

Services that have been used previously:

Children's Day Event  
Youth Services  
Club programmes  
School holiday programmes  
Youth support programmes  
Meeting rooms  
The pool & fitness facilities  
Lawyer  
Teen dad programme

Have you ever used any services provided by Te Ora Hou Northland or The Pulse before?



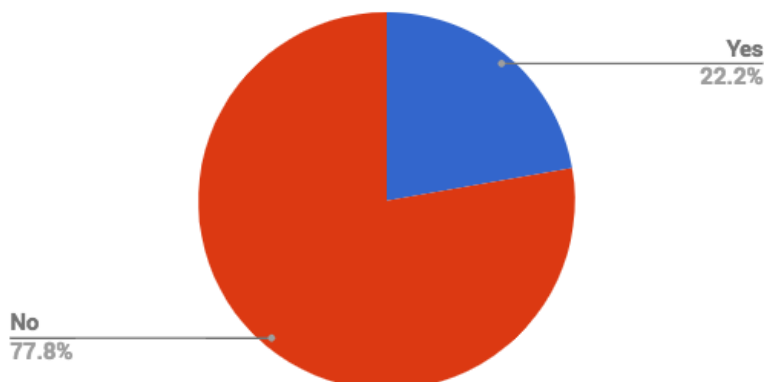
## What other activities, opportunities and services would you also like to see available?

This data provides anecdotal feedback and responses given from the community of the additional support and services they would like to see available. A range of themes are collated including, Health & social service options, Youth support, Education and support, Community initiatives & free family events, Cultural & Arts support.

Emergency Housing, drop in service for teens, Emergency support number, Motivator for support, Working with depression
Teen Dads support, Grandparents & whanau support, Teen legal & Justice support
Good for Tikipunga Community and Young offenders, keep youth off the streets, More opportunities for our young people, Homework youth hub, Information/advice for young people, pathway to opportunities for youth, Teen support in Hikurangi
Growing up in Tikipunga I've always wanted a youth room with all sorts of things to do & to help youth find jobs, A youth centre for after school programmes, other forms of education, Camps, Community youth groups, Weekly group activities for boys 9 - 11 yrs
Medical, Health Doctors, Nurse, Health support, Free health stuff, Mental health, Physical health, not enough grass roots, Free meal 4 community
More history of Tikipunga, Kapa haka, dance, more cultural events, Te Reo Maori classes, Pasifika/Maori Festivals
More activities/ things for kids, what local activities are available, more family activities that are fun & non-expensive, Lego/ sand castle competition, free fun, family days, more interactive sports and activities for kids & teens, Volley ball, swimming pool, Pool table, Pool, Sports, Place to kick it, Gaming Room, Barbeque set up, Historic parks, Tai Chi, Inter-generation events
Schooling opportunities, goal planning, scholarships information, Business/career Opportunities, Entrepreneurial opportunities, Business online
Knowing what's happening, More community together, Garden, Veges and grow veges, play it forward,
Learning music, more around making & producing music, a local studio to compose music, Music lessons, music classes, mentors that involves music. Dance Studio, Dance studio with Mirrors, Hall

**Are there any other facilities in your area that provide similar services and facilities for you and your family to access?**

Are there any other facilities in your area that provide similar services and facilities for you and your family to access?



The data represented here clearly shows that there is a significant gap in the provision of services and facilities for families and youth to access in this community.

**Do you have any other comments or thoughts that you would like to add?**

Awesome mahi in the community Te Ora Hou for many years, 40 years, amazing work with our young people
Awesome, under one roof good, this will be amazing for the community and much needed
Dementia Patients, to heal all the bad
Talking to our youths about healthy relationships and goal setting
Excellent idea, we need it and we support it, We need this in Tikipunga, PLEASE :), We really need this in Tikipunga, PLEASE!
Excellent idea, Brings out of town to Tikipunga
Go hard do it, Fantastic, keep doing what you're doing, this is so necessary for the youth in our community, I support it 100%, all the very best
Good for the community, great idea, it will be mean, when will it start.
Good idea, huge issues with inactive group
Good luck for everything, Great idea, Good luck hope it goes well, Great idea, I support it
Haruru Place, feeding the 2yr old kids who have no meals because their parents are on the piss
Hopefully you get the dollars, be good for Tikipunga,
I love Te Ora Hou and what they provide, Kia kaha, kia Mana, Kia koutou
I think Tikipunga/Kamo/Rose street bus should go down vinegar Hill, Balmoral and Thomas St to enable better access for them to travel to GP, shopping etc, especially when wet and they have babies

## **Findings from the Community Consultation**

The outcomes of this study confirm that there is very strong support for the establishment of a multi-purpose community centre in Tikipunga. The 'almost' universal view of all those consulted during the course of this study is that Tikipunga and other closely associated communities could benefit from a community multi-purpose facility that offers young people and their whanau a safe and welcoming environment that they can call their own and where they can participate in a wide variety of activities and opportunities and gain access to support and assistance as required.

Many of the respondents to the Community & Youth questionnaire identified that there is a relative lack of opportunity and services and free opportunities for whanau and young people in Tikipunga and Whangarei.

The data captured in the questionnaire expressed that this facility needs to be a 'community' multi-purpose community centre, which can be successful meeting the personal, cultural, social and health needs of whanau and youth regardless of their religious, cultural, ethnic or social backgrounds.

The provision of whanau and youth services and facilities needs to be inclusive of all whanau and youth. If some are not accessing available services or facilities, or there are shortcomings in what is available, then that is where the community focus needs to be placed.

## ORGANISATIONAL SURVEY

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### Te Ora Hou Northland Organisational Survey

An electronic organisational survey was constructed and distributed as additional data and evidence to support the establishment and justification for this project. It was also an opportunity to approach organisations, explain the proposal, and seek their feedback concerning the establishment and build of a newly constructed multi-purpose community centre in Tikipunga.

The data presented in this section of the report was conducted by Te Ora Hou Northland in June 2018 and represents responses shared from 22 Community organisations. All of the organisations are based in Whangarei and have worked with or alongside Te Ora Hou Northland utilising a range of advocacy and support services. The data provides an overview of the range of Organisations who have accessed the Te Ora Hou Northland services and the type of support they have been able to utilise. The data extracted from the surveys will provide valuable information regarding the provision of current services and the type of ongoing services that these organisations will continue to access through Te Ora Hou Northland.

The electronic survey was undertaken to determine the following:

- The suitability of Te Ora Hou Northland in building and operating such a facility.
- The organisations within the community and the type of services they are currently accessing and the type of facilities they will continue to utilise at the newly established site.
- The level of support amongst Whangarei youth, youth providers and the wider community for a new youth development centre being established in Tikipunga, Whangarei.
- Would people use the new facility?

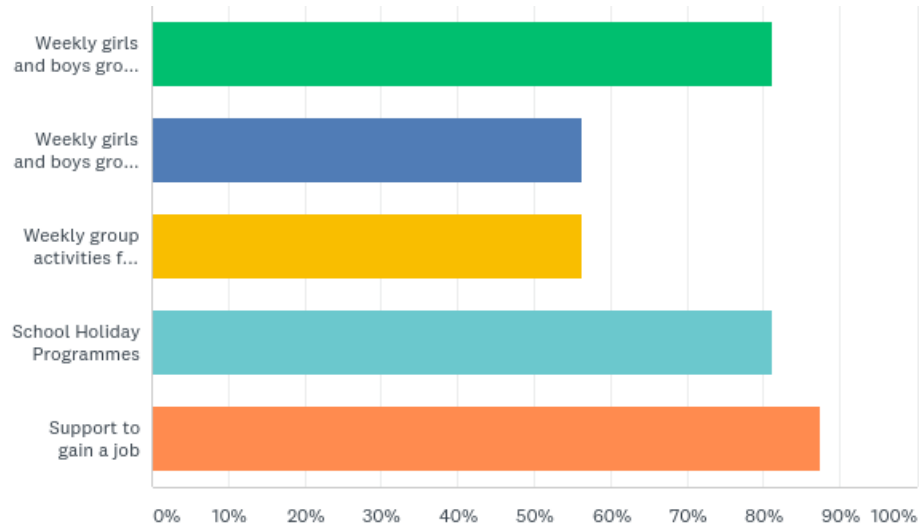
### Question 1

The organisations that participated in this survey consisted of:

Oranga Tamariki - Children's Team
NgatiHine Health Trust x2
Whangarei Budgeting Services
Nga Ara Tonui - Successful Pathways Ltd.
HIPPY
NDHB x3
Legacy Raumanga
Whangarei SPCA
Parenting Place
Youth Service
Whangarei Police - Youth Development
Manaia PHO
Whangarei Blue Light Ventures Inc
Plunket

## Question 2

Which of the following youth programmes and services would you, or anyone in your organisation access/refer to?

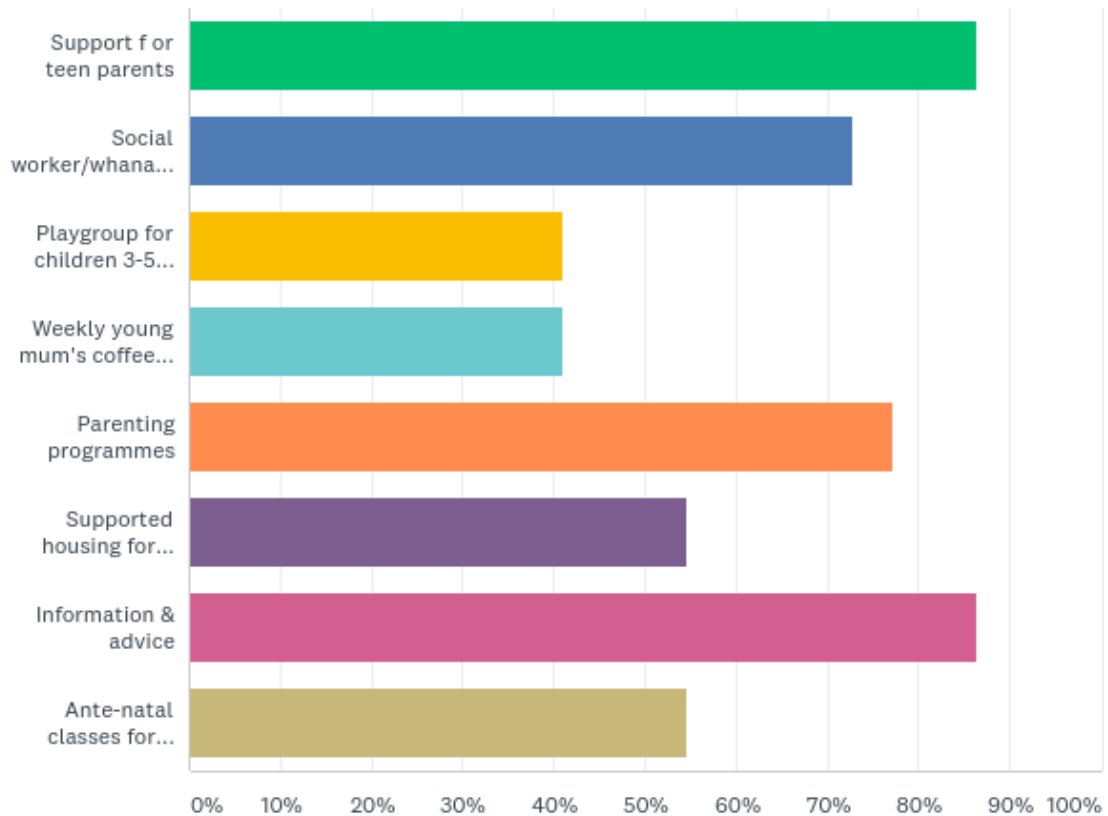


ANSWER CHOICES	RESPONSES	
Weekly girls and boys group mentoring, 13 - 18 years	81.25%	13
Weekly girls and boys group mentoring, Year 8	56.25%	9
Weekly group activities for girls, 9 - 11 years	56.25%	9
School Holiday Programmes	81.25%	13
Support to gain a job	87.50%	14
Total Respondents: 16		

The data shows that a high majority of the organisations will access and refer youth aged 13-18 years for weekly mentoring and there is wide support for school holiday programmes and support to gain a job.

### Question 3

**Which of the following parenting programmes and services would you, or anyone in your organisation access/refer to?**

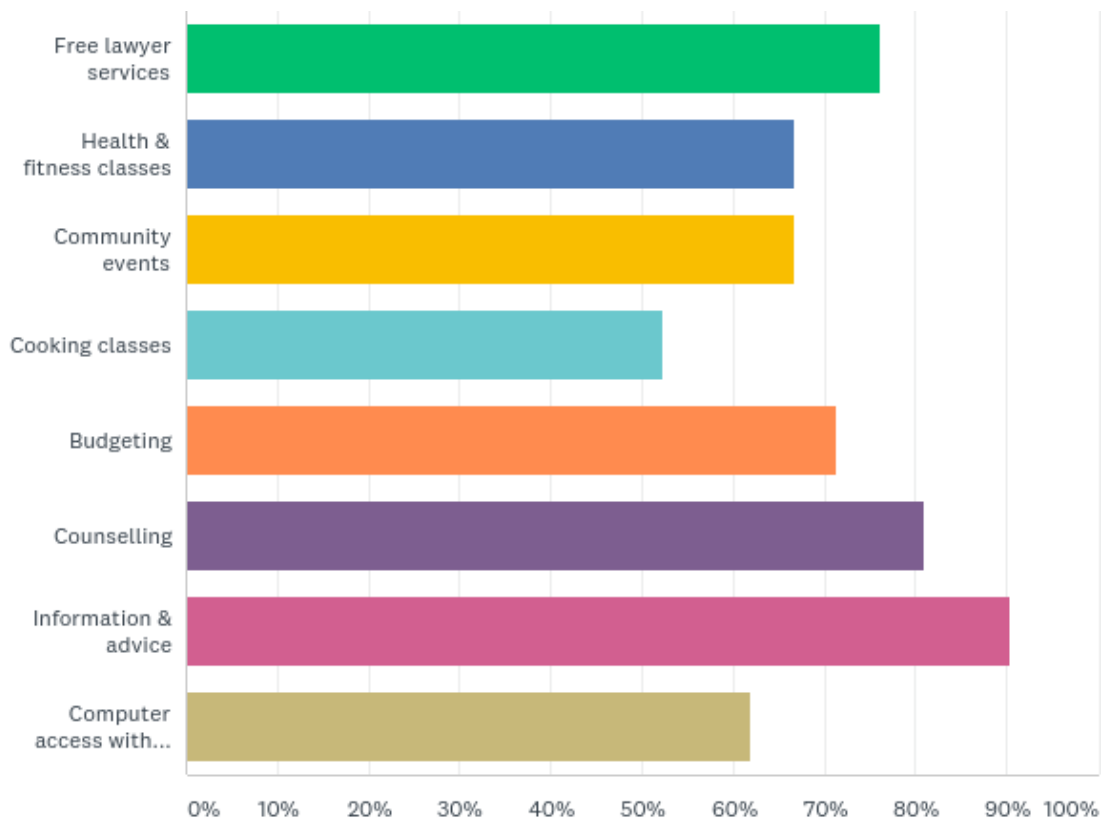


ANSWER CHOICES	RESPONSES	
Support f or teen parents	86.36%	19
Social worker/whanau worker services	72.73%	16
Playgroup for children 3-5 years	40.91%	9
Weekly young mum's coffee group	40.91%	9
Parenting programmes	77.27%	17
Supported housing for teen parents	54.55%	12
Information & advice	86.36%	19
Ante-natal classes for teen parents	54.55%	12
Total Respondents: 22		

The data shared in this question indicates that there is a need for organisations to be able to access services which support teen parents, including services associated with parenting programmes and accompanying information and advice (it is also evident that alongside these choices, will be the support of social work/whanau work services).

#### Question 4

Which of the following community programmes and services would you, or anyone in your organisation access/refer to?

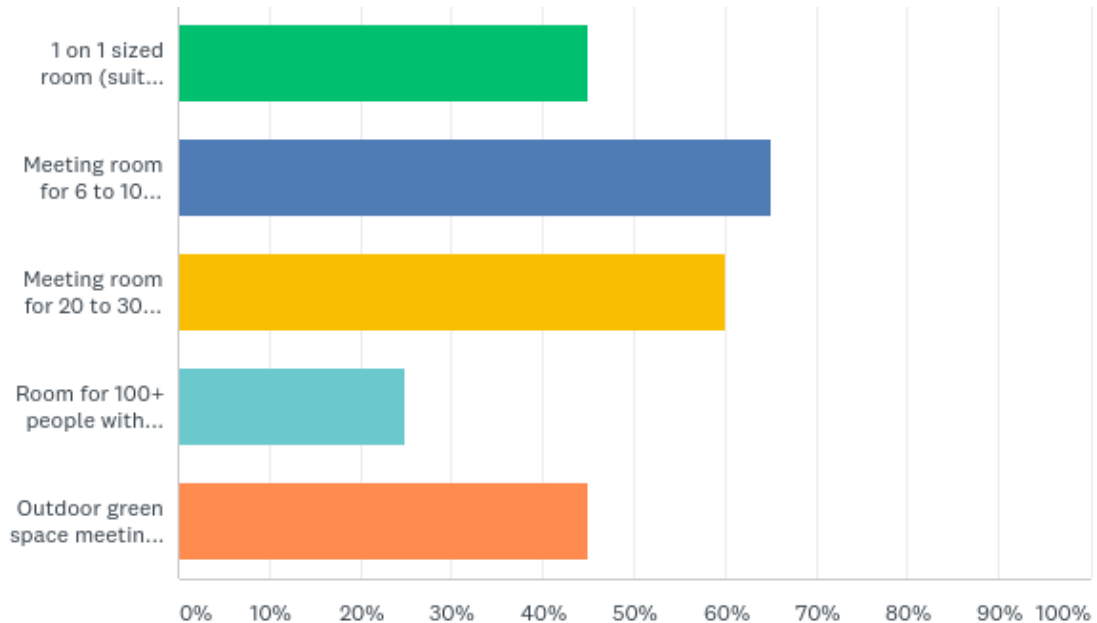


ANSWER CHOICES	RESPONSES	
Free lawyer services	76.19%	16
Health & fitness classes	66.67%	14
Community events	66.67%	14
Cooking classes	52.38%	11
Budgeting	71.43%	15
Counselling	80.95%	17
Information & advice	90.48%	19
Computer access with internet	61.90%	13
Total Respondents: 21		

Within this data set we are able to see that organisations want to access a range of services. The data shows that information, advice, counselling services, and budgeting are the high priority areas for the services organisations would access most. The data also indicates that organisations would refer to health and fitness activities. The establishment of the proposed recreation centre will enable this service to be offered in the future.

### Question 5

**Do you or anyone in your organisation access or would like access to, any of the following meeting rooms?**

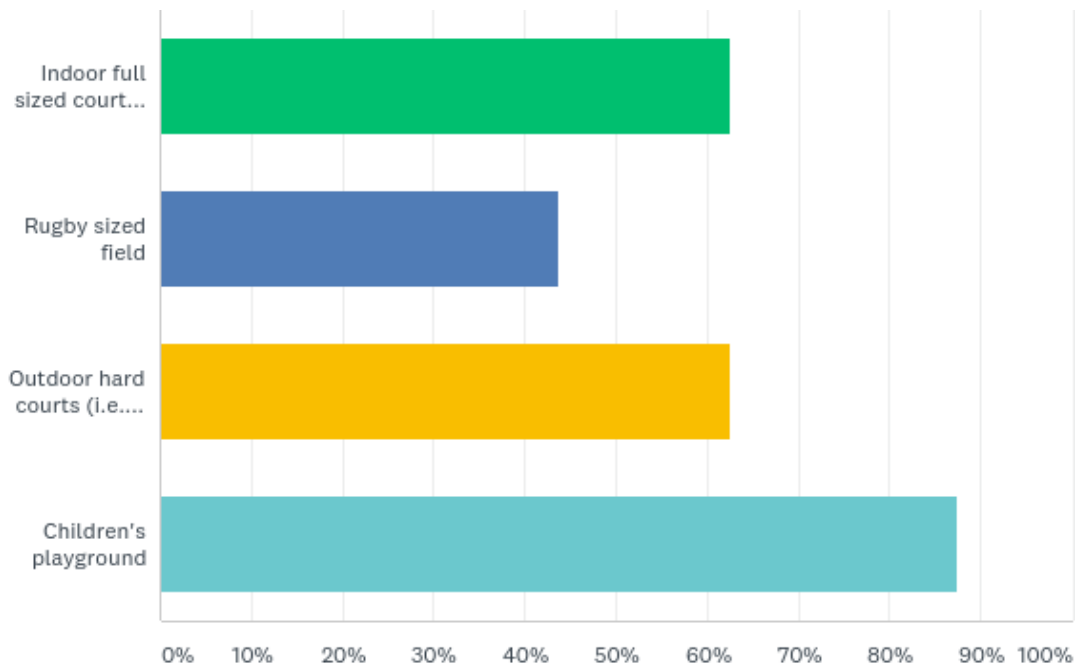


ANSWER CHOICES	RESPONSES	
1 on 1 sized room (suit counselling/supervision)	45.00%	9
Meeting room for 6 to 10 people	65.00%	13
Meeting room for 20 to 30 people	60.00%	12
Room for 100+ people with full kitchen	25.00%	5
Outdoor green space meeting areas i.e. under a tree, landscaped garden spaces	45.00%	9
Total Respondents: 20		

In this response we see that organisations are wanting to access meeting rooms which accommodate larger groups 10, 20, 30 people, however there is also a desire to have smaller rooms available for counselling sessions and supervision meetings. Organisations have also stated that outdoor green spaces would be utilised also.

### Question 6

**Do you or anyone in your organisation access or would like access to, any of the following recreational facilities?**



ANSWER CHOICES	RESPONSES	
Indoor full sized court (i.e. basketball)	62.50%	10
Rugby sized field	43.75%	7
Outdoor hard courts (i.e. basketball/netball)	62.50%	10
Children's playground	87.50%	14
Total Respondents: 16		

In planning the facilities for this project, it was important for Te Ora Hou Northland to get an understanding of the type of recreational facilities that would be beneficial to these organisations. A large percentage of the responses shared that having a children's playground would complement the services currently being provided as well as recreational spaces like an indoor sized court, netball hard courts and rugby sized fields.

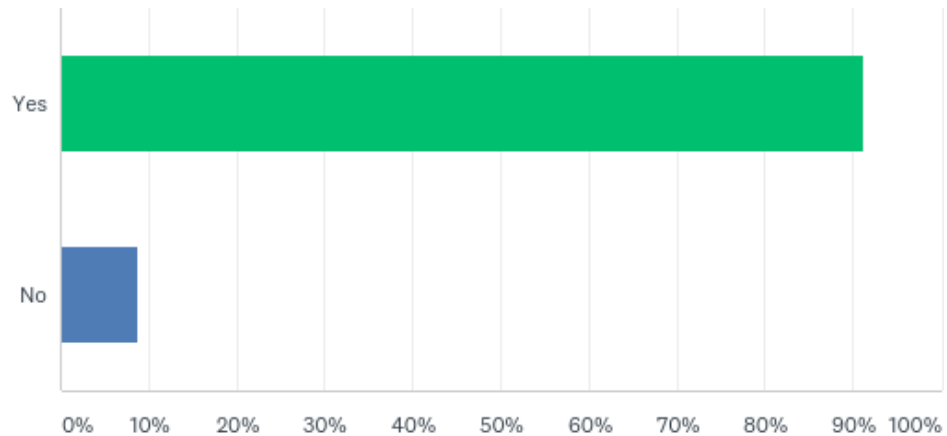
## Question 7

**What other activities, opportunities and services would you also like to see available for families/clients you are working with?**

Onsite childcare while parents participate in short course
Anger management courses
Budgeting
Self esteem courses
Close but separate indoor space for children while parents are participating in a group or meeting
A room for yoga , with open space to fit 10 people
Child safe and fun area
Swimming pool and swimming lessons for free. A pool
Big screen movies area.
A giant outdoor chess board
Housing options for youth to address homelessness
Avenues to assist young people with completing voluntary community service,
Skills to gain Duke of Edinburgh Awards to enhance future job prospects for our youth.
Cooking classes to teach our young people with the skills component.
Over night / weekend facilities where families can stay (So they can have access with their children etc).
Organisation can have trainings/wananga/sleepovers.
A place where families can have supervised access with their children.
Family friendly and children can play and interact with their parents.
Onsite Doctors, Nurses, FPA Clinic, Work and Income, Oranga Tamariki on site.
TCI (Transition from Care to Independence) people that can help Youth to transition them to Independence.
Something for Young people on Friday/Saturday nights. (Instead of them roaming the streets or getting into trouble)
Alternative Education School
Church
Safe place for young people to go to
Community garden
Kitchen Soup (Feed families)
Donations room A big safe space for youth to hang out (Youth Town)

### Question 8

**Do you support a facility that offers these programmes and services?**

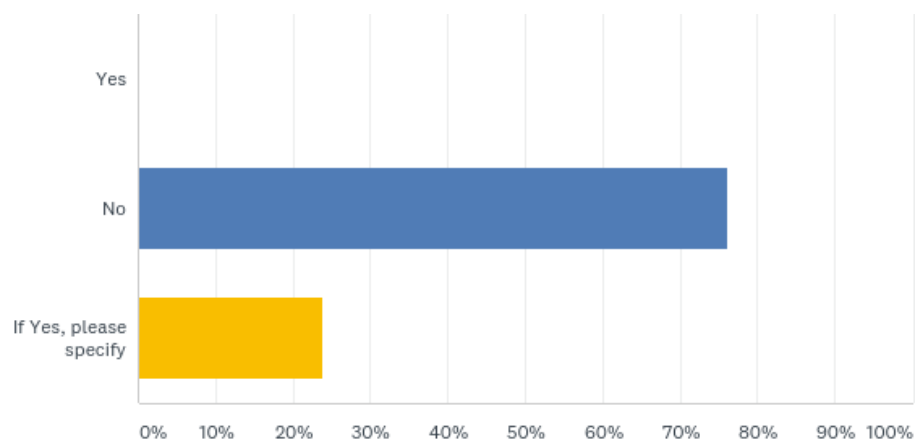


ANSWER CHOICES	RESPONSES	
Yes	91.30%	21
No	8.70%	2
TOTAL		23

The response provided by 21 services voted in support of a facility that offers a range of services and programmes. Two organisations voted against the service. The outcome of this response indicates that there is overwhelming support by organisations within the community for the proposed facility.

### Question 9

**Are there any other facilities in the Tikipunga area that provide access to similar programmes and services for families you are working with?**



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	76.19%	16
If Yes, please specify	23.81%	5
TOTAL		21

76% of the responses to this question, indicated there are no other facilities in the Tikipunga area that provide access to similar programmes and services for whanau currently offered by Te Ora Hou.

### Question 10

#### **Do you have any other comments or thoughts that you would like to add?**

What an honour and a privilege it has been to use your facilities, which has always been warm, welcoming and comfortable for the women who attend the women's groups. Great stuff Te Ora Hou..... absolutely awesome facility.
No, sounds brilliant. Anything that can help and support our young people has got to be good.
Thank you Te Ora Hou for your vision and commitment to empowering our local community.
Don't leave Raumanga...or...Build a place in Raumanga as well.heheh
I would love to be a part of the service provided in the new Tikipunga site when our Raumanga site finishes.

### **Findings from the Organization Consultation**

Throughout the survey, the vast majority of respondents expressed a real need for a community centre in Tikipunga and that the size, layout and design needs to provide for a range of resources, activities and opportunities attractive to all whanau and youth. The survey also allows Te Ora Hou Northland to understand the type of services and facilities that organisations within the community would access and refer to on a regular basis. It was also strongly advocated by many respondents that any new facility needs to be designed and operated as a community resource, which directly supports and enhances the programmes and services to youth and whanau as provided by all youth service providers and groups in the community.

This view directly mirrors Te Ora Hou Northland's own aims for a multi-purpose community centre, which satisfies the needs directed from community responses:

*'To provide services to communities, groups and individuals that enables, supports and encourages the development and well-being of young people.'*

Te Ora Hou Northland sees its role as not one of trying to provide for all youth and whanau in the community but more of **'ensuring that all youth are provided for'**.

Achieving Te Ora Hou Northland's desire to work in closer partnership with other established youth groups and providers from throughout the Whangārei area and to provide a community centre, will resource and afford the opportunity for them to further add to and enhance the positive work they are already doing and this can only be good for youth, whanau, the providers themselves and for the community as a whole.

The data extracted from the surveys will assist to provide valuable information regarding the provision of current services and the type of ongoing services that these organisations will continue to access.

## CLIENT CONSULTATION SURVEY

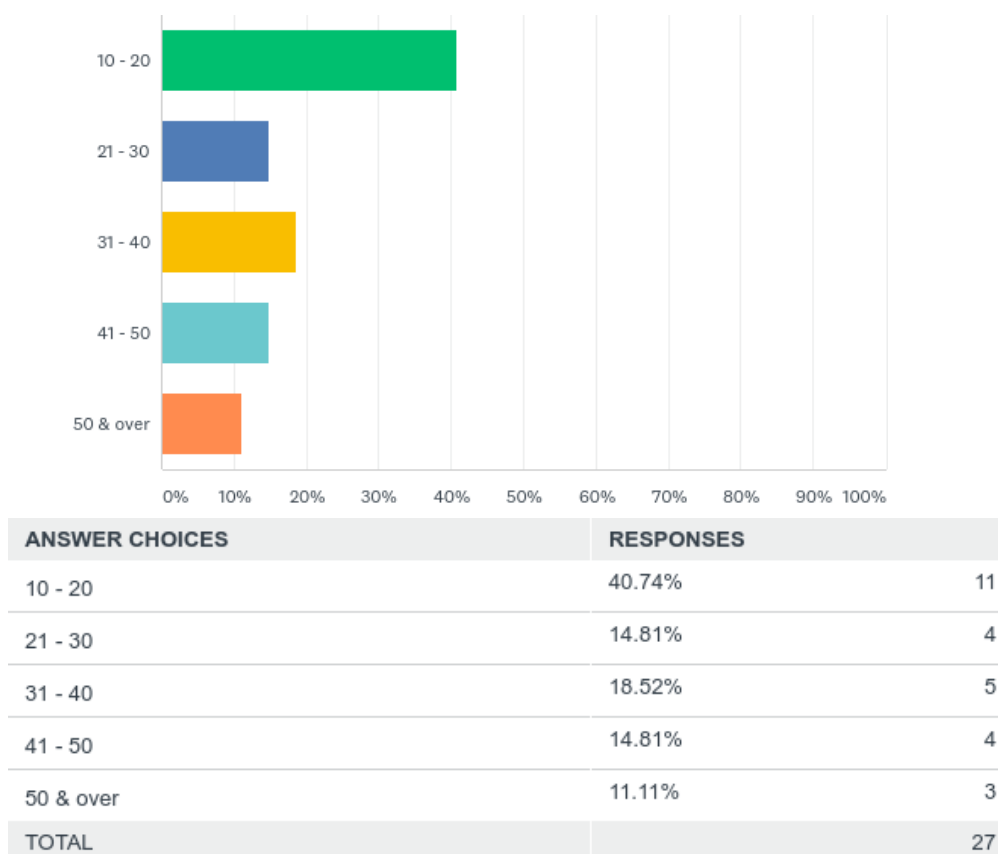
An electronic client survey was constructed and distributed to existing clients of Te Ora Hou Northland. The data presented in this section of the report represents responses shared from 27 clients who range in age from 10-50 years. The clients draw from a range of communities within Whangarei but notably those highly represented in this survey are located in Raumanga and Tikipunga.

This survey was conducted to gain an additional data sample as further evidence to support the establishment and justification for this project. It was also an opportunity to approach current clients within the organisation to seek their feedback concerning the current services that they access and their responses regarding the establishment and build of a newly constructed multi-purpose community centre in Tikipunga.

The data extracted from the client surveys will assist to provide another valuable data sample regarding the provision of current services and the type of ongoing services that these organisations will continue to access through Te Ora Hou Northland.

### Question 1

#### What is your age?



The survey was completed by 27 individuals, with 11 of these aged from 10-20 years. A larger proportion of the clients that are accessing services are mostly young people that fall into this age group. A much smaller percentage is represented in the ages from 30-50 years.

## Question 2

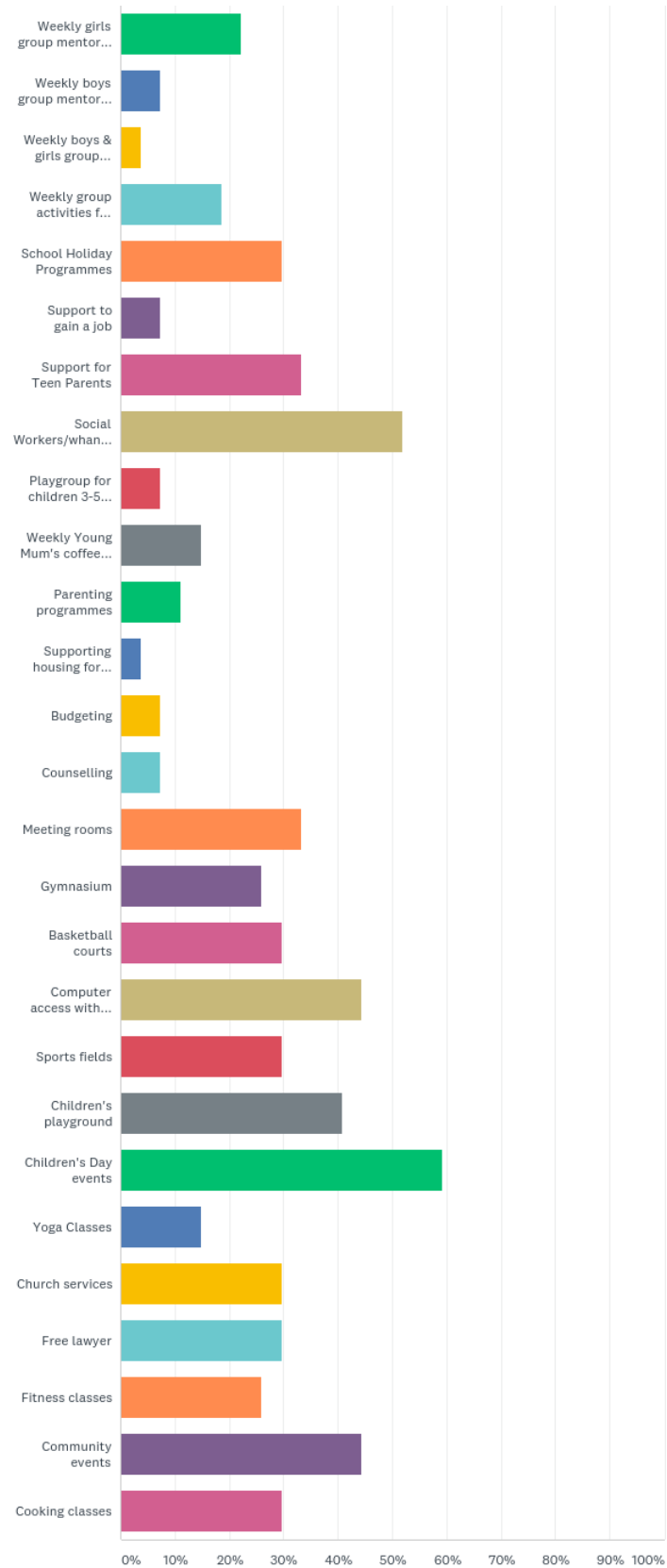
### **What suburb do you live in?**

Kamo	3
Kensington	1
Morningside	1
Onerahi	2
Otaika	3
Otangarei	1
Raumanga	9
Tikipunga	7

The data shared in the table indicates the majority of clients that access the services of Te Ora Hou Northland live in Raumanga and Tikipunga.

### Question 3

**Are you or anyone in your whanau using any of the following services, activities and facilities?**

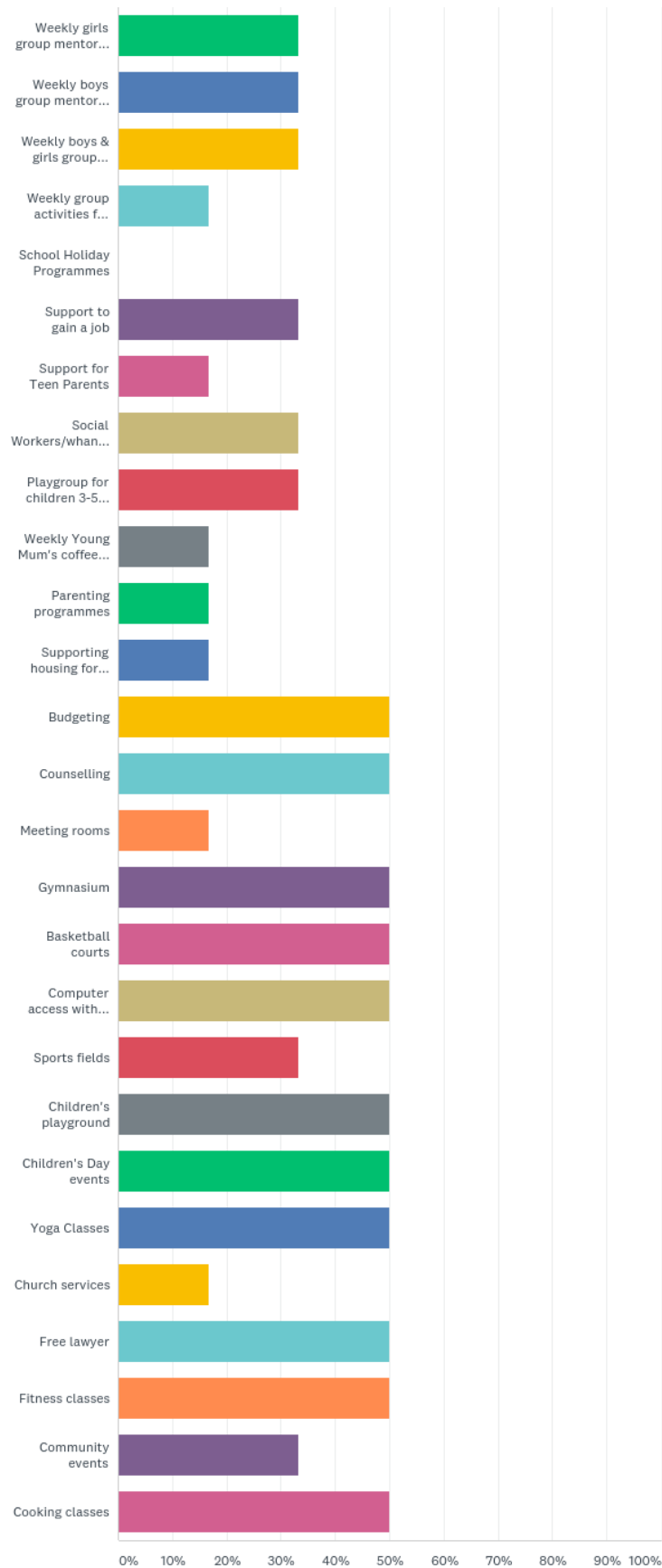


ANSWER CHOICES	RESPONSES	
Weekly girls group mentoring 13 - 18 yrs	22.22%	6
Weekly boys group mentoring 13 - 18 yrs	7.41%	2
Weekly boys & girls group mentoring Year 8	3.70%	1
Weekly group activities for girls 9 - 11 yrs	18.52%	5
School Holiday Programmes	29.63%	8
Support to gain a job	7.41%	2
Support for Teen Parents	33.33%	9
Social Workers/whanau workers	51.85%	14
Playgroup for children 3-5 yrs	7.41%	2
Weekly Young Mum's coffee group	14.81%	4
Parenting programmes	11.11%	3
Supporting housing for teen parents	3.70%	1
Budgeting	7.41%	2
Counselling	7.41%	2
Meeting rooms	33.33%	9
Gymnasium	25.93%	7
Basketball courts	29.63%	8
Computer access with internet	44.44%	12
Sports fields	29.63%	8
Children's playground	40.74%	11
Children's Day events	59.26%	16
Yoga Classes	14.81%	4
Church services	29.63%	8
Free lawyer	29.63%	8
Fitness classes	25.93%	7
Community events	44.44%	12
Cooking classes	29.63%	8
Total Respondents: 27		

The information provided in the table demonstrates that whanau are using and accessing a range of services, activities and facilities. The data suggests that out of the 27 responses made, the children's day event scored highest, then social workers and whanau workers, followed closely by community events and computer access with Wi-Fi. With these responses Te Ora Hou Northland are better informed as to the type of services they can continue to provide within the new facility and how current clients will support this.

#### Question 4

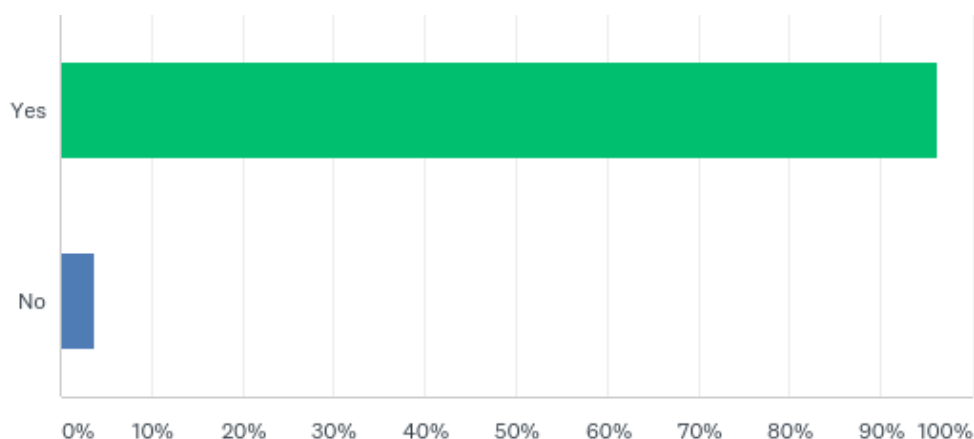
**Would you or anyone in your whanau using any of the following services, activities and facilities?**



ANSWER CHOICES	RESPONSES	
Weekly girls group mentoring 13 - 18 yrs	33.33%	2
Weekly boys group mentoring 13 - 18 yrs	33.33%	2
Weekly boys & girls group mentoring Year 8	33.33%	2
Weekly group activities for girls 9 - 11 yrs	16.67%	1
School Holiday Programmes	0.00%	0
Support to gain a job	33.33%	2
Support for Teen Parents	16.67%	1
Social Workers/whanau workers	33.33%	2
Playgroup for children 3-5 yrs	33.33%	2
Weekly Young Mum's coffee group	16.67%	1
Parenting programmes	16.67%	1
Supporting housing for teen parents	16.67%	1
Budgeting	50.00%	3
Counselling	50.00%	3
Meeting rooms	16.67%	1
Gymnasium	50.00%	3
Basketball courts	50.00%	3
Computer access with internet	50.00%	3
Sports fields	33.33%	2
Children's playground	50.00%	3
Children's Day events	50.00%	3
Yoga Classes	50.00%	3
Church services	16.67%	1
Free lawyer	50.00%	3
Fitness classes	50.00%	3
Community events	33.33%	2
Cooking classes	50.00%	3
Total Respondents: 6		

### Question 5

**Would you continue to use Te Ora Hou Northland when we move to Tikipunga?**



ANSWER CHOICES	RESPONSES	
Yes	96.30%	26
No	3.70%	1
TOTAL		27

The response provided in the survey shows 96% of current clients indicated they would continue to use the services of Te Ora Hou Northland when they move to their new premises.

### Question 6

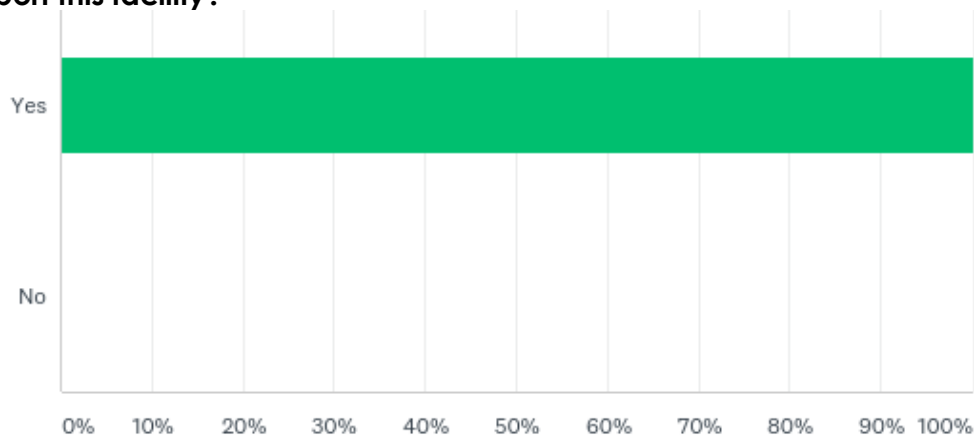
**What other activities, opportunities and services would you also like to see available?**

The ante-natal classes stay
More access to food for my whanau, Budgeting service to come back to The Pulse, community transport
Mixing the youth together so they can get to know each other (different ages)
Family days, tool box, classes after work hours, weekend activities
Holiday programme
Sports or health activities for parents e.g. Tai Chi
Dance studio, music room, a memorial hall, swimming pool
Place where grandparents can come and chat

The feedback provided in the table is information that will be helpful in continuing to be responsive as an organisation to the clients using the services. The ideas will be used as a platform for future planning and provision of services and will ensure that the organisation continues to meet the needs of whanau and community.

### Question 7

**Do you support this facility?**

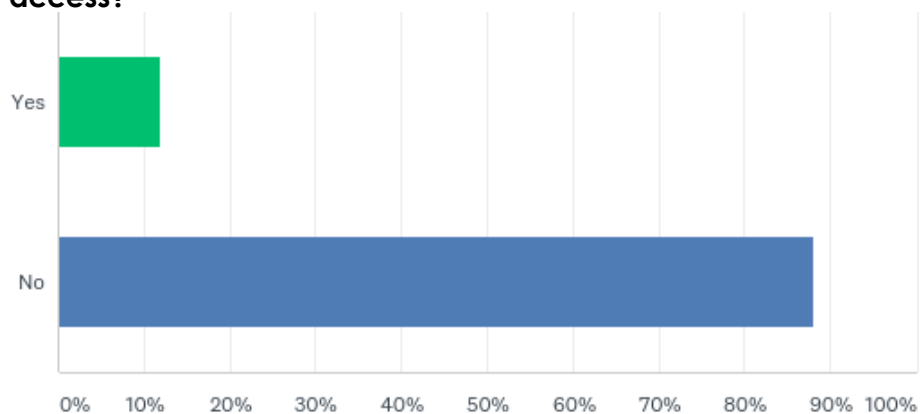


ANSWER CHOICES	RESPONSES	
Yes	100.00%	26
No	0.00%	0
TOTAL		26

All 26 responses said yes they would support this facility.

### Question 8

**Are there any other facilities in your area that provide similar services and facilities for you and your family to access?**



ANSWER CHOICES	RESPONSES	
Yes	12.00%	3
No	88.00%	22
TOTAL		25

The client feedback responses show that 88% of the client's state that there are no other facilities in the area that provide similar services and facilities for individuals and their families.

### Question 9

**Do you have any other comments or thoughts that you would like to add?**

Don't go
Te Ora Hou should stay here
Be cool to have Te Ora Hou here in Onerahi
Client enquired, "Will I still be able to use Social Work service?" Advised yes as we support wider Whangārei community
All good
I have a Dream
There is nothing in this community after The Pulse leaves. It would be awesome if you had an office here still when you move to Tikipunga
They are great people would love to see more people like this.
Not at the moment
Unsure if there are similar services for families, so sad to have Te Ora Hou moving out of our area, but their continued support of our youth is appreciated even if we don't say it enough.
Nope just why are we moving
I can't wait for them to move up towards Tiki :)
Leave it as it is, my mokos love coming down here, and it's sad that this place is closing down as a lot of people used this place. Not everyone has transport to get up to Tiki.

The comments provided in this client feedback indicate that people will miss the service in Raumanga and suggested that getting to Tikipunga could be difficult due to the lack of transport. They also make comments, which state that they will feel the loss within their community as there are no other services, which provide the support they have in the community.

### **Conclusion**

Throughout the survey, the vast majority of respondents expressed their support for a community centre in Tikipunga. They also indicated the type of activities that they would like to use in the new facility. There were comments to suggest that the current clients would continue to access services whilst living in Raumanga, but they also shared that the services would be greatly missed within their own community. The data collated in this survey provides an understanding of the clients who currently access services within Te Ora Hou Northland. The 27 responses collected, and the data gathered, will inform the services that will be available for whanau and community.

## FINANCIAL & CAPTIAL COSTS

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Te Ora Hou Northland engaged the services of Bennett & Associates, an independent accountancy firm who provide business management, support and advice, to prepare a capital budget for the proposed community centre and the resulting operating budget. The information provided to Bennett & Associates included capital cost estimates, sources of capital funds, capital cash flow, and existing operational data.

The capital budget shows an overall shortfall of approximately \$224k. The organisation is actively seeking alternative sources to make up this shortfall.

They are currently exploring funding support options with:

- The Whangarei District Council;
- A local trust which is looking to disperse remaining trust funds; and
- Other Government and philanthropic funding grants.

Following is the full report from Bennett & Associates.

Te Ora Hou Northland Incorporated	Total Forecast Capital Costs for Development	Initial Costs	Stage 1	Stage 2	Stage 3	Total Combined
<b>Funding</b>						
<b>Already Paid from funds</b>	33,029	33,029				33,029
<b>Grants</b>						-
Deposits Held	1,400,000	247,500	1,152,500	-		1,400,000
Proposed Property Sales:						-
Weaver Street (net of costs)	889,500		889,500			889,500
Murdoch Crescent (net of costs)	413,500		413,500			413,500
Foundation North Grant - estimated	1,200,000		206,656	993,344		1,200,000
Land Purchase - Private Donor	380,000	380,000				380,000
Lottery NZ Grant - estimated	600,000			600,000		600,000
Te Puni Kokiri	80,000		80,000			80,000
Other Funding	223,630			58,556	165,074	223,630
<b>TOTAL FUNDS AVAILABLE / REQUIRED</b>	<b>5,219,659</b>	<b>660,529</b>	<b>2,742,156</b>	<b>1,651,900</b>	<b>165,074</b>	<b>5,219,659</b>

## ESTIMATED COSTS (Excl GST):

### Project Management Costs

Project Manager	50,000	-	30,000	15,000	5,000	-	50,000
<b>Total Project Management costs</b>	<b>50,000</b>	<b>-</b>	<b>30,000</b>	<b>15,000</b>	<b>5,000</b>	<b>-</b>	<b>50,000</b>

### Capital Development Costs

Initial Costs	TOTAL						
Purchase of Land	380,000	380,000					380,000
architect fees	3,995	3,995					3,995
boundary survey	1,500	1,500					1,500
3D Plans	3,000	3,000					3,000
Geotech Report	5,000	5,000					5,000
Attenuation Plans	3,000	3,000					3,000
Traffic Report	1,983	1,983					1,983
Resource concent preparation	8,167	8,167					8,167
Resource concent fees	1,384	1,384					1,384
Refurbish of Tiki Home incl neighbours fencing	100,000	100,000					100,000
Refurbishment of Murdoch street for sale	5,000	5,000					5,000
Refurbishment of Weaver Street for sale	5,000	5,000					5,000
Engineers fees	31,000	31,000					31,000
Building Consent fees	7,500	7,500					7,500
Contribution levies	72,000	72,000					72,000
Consultants costs for critiquing		-					-
Feasibility Study	5,000	5,000					5,000
Forecast and Modelling	6,000	6,000					6,000
Travel							-
<b>TOTAL Initial development costs</b>	<b>639,529</b>	<b>639,529</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>639,529</b>

<b>Civil Costs</b>						
ROADING:						-
Site preparation	20,000		20,000			20,000
Civil works design plan	21,000	21,000				21,000
Earthworks	108,395		108,395			108,395
Road Construction	417,568		417,568			417,568
STORMWATER	163,781		163,781			163,781
SEWER	79,870		79,870			79,870
WATER	31,350		31,350			31,350
Contingency	82,036		82,036			82,036
<b>Total Civil Costs</b>	<b>924,000</b>	<b>21,000</b>	<b>903,000</b>	<b>-</b>	<b>-</b>	<b>924,000</b>
<b>Stage 1 : Construction of Administration blocks</b>						
Builders Deposit	60,000		60,000			60,000
Solar Panels	14,100		14,100			14,100
Architectural supervision			-			-
Building Shell	1,409,000		1,409,000			1,409,000
Fit Out	20,000		20,000			20,000
Security	10,000		10,000			10,000
ICT Hardware & Cabling	50,000		50,000			50,000
relocation costs	2,000		2,000			2,000
landscaping						-
<b>Total Stage 1</b>	<b>1,565,100</b>	<b>-</b>	<b>1,565,100</b>	<b>-</b>	<b>-</b>	<b>1,565,100</b>
<b>Stage 2: Construction of Gymnasium</b>						
Siteworks						-
Coresteel costs	1,626,900		1,626,900			1,626,900
Fitout	10,000		10,000			10,000
council permits						-
Landscaping						-
<b>Total Stage 2</b>	<b>1,636,900</b>	<b>-</b>	<b>-</b>	<b>1,636,900</b>	<b>-</b>	<b>1,636,900</b>

<b>Stage 3: Relocatable classrooms</b>							
Site preparation					-		-
Council permits					-		-
Removal/relocation Costs	130,000			130,000			130,000
Refurbishment costs	50,000			50,000			50,000
Fitout costs				-			-
Asbestos removal costs	64,056			64,056			64,056
Landscaping					-		-
							-
<b>Total Stage 3:</b>	<b>244,056</b>		-	<b>244,056</b>	-	-	<b>244,056</b>
<b>Site completion costs</b>							
Storage Shed	60,074				60,074		60,074
Landscaping	100,000				100,000		100,000
					-		-
<b>Total site completion costs</b>	<b>\$ 160,074</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 160,074</b>	<b>\$ -</b>	<b>\$ 160,074</b>
<b>Total Project Cost</b>	<b>\$ 5,219,659</b>	<b>\$ 660,529</b>	<b>\$ 2,742,156</b>	<b>\$ 1,651,900</b>	<b>\$ 165,074</b>	<b>\$ -</b>	<b>\$ 5,219,659</b>
<b>Net Cashflow</b>							
	<b>1</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>

Te Ora Hou Northland Incorporated Operating Performance and Budget	Actual Financial Performance	Actual Financial Performance	Forecast Financial Performance	Forecast Financial Performance	Forecast Financial Performance
	Year to 30 June 2016	Year to 30 June 2017	Year to 30 June 2018	Year to 30 June 2019	Year to 30 June 2020
<b>Revenue:</b>					
Donations, Fundraising and other similar Revenue	148,617	14,056	12,811	360	12,500
Fees, Donations and other revenue from members	3,739	200,810	200,200	360	
Revenue from providing goods or services:					
- Ministry of Education		323,630	305,580	312,149	320,000
- Te Pou Matakana		120,378			
- Manaia PHO		5,000			
- Sublicences		22,709	13,708	13,706	18,000
- Ministry of Social development		1,074,799	1,141,261	945,835	1,045,840
- Child Youth & Family		6,022	161	100,000	3,000
- Whangarei District Council		141,536	141,872	142,947	140,000
- TPK		1,000	78,000	22,000	60,000
- NDHB		10,000	10,000	10,000	8,500
- Client Fees		181,039	167,097	159,565	170,000
- Special Events		13,215	3,500	1,043	5,000
- Other		20,778	30,458	563	25,000
Total Revenue from Providing Goods or Services	1,885,346	1,920,106	1,891,637	1,707,808	1,795,340
Interest, Dividends and other investment revenue	57,041	55,426	53,031	20,000	-
Other Revenue	2,837	-	2,087	2,087	-
<b>Total Revenue</b>	<b>\$ 2,097,580</b>	<b>\$ 2,190,398</b>	<b>\$ 2,159,766</b>	<b>\$ 1,730,615</b>	<b>\$ 1,807,840</b>

**Expenses**

Expenses related to public fundraising	1,555	106	1,376	1,200	1,200
Volunteer and employee related costs	1,349,362	1,326,049	1,340,000	1,375,000	1,395,000
Costs relating to providing goods or services	352,130	308,605	295,000	285,725	300,000
Grants and donations made	3,942	1,756	364	1,200	1,200
Other expenses	20,990	20,442	28,628	24,000	24,000
Depreciation	60,915	49,191	45,000	85,000	194,000
Interest on loans	-	-	-	-	-

<b>Total Expenses</b>	<b>\$</b>	<b>1,788,894</b>	<b>\$</b>	<b>1,706,149</b>	<b>\$</b>	<b>1,710,368</b>	<b>\$</b>	<b>1,772,125</b>	<b>\$</b>	<b>1,915,400</b>
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<b>Surplus/(Deficit) for the Year</b>	<b>\$</b>	<b>308,686</b>	<b>\$</b>	<b>484,249</b>	<b>\$</b>	<b>449,398</b>	<b>-\$</b>	<b>41,510</b>	<b>-\$</b>	<b>107,560</b>
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Adjust for non cash and capital transactions:

Depreciation	60,915	49,191	45,000	85,000	194,000
Loan Principal repayments	-	-	-	-	-

<b>Estimated Cash Surplus /(Deficit)</b>	<b>\$</b>	<b>369,601</b>	<b>\$</b>	<b>533,440</b>	<b>\$</b>	<b>494,398</b>	<b>\$</b>	<b>43,490</b>	<b>\$</b>	<b>86,440</b>
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## CONCLUSION – KEY FINDINGS FROM THIS REPORT

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It is important that communities have access to a wide range of support options to assist them in guiding their whanau and their young people on their journey throughout life. This feasibility study provides information on Te Ora Hou Northland as a credible and established whanau and youth service provider. The study provides a report outlining the intent of Te Ora Hou Northland to establish a multi-purpose community centre to enable and lead social change for young people and their whanau.

The report provides data, which has been examined and analysed regarding consultation with local communities and organisations to better understand the localised views of whanau and youth in establishing such a Centre. The anecdotal and statistical data provides robust evidence capturing the voice of whanau, youth and the community presenting significant support for this project and what is most important to them.

The further research and information presented in this report concludes that this project is both necessary and essential for whanau and young people in the community and the wider Whangarei region to ensure adequate access and support to services at a time in their lives when they face specific social, health, employment and education challenges.

### **Key findings:**

- Te Ora Hou Northland has a credible and demonstrated history in successfully leading community change and youth initiatives at a localised and grass roots level.
- Te Ora Hou Northland, through The Pulse, has a 20 year history of on-site collaboration, and the sharing of facilities and resources with other organisations.
- That 99% community support is revealed in the community survey to establish a multi-purpose community centre.
- A newly constructed multi-purpose community centre in Tikipunga will not only be of benefit to whanau and youth from the Tikipunga community but the wider Whangārei region.
- The data captured in the surveys expressed that this facility needs to be a multi-purpose community centre, which can be successful in appealing to and meeting the personal, cultural, social and health needs of whanau and young people regardless of their religious, cultural, ethnic or social backgrounds.
- Many of the respondents to the Community & Youth questionnaire identified that there is a relative lack of opportunity and services and free opportunities for whanau and young people in Tikipunga and Whangarei.

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## APPENDICES

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1. Tikipunga demographic analysis
2. Raumanga demographic analysis



# SOCIO – ECONOMIC REPORT FOR TIKIPUNGA

Prepared by Whangarei District Council

2018

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# SOCIO – ECONOMIC REPORT FOR TIKIPUNGA

## INTRODUCTION

This report contains data for the suburb of Tikipunga in Whangarei. The data is obtained through Statistics New Zealand based upon what was collected in the 2006 and 2013 census.

The area of Tikipunga is divided into two area units; Tikipunga West and Tikipunga East:

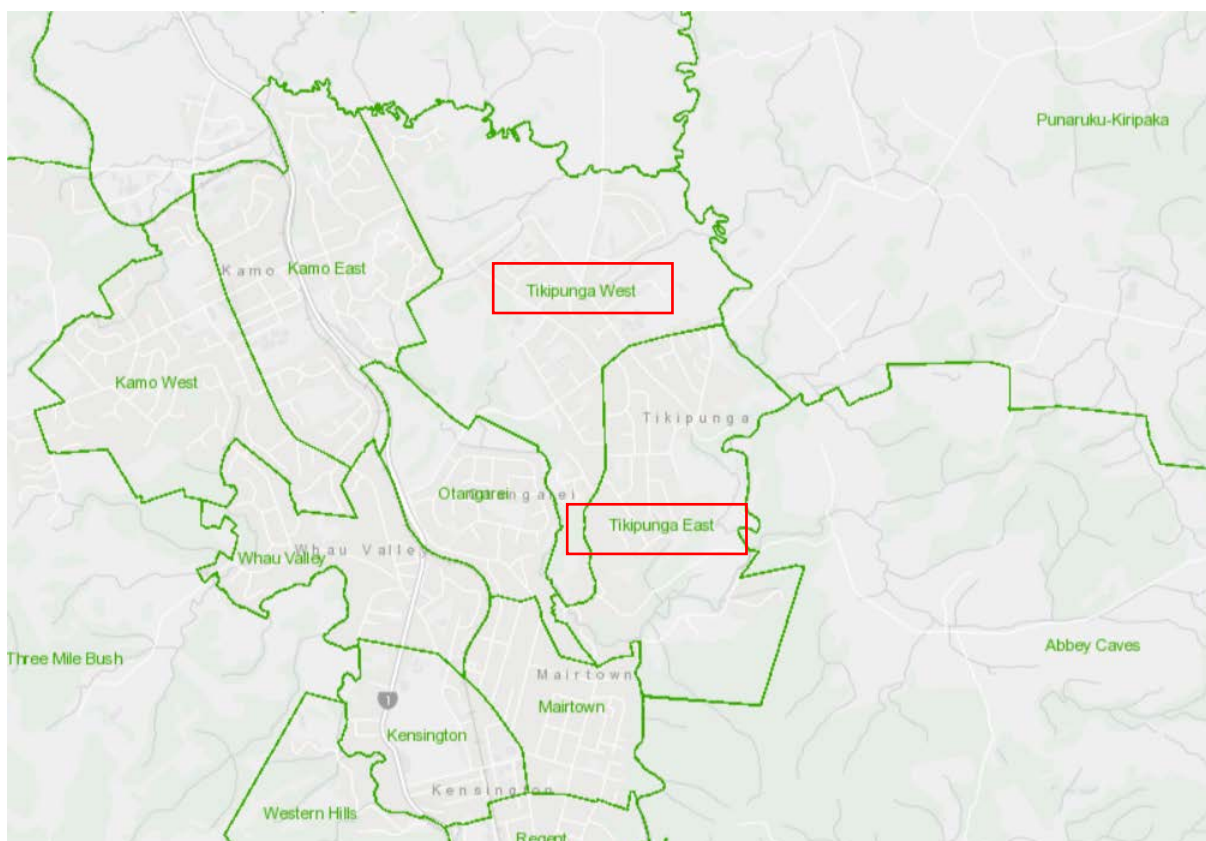


Figure 1 Census Area Unit Map 2013 showing Tikipunga East and Tikipunga West (Source: Statistics New Zealand)

The following report has been structured around the two area units. Where there is a significant difference between Tikipunga East and West, this is noted in the report. Where there is not a statistical difference Tikipunga East and West have been combined.

This report is purely based around the statistical data, no commentary or conclusions are provided around the implications of the data.

All the data outlined in the report for Tikipunga is compared against the wider Whangarei District.

It is noted that the data is generally sourced from the 2013 Census, therefore it will be outdated. Data from the 2018 Census will become available from the end of 2018 through to early 2019, at which point a refresh of this report may be required.

## SUMMARY OF FINDINGS

Based on the data of this report and a comparison to the wider Whangarei District Statistics, the following conclusions can be drawn:

- The population of Tikipunga decreased by 5% between 2006 and 2013, whereas the wider district grew by 5.9%.
- Tikipunga has a younger population compared the wider district, which has a trend of an increasing aging population, particularly in 65 years +.
- Tikipunga has a greater proportion of Maori when compared to the wider district.
- Tikipunga has a marginally proportion of the population with no qualification.
- Unemployment rate in Tikipunga is approximately 2% higher the wider District
- Of those employed, a high proportion are earning less per annum compared to the wider District.
- The number of single parent families is significantly higher than the wider District.
- Tikipunga has a high rate of households with no car and there is a significantly lower rate of home ownership.
- House prices and rental prices in Tikipunga have increased significantly since 2014/15 with no corresponding increase in income. This therefore suggests a growing affordability issue.
- Based on the New Zealand Deprivation Index, Tikipunga East and West are in the top 14 most deprived areas of the Whangarei District. Tikipunga West has a decile score of 10 and is and the 133<sup>rd</sup> most deprived areas of the New Zealand.

## DEMOGRAPHICS

### POPULATION

A total of 5,931 people live in Tikipunga, this is 7.7 percent of the total population of Whangarei District.

The population of Tikipunga is decreasing. 2,934 people live in Tikipunga East. This is a decrease of 156 people, or 5 percent, since the 2006 Census. 2,997 people usually live in Tikipunga West. This is a decrease of 27 people, or 0.3 percent, since the 2006 Census.

Sex	Tikipunga East		Tikipunga West		Tikipunga total		Whangarei District	
	Number	%	Number	%	Number	%	Number	%
<b>Male</b>	1374	46.8	1,368	45.6	<b>2742</b>	<b>48.7</b>	36,990	48
<b>Female</b>	1557	53.2	1,626	55.4	<b>3183</b>	<b>51.2</b>	40,005	52
<b>Total people</b>	2934	-	2,997	-	<b>5931</b>	-	76,995	-

Table 1 Population by sex from 2013 Census (Source: Statistics New Zealand)

### AGE

The median age (half are younger, and half older, than this age) is 37.2 years for people in Tikipunga East and 38.7 years for people in Tikipunga West. The median age in Whangarei District is 41.8 years.

18.4 percent of people in Tikipunga East and 21.2 percent of people in Tikipunga West are aged 65 years and over, compared with 18.1 percent of the total Whangarei District population.

24.5 percent of people are aged under 15 years in Tikipunga East and 24.2 percent of people are aged under 15 years in Tikipunga West, compared with 21.5 percent for all of Whangarei District.

	Tikipunga West		Tikipunga East		Tikipunga Total		Whangarei District	
	Number	%	Number	%	Number	%	Number	%
<b>0-4 Years</b>	273	9.3%	252	8.7%	<b>525</b>	<b>9.0%</b>	5520	7.20%
<b>5-9 Years</b>	228	7.8%	234	8.1%	<b>462</b>	<b>7.9%</b>	5622	7.30%
<b>10-14 Years</b>	207	7.0%	225	7.7%	<b>432</b>	<b>7.4%</b>	5424	7.00%
<b>15-19 Years</b>	195	6.6%	210	7.2%	<b>405</b>	<b>6.9%</b>	4911	6.40%
<b>20-24 Years</b>	156	5.3%	153	5.3%	<b>309</b>	<b>5.3%</b>	3780	4.90%
<b>25-29 Years</b>	168	5.7%	153	5.3%	<b>321</b>	<b>5.5%</b>	3738	4.90%
<b>30-34 Years</b>	141	4.8%	165	5.7%	<b>306</b>	<b>5.2%</b>	3510	4.60%
<b>35-39 Years</b>	159	5.4%	168	5.8%	<b>327</b>	<b>5.6%</b>	4212	5.50%
<b>40-44 Years</b>	147	5.0%	183	6.3%	<b>330</b>	<b>5.6%</b>	5262	6.80%
<b>45-49 Years</b>	174	5.9%	165	5.7%	<b>339</b>	<b>5.8%</b>	5370	7.00%
<b>50-54 Years</b>	186	6.3%	156	5.4%	<b>342</b>	<b>5.9%</b>	5655	7.30%
<b>55-59 Years</b>	153	5.2%	165	5.7%	<b>318</b>	<b>5.4%</b>	5235	6.80%
<b>60-64 Years</b>	132	4.5%	153	5.3%	<b>285</b>	<b>4.9%</b>	4827	6.30%
<b>65 years and over</b>	618	21.0%	522	18.0%	<b>1140</b>	<b>19.5%</b>	13926	18.1%
<b>Total</b>	2937		2904		<b>5841</b>		7695	

Table 2 Population by age from 2013 Census (Source: Statistics New Zealand)

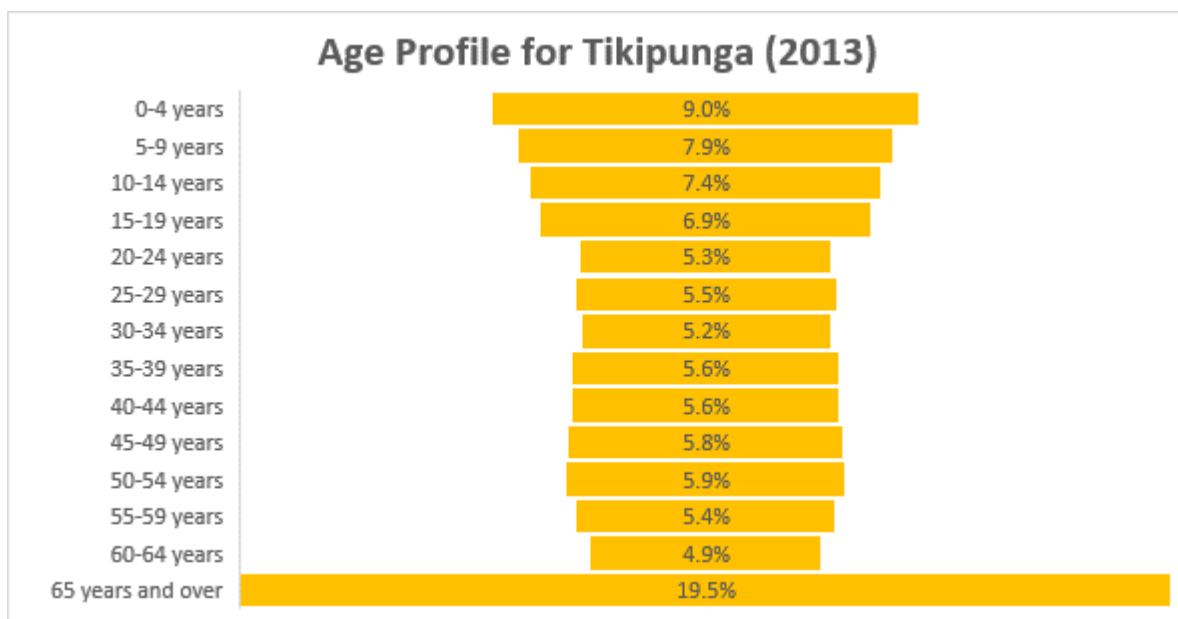


Figure 2 Age profile for Tikipunga from 2013 Census (Source: Statistics New Zealand)

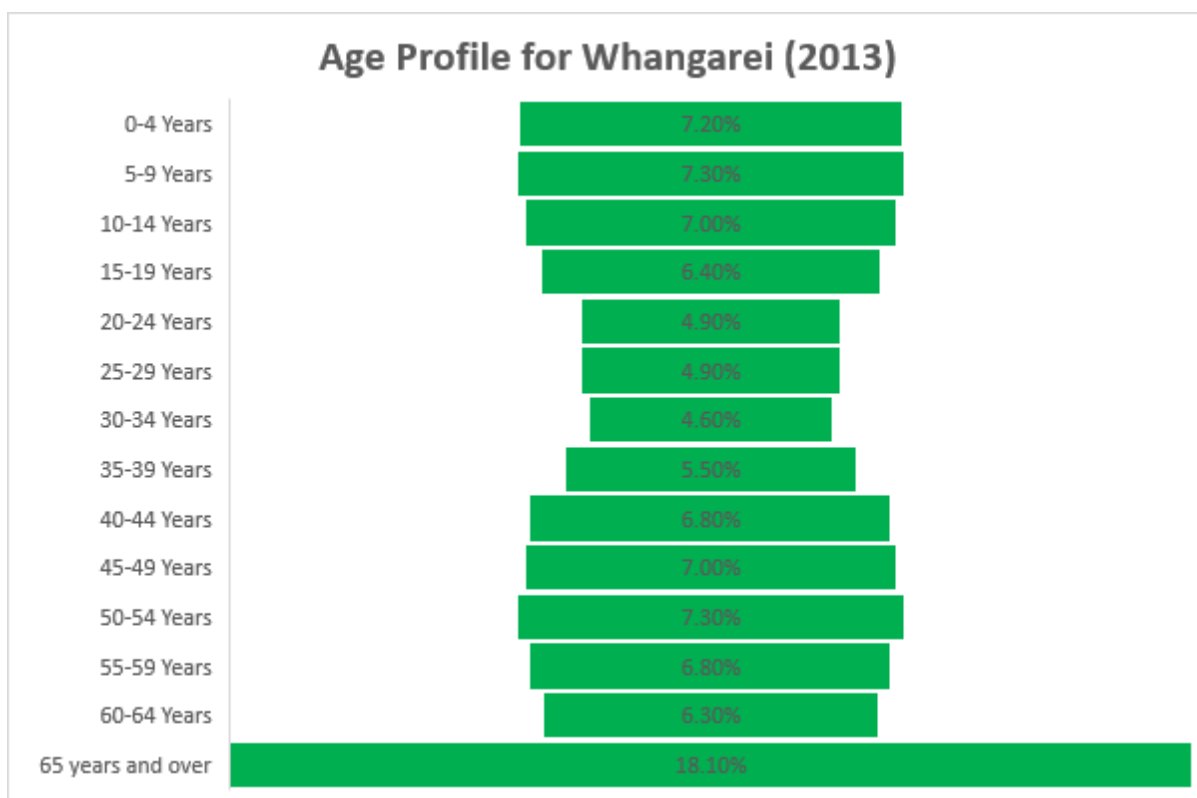


Figure 3 Age profile for Whangarei from 2013 Census (Source: Statistics New Zealand)

## CULTURAL DIVERSITY

The most common ethnic group in Tikipunga East and West is European (71.2%) . This is compared the wider district, where 80% identified as European.

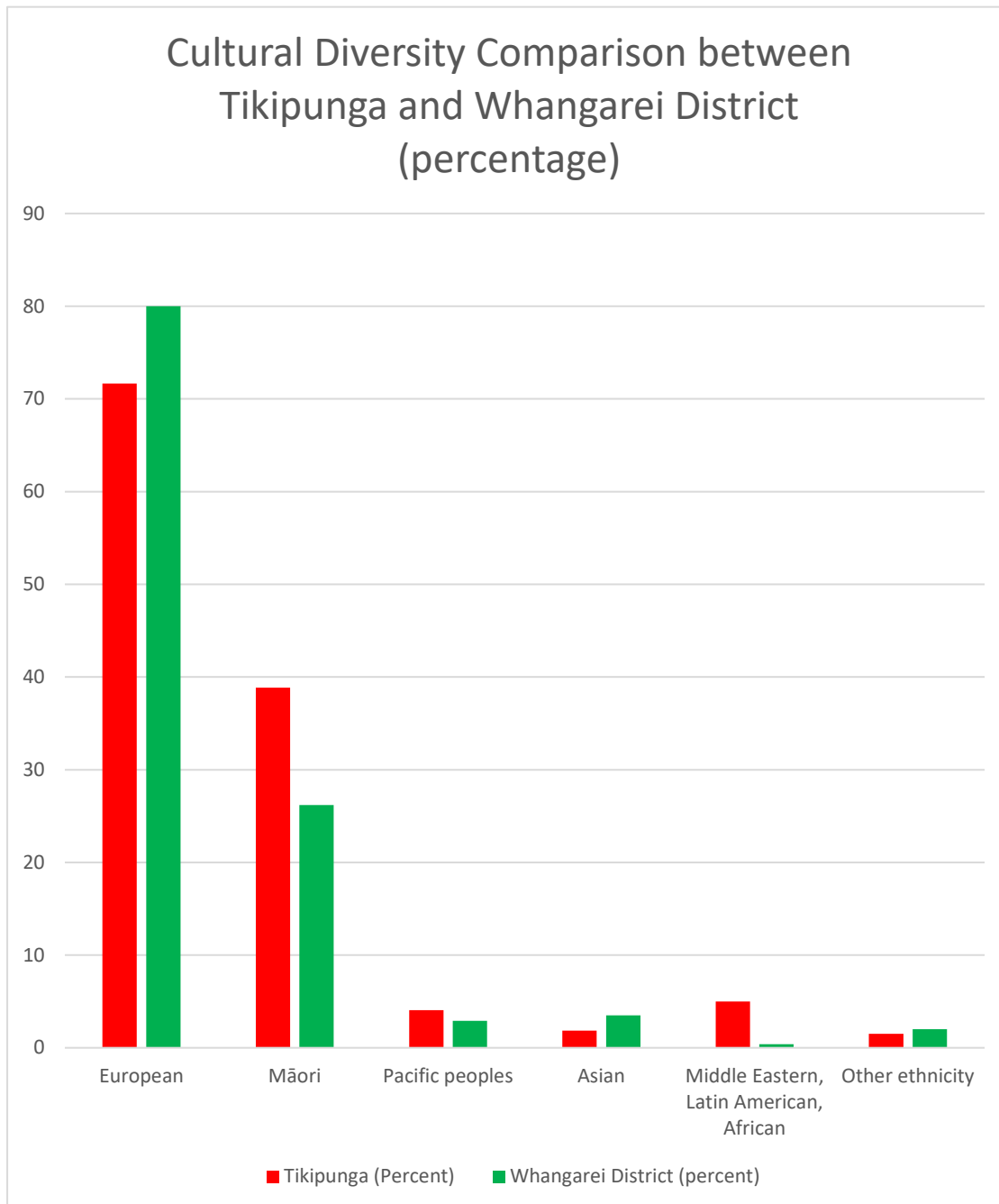


Figure 4 Cultural Diversity from 2013 Census (Source: Statistics New Zealand)

Ethnic group <sup>(1)</sup>	Tikipunga Total	Whangarei District
European	71.6%	80.0%
Māori	38.8%	26.2%
Pacific peoples	4.1%	2.9%
Asian	1.8%	3.5%
Middle Eastern, Latin American, African	0.6%	0.4%
Other ethnicity	1.5%	2.0%
1. Includes all people who stated each ethnic group, whether as their only ethnic group or as one of several. Where a person reported more than one ethnic group, they have been counted in each applicable group. As a result percentages do not add up to 100.		

Table 3 Cultural Diversity from 2013 Census (Source: Statistics New Zealand)

## BIRTHPLACE

12.1 percent of people in Tikipunga East and 11.5 percent of people in Tikipunga West were born overseas, compared with 16.5 percent for Whangarei District.

For people born overseas who are now living in Tikipunga, the most common birthplace was UK and Ireland, compared with UK and Ireland for people born overseas in the wider Whangarei District.

## LANGUAGES SPOKEN

After English, the next most common language spoken in Tikipunga is te reo Māori, which was spoken by 9 percent of people. For Whangarei District the most common language apart from English is te reo Māori, spoken by 6.1 percent of people.

New Zealand Sign Language is used by 1 percent of people in Tikipunga, compared with less than one percent of people for all Whangarei District. 86.8 percent of people in Tikipunga speak only one language, compared with 86.5 percent of people for all of Whangarei District.

## RELATIONSHIP STATUS

32.9 percent of people aged 15 years and over living in Tikipunga East and 34.3 percent of people aged 15 years and over living in Tikipunga West have never married. This is compared to 30 percent for all of Whangarei District.

## QUALIFICATIONS AND EMPLOYMENT

### QUALIFICATIONS

69.9 percent of people aged 15 years and over in Tikipunga East have a formal qualification and 63.6 percent of people aged 15 years and over in Tikipunga West have a formal qualification. In total for Tikipunga 66.7 percent of people aged 15 years and over have a formal qualification compared with 74.9 percent in Whangarei District.

In Tikipunga, 8.2 percent of people aged 15 years and over held a bachelor's degree or higher as their highest qualification, compared with 13.9 percent for Whangarei District.

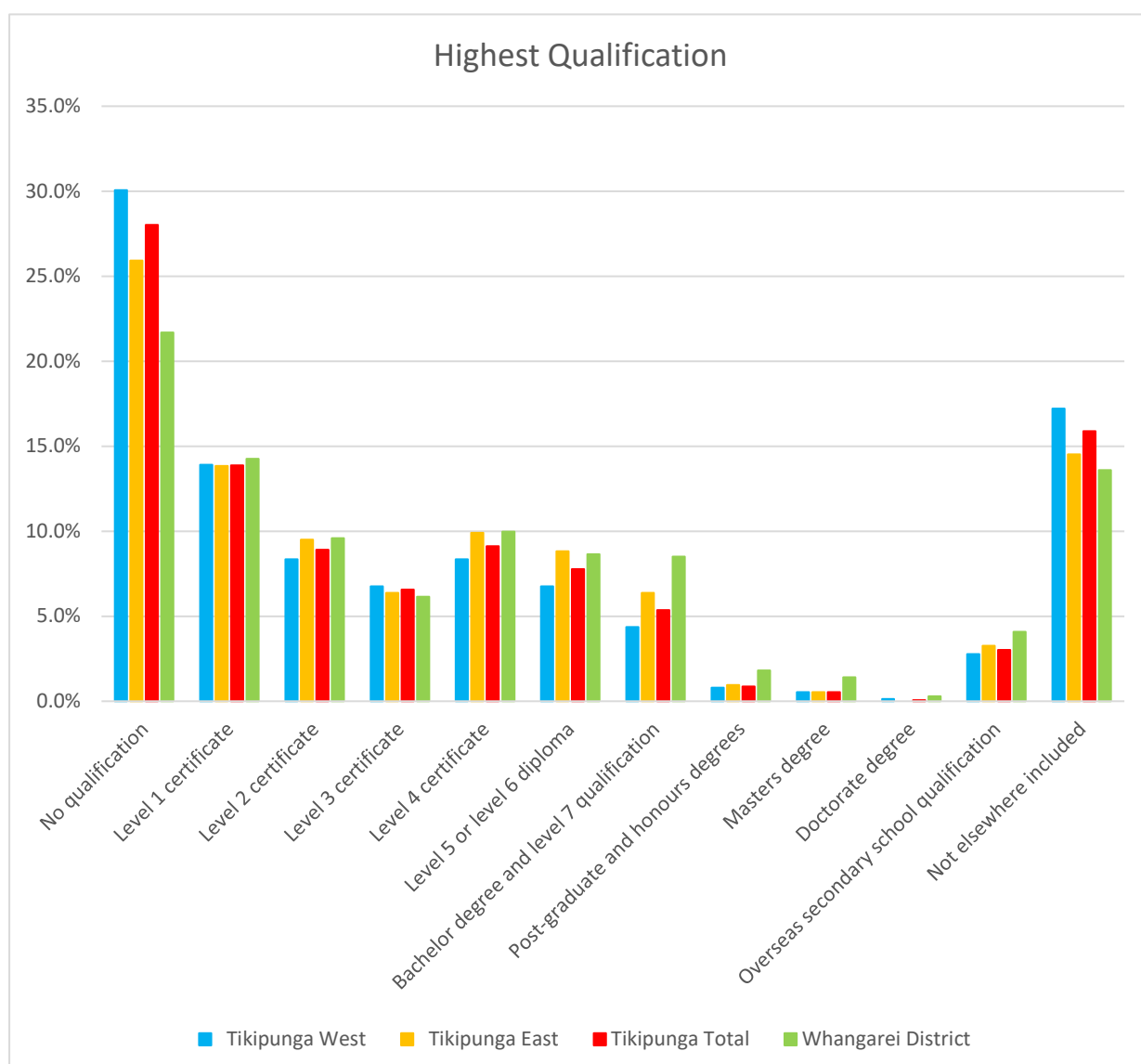


Figure 5 Level of qualifications from 2013 Census (Source: Statistics New Zealand)

Highest Qualification	Tikipunga West		Tikipunga East		Tikipunga Total		Whangarei District	
	Number	%	Number	%	Number	%	Number	%
<b>Total people, highest qualification</b>	2271		2214		4485		60429	
<b>No qualification</b>	681	30.1%	573	25.9%	1254	28.0%	13101	21.7%
<b>Level 1 certificate</b>	315	13.9%	306	13.8%	621	13.9%	8616	14.3%
<b>Level 2 certificate</b>	189	8.3%	210	9.5%	399	8.9%	5793	9.6%
<b>Level 3 certificate</b>	153	6.8%	141	6.4%	294	6.6%	3711	6.1%
<b>Level 4 certificate</b>	189	8.3%	219	9.9%	408	9.1%	6033	10.0%
<b>Level 5 or level 6 diploma</b>	153	6.8%	195	8.8%	348	7.8%	5223	8.6%
<b>Bachelor degree and level 7 qualification</b>	99	4.4%	141	6.4%	240	5.4%	5142	8.5%
<b>Post-graduate and honours degrees</b>	18	0.8%	21	0.9%	39	0.9%	1092	1.8%
<b>Masters degree</b>	12	0.5%	12	0.5%	24	0.5%	849	1.4%
<b>Doctorate degree</b>	3	0.1%	0	0.0%	3	0.1%	174	0.3%
<b>Overseas secondary school qualification</b>	63	2.8%	72	3.3%	135	3.0%	2472	4.1%
<b>Not elsewhere included</b>	390	17.2%	321	14.5%	711	15.9%	8220	13.6%

Table 4 Secondary school qualifications from 2013 Census (Source: Statistics New Zealand)

## WORK

The unemployment rate in Tikipunga East is 11.5 percent for people aged 15 years and over. The unemployment rate in Tikipunga West is 14.7 percent for people aged 15 years and over. Overall the unemployment rate for Tikipunga is 13.1%. This is compared with 9.1 percent for all Whangarei District.

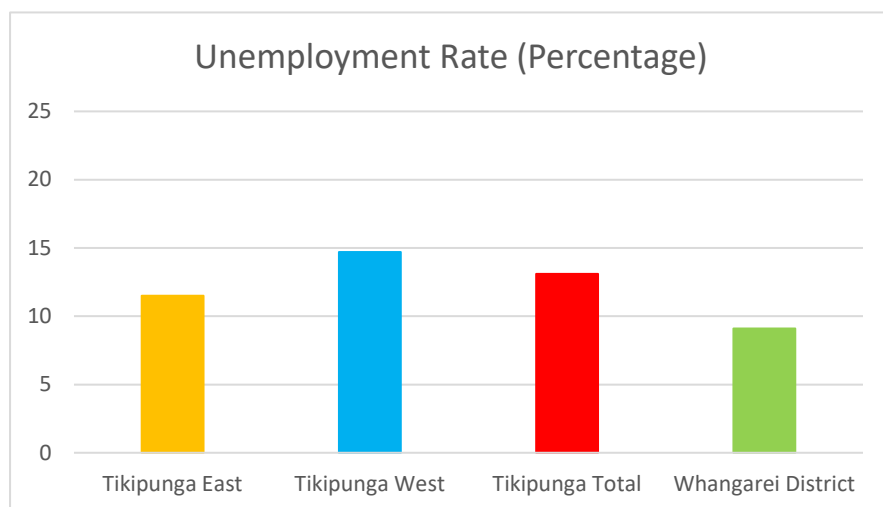


Figure 6 Unemployment rate from 2013 Census (Source: Statistics New Zealand)

-	Whangarei District	Tikipunga Total	Tikipunga West	Tikipunga East
<b>Total people, work and labour force status</b>	<b>60,429</b>	<b>4,485</b>	<b>2,271</b>	<b>2,214</b>
<b>Employed full-time</b>	24,444	1,551	711	840
<b>Employed part-time</b>	7,881	507	264	243
<b>Total people, employed</b>	32,325	2,058	975	1,083
<b>Unemployed</b>	3,225	309	168	141
<b>Total people, in labour force</b>	35,553	2,367	1,143	1,224
<b>Not in the labour force</b>	21,132	1,785	942	843
<b>Work and labour force status unidentifiable</b>	3,750	333	186	147

Figure 7 Population by work and labour force from 2013 Census (Source: Statistics New Zealand)

## INCOME

For people aged 15 years and over, the median income (half earn more, and half less, than this amount) in Tikipunga is \$22,700. This compares with a median of \$25,300 for all of Whangarei District.

42.4 percent of people aged 15 years and over in Tikipunga East and 46.9 percent of people aged 15 years and over in Tikipunga West have an annual income of \$20,000 or less, compared with 40.8 percent of people for Whangarei District as a whole.

In Tikipunga East, 19.8 percent of people aged 15 years and over have an annual income of more than \$50,000, compared with 13.4 percent in Tikipunga West and 22.6 percent of people in Whangarei District.

A higher percentage of people in Tikipunga receive all types of benefit compared with people in the Whangarei District. The proportion of people in Tikipunga receiving unemployment benefit and/or domestic purposes benefit is more than twice that of people in the Whangarei District

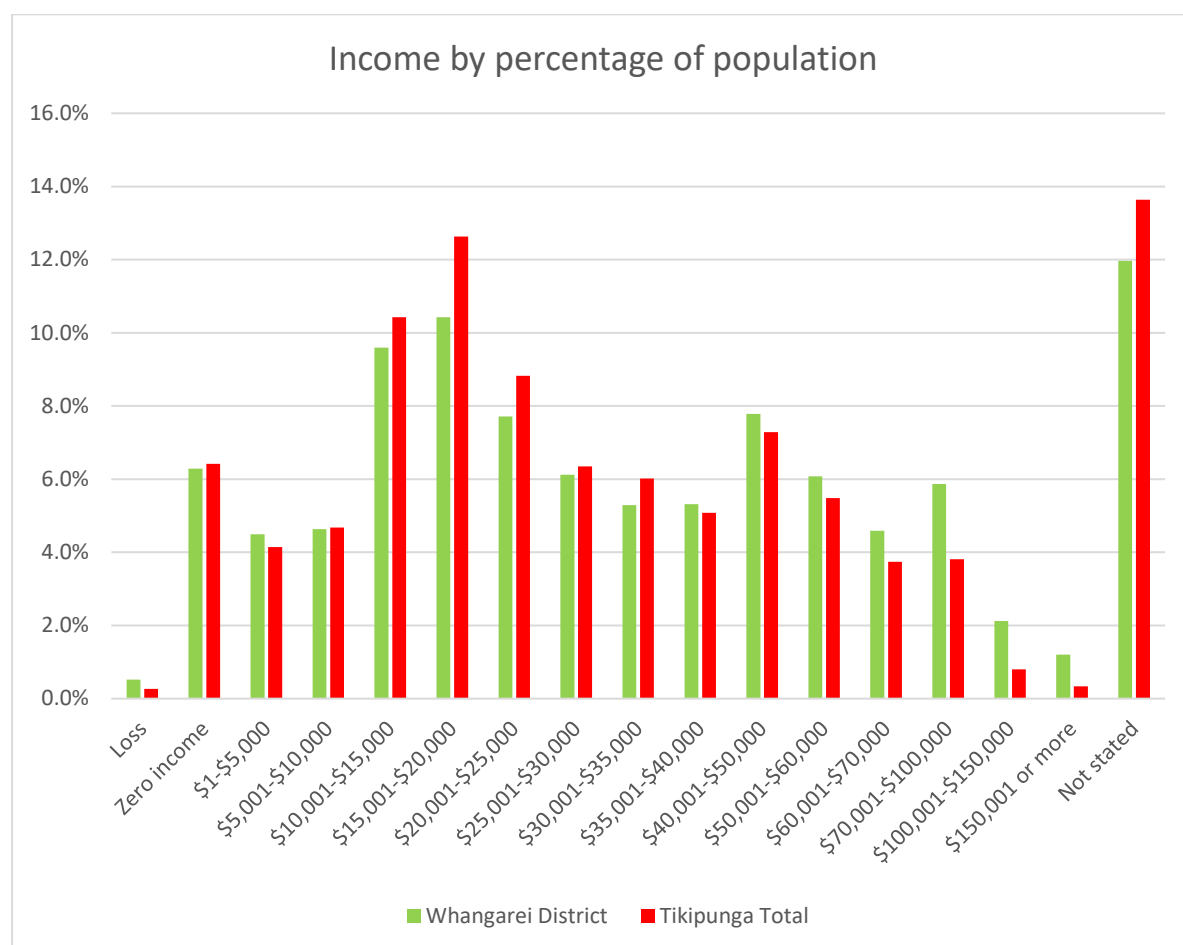


Figure 8 Income by percentage of the population from 2013 Census (Source: Statistics New Zealand)

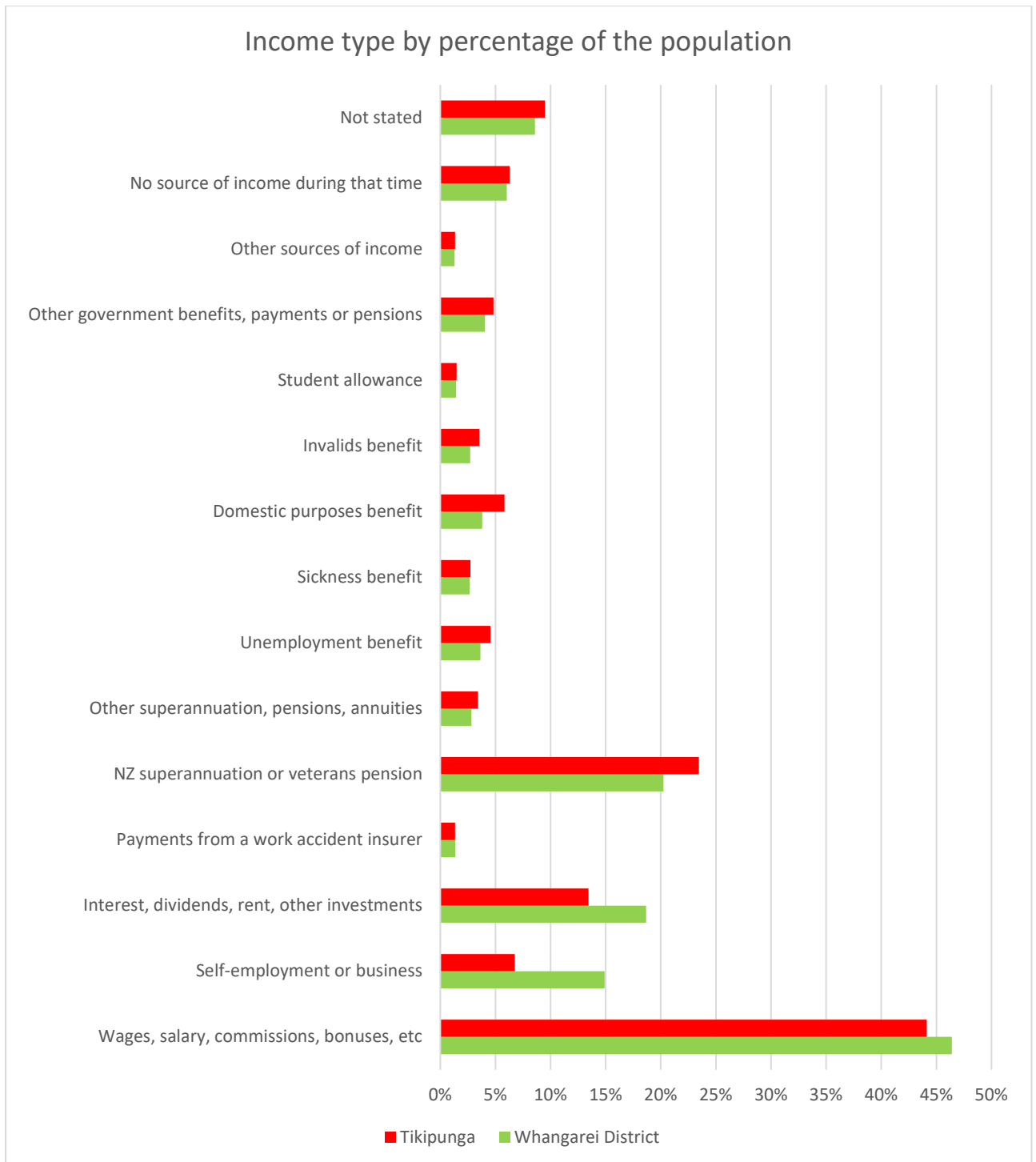


Figure 9 Income type by percentage of the population from 2013 Census (Source: Statistics New Zealand)

## FAMILIES AND HOUSEHOLDS

### FAMILY TYPE AND HOUSEHOLD COMPOSITION

Couples with children make up 31.6 percent of all families in Tikipunga West and 34.6 percent in Tikipunga East, while couples without children make up 27.3 percent of all families in the Whangarei District.

In Whangarei District, couples with children make up 35.5 percent of all families, while couples without children make up 43.9 percent of all families.

25.8 percent of families in Tikipunga East are one parent with children families, while one parent with children families make up 32.3 percent of families for Tikipunga West. One parent with children families make up 20.6 percent of families for Whangarei District.

In Tikipunga, 19.15% of families have four, five or six or more children. This compares to 14.2 % for the wider District. This corresponds with the Household Composition data which indicates a 2.9 persons per household in Tikipunga compared to 2.5 persons per household in the wider District

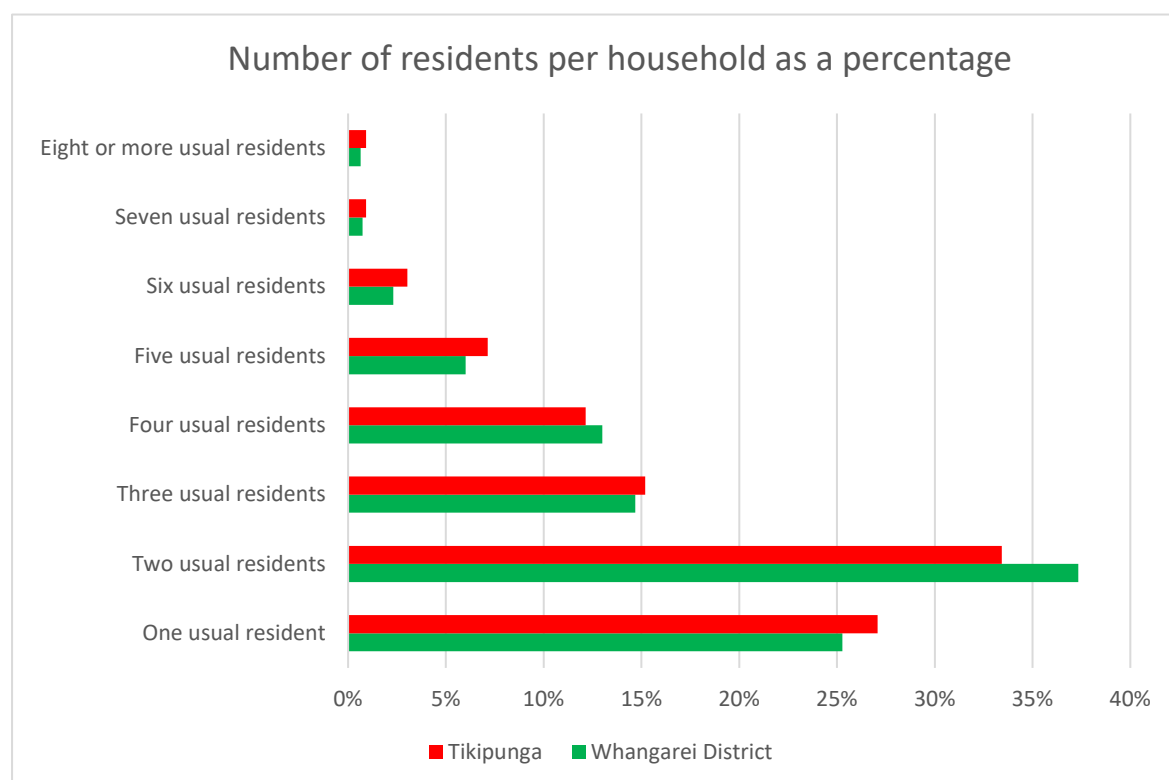


Figure 10 Number of residents per household as a percentage from 2013 Census (Source: Statistics New Zealand)

One-family households make up 65.8 percent of all households in Tikipunga. For Whangarei District one-family households make up 68.0 percent of all households.

The average household size in Tikipunga is 2.6 people, compared with an average of 2.5 people per household for all of Whangarei District.

#### ACCESS TO PHONES AND INTERNET

69.9 percent of households in Tikipunga East have access to the Internet, compared with 62.6 percent of households in Tikipunga West. This compares to 71.5 percent of households in Whangarei District.

In Tikipunga, 82.6 percent of households have access to a cellphone, compared with 83.0 percent of households for Whangarei District as a whole.

#### ACCESS TO MOTOR VEHICLES

9.4 percent of households in Tikipunga have access to three or more motor vehicles, compared with 13.9 percent of all households in Whangarei District.

#### MAIN MEANS OF TRAVEL TO WORK

The most common means of travel to work on census day for people in Tikipunga was driving a private car, truck or van (71.0 percent of people who travelled to work used this form of transport).

For Whangarei District the most common means of travel to work was driving a private car, truck or van, followed by driving a company car, truck or van and passenger in a car, truck, van or company bus.

#### SMOKING

Tikipunga has a higher percentage of people who smoke or who have smoked. Those who smoke regularly account for 18.9% of the population in Tikipunga, compared to 15.4% in the wider district

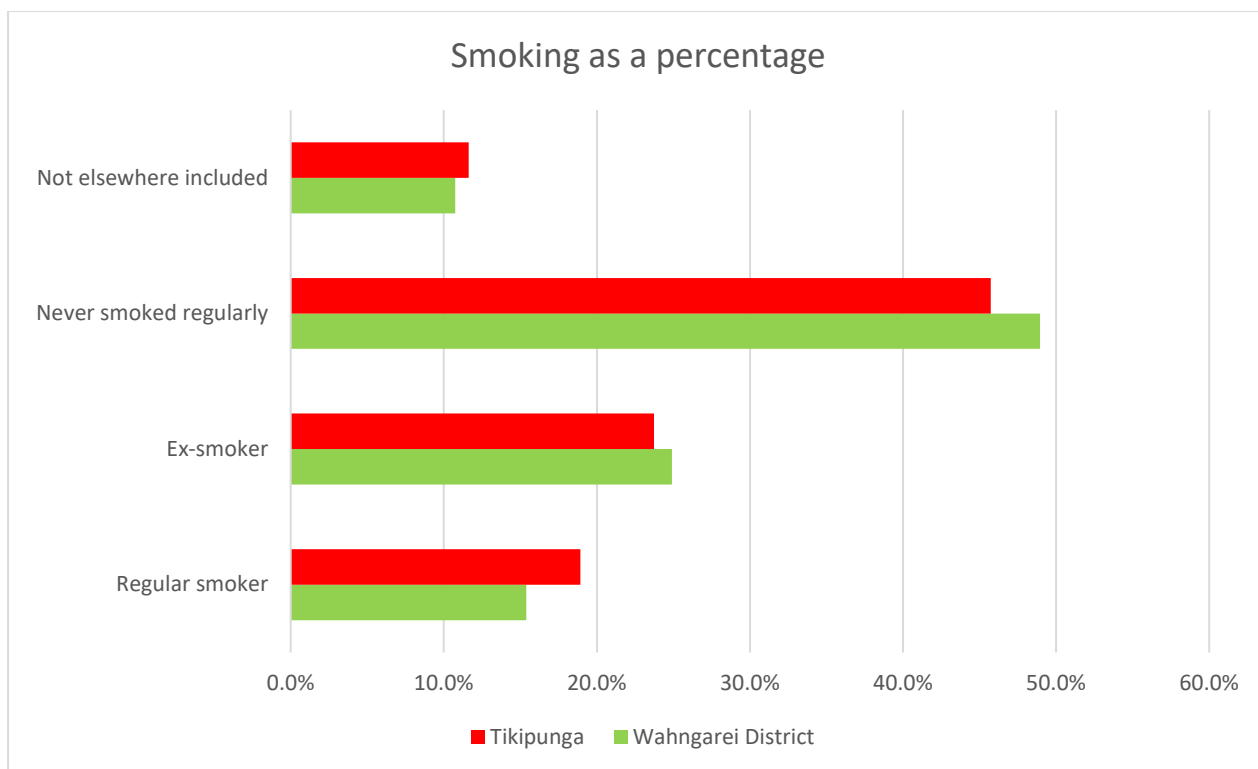


Figure 11 Smoking as a percentage of the population from 2013 Census (Source: Statistics New Zealand)

## DEPRIVATION INDEX

The New Zealand Deprivation Index provides an in-depth analysis from the 2013 census data.

The different variables used for calculating the deprivation index include - communication, income, employment, qualifications, owned home, support, living space and transport. These variables are used to describe the underlying concept of deprivation. All the variables in the index reflect 'a lack of something'.

A value of 10 on the index of deprivation indicates that the area is in the most deprived 10 percent of areas in New Zealand.

Using this index, Tikipunga West scores 10 and Tikipunga East score 9.

Based on the deprivation score (the higher the number, the more deprived) Tikipunga West is placed within the top 10 most deprived areas of the Whangarei District.

For more information:

<https://www.otago.ac.nz/wellington/departments/publichealth/research/hirp/otago020194.html>

Census Area Unit Name	Deprivation Decile	Deprivation Score	NZ wide Deprivation Standing
Otangarei	10	1338	2
Raumanga East	10	1213	35
Port-Limeburners	10	1187	57
Raumanga West	10	1169	84
Vinetown	10	1150	111
Tikipunga West	10	1136	133
Whangarei Central	10	1136	134
Hikurangi	10	1110	182
Morningside	9	1088	231
Regent	9	1075	274
Woodhill	9	1073	287
Onerahi	9	1067	313
Kamo East	9	1066	319
Tikipunga East	9	1062	337
Whau Valley	8	1054	381
Mairtown	8	1053	384
Kensington	8	1050	397
Marsden Point-Ruakaka	8	1040	455
Sherwood Rise	8	1040	456
Riverside	7	1020	582
Punaruku-Kiripaka	7	1004	695
Horahora	7	1004	696
Waipu	6	989	802
Waiotira-Springfield	6	988	812
Kamo West	6	985	833
Otaika-Portland	6	982	866
Springs Flat	5	972	960
Bream Bay	5	969	992
Parahaki	5	967	1012
Ngunguru	5	961	1086
Opouteke-Tanekaha	4	959	1113
Bream Head	4	957	1138

<b>Western Hills</b>	4	957	1139
<b>Maunu</b>	4	949	1229
<b>Pataua-Whareora</b>	4	948	1239
<b>Wharekohe-Oakleigh</b>	4	945	1270
<b>Parua Bay</b>	3	936	1379
<b>Maungatapere</b>	3	935	1390
<b>Three Mile Bush</b>	3	930	1458
<b>Te Hihi</b>	2	917	1618
<b>Abbey Caves</b>	1	899	1768

Table 5 Deprivation Index for Whangarei District Census Area Units sort from highest score to lowest (University of Otago)

## HOUSING

### HOME OWNERSHIP

In Tikipunga East, 66.6 percent of households in occupied private dwellings owned the dwelling or held it in a family trust. In Tikipunga West, 59.0 percent of households in occupied private dwellings owned the dwelling or held it in a family trust.

For Whangarei District 66.9 percent of households in occupied private dwellings owned the dwelling or held it in a family trust.

### HOME SALE AND RENTAL PRICES

Dwelling sale prices for both Tikipunga West and East are below the District wide sales prices. This trend is comparable to other urban areas of the District. Over the recent rise in dwelling sale prices (from 2015 onwards), Tikipunga has experienced an increase, but not to the extent of the wider district. Notwithstanding this, the rise in house sale prices has not been matched by a rise in income, which is already significantly lower than the wider District. This suggests a housing affordability issue for Tikipunga.

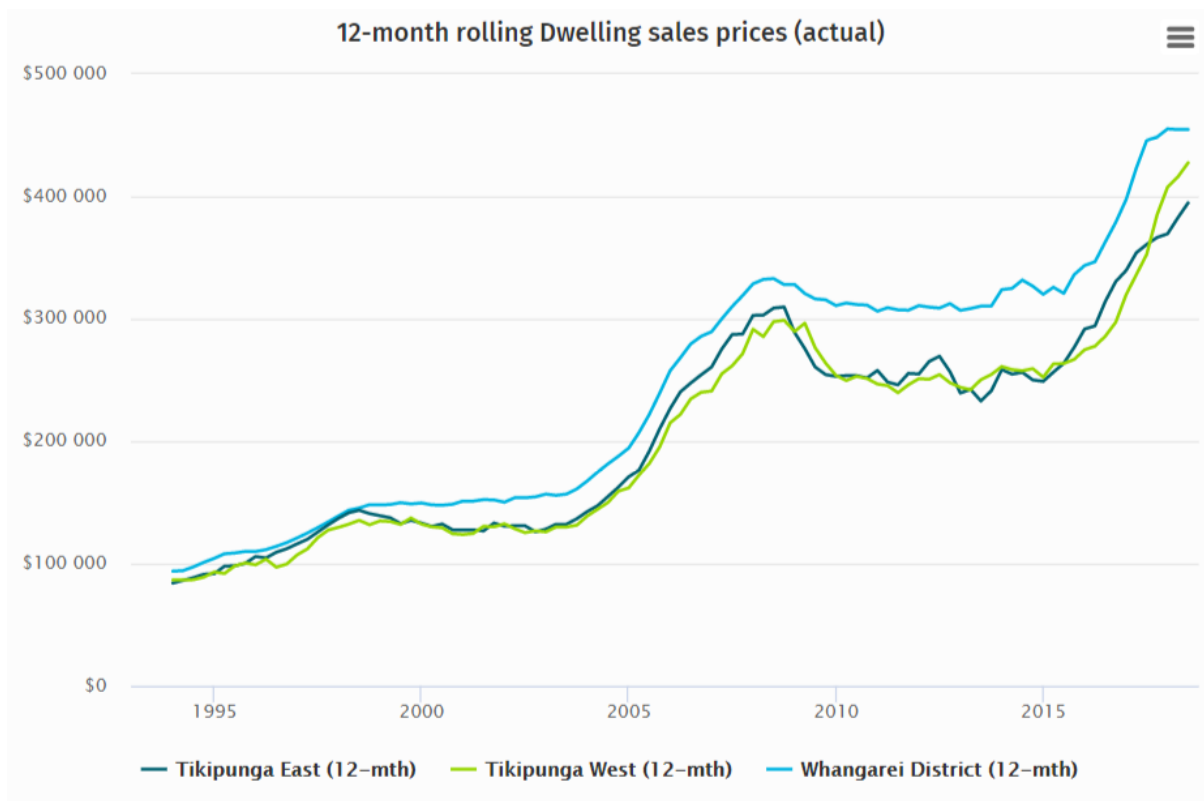


Figure 12 Dwelling prices (actual) (Source: Ministry for Business Innovation and Employment)

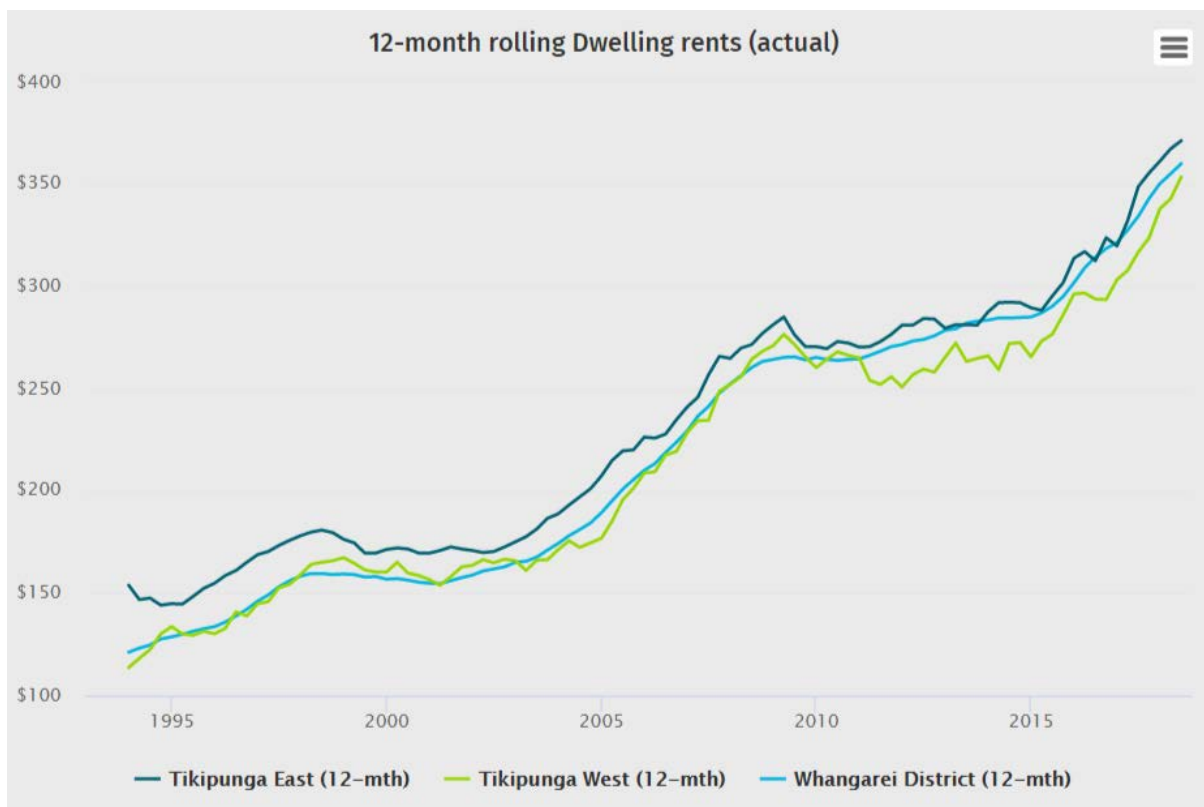


Figure 13 Dwelling rental prices (actual) (Source: Ministry for Business Innovation and Employment)

## NUMBER OF DWELLINGS

There are 1,113 occupied dwellings and 63 unoccupied dwellings in Tikipunga East. There are 1,164 occupied dwellings and 66 unoccupied dwellings in Tikipunga West. For Whangarei District as a whole, there are 30,204 occupied dwellings and 5,139 unoccupied dwellings.

## REFERENCES

All data used in this report is sourced from Statistics New Zealand, Infometrics Ltd and Ministry of Business Innovation and Employment.

Statistics New Zealand data and Infometrics Ltd data is sourced from the 2013 Census.

<https://www.stats.govt.nz>

<http://www.infometrics.co.nz/>

Ministry of Business Innovation and Employment data on house sales and rental prices is sourced from the real estate industry.

<https://mbienz.shinyapps.io/urban-development-capacity/>

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# SOCIO – ECONOMIC REPORT FOR RAUMANGA

Prepared by Whangarei District Council

2018

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# SOCIO – ECONOMIC REPORT FOR RAUMANGA

## INTRODUCTION

This report contains data for the suburb of Raumanga in Whangarei. The data is obtained through Statistics New Zealand based upon what was collected in the 2006 and 2013 census.

The area of Raumanga is divided into two area units; Raumanga West and Raumanga East:

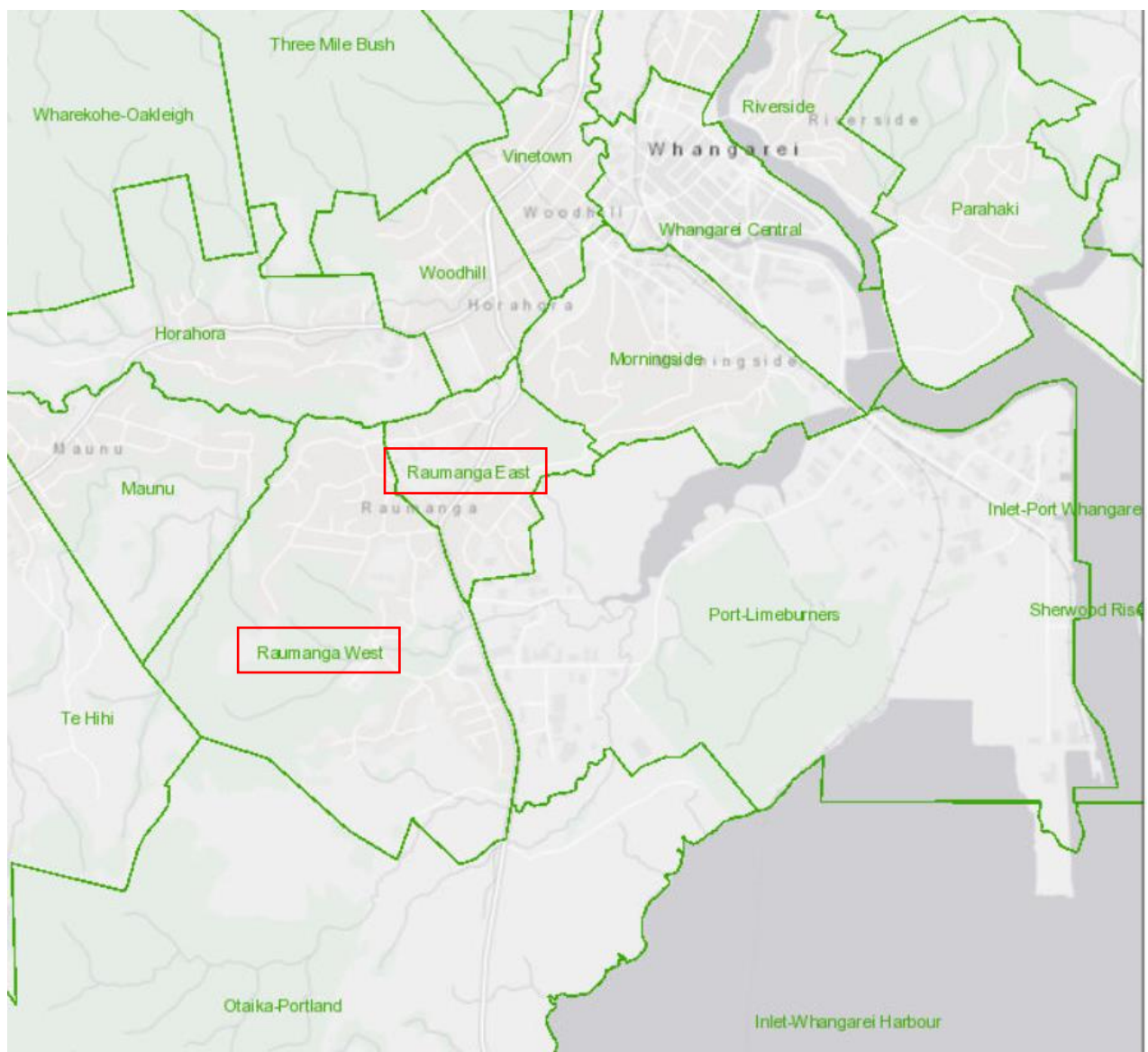


Figure 1 Census Area Unit Map 2013 showing Raumanga East and Raumanga West (Source: Statistics New Zealand)

The following report has been structured around the two area units. Where there is a significant difference between Raumanga East and West, this is noted in the report. Where there is not a statistical difference Raumanga East and West have been combined.

This report is purely based around the statistical data, no commentary or conclusions are provided around the implications of the data.

All the data outlined in the report for Raumanga is compared against the wider Whangarei District.

It is noted that the data is generally sourced from the 2013 Census, therefore it will be outdated. Data from the 2018 Census will become available from the end of 2018 through to early 2019, at which point a refresh of this report may be required.

## SUMMARY OF FINDINGS

Based on the data of this report and a comparison to the wider Whangarei District Statistics, the following conclusions can be drawn:

- The population of Raumanga decreased by 6.4% between 2006 and 2013, whereas the wider district grew by 5.9%.
- Raumanga has a significantly younger population compared the wider district, which has a trend of an increasing aging population, particularly in 65 years +.
- Raumanga has a greater proportion of Maori when compared to the wider district and can be described as bi-cultural.
- Raumanga has a significantly greater proportion of the population with no qualification and lower rate of tertiary qualifications when compared to the wider District.
- Unemployment rate in Raumanga is over double the rate seen across the wider District
- Of those employed, a high proportion are earning less per annum compared to the wider District
- Raumanga has close to double the rate of single parent families.
- The average household size is close to 3 in Raumanga compared to 2.5 for the rest of the District.
- Raumanga has a high rate of households with no car and there is a significantly lower rate of home ownership.
- House prices and rental prices in Raumanga have increased significantly since 2014/15 with no corresponding increase in income. This therefore suggests a growing affordability issue.
- Based on the New Zealand Deprivation Index, Raumanga East and West are in the top 8 most deprived areas of the Whangarei District and the within the top 100 most deprived areas of the New Zealand

## DEMOGRAPHICS

### POPULATION

A total of 4,452 people live in Raumanga, this is 5.7 percent of the total population of Whangarei District.

The population of Raumanga is decreasing. 1,635 people live in Raumanga East. This is a decrease of 111 people, or 6.4 percent, since the 2006 Census. 2,817 people usually live in Raumanga West. This is a decrease of 177 people, or 5.9 percent, since the 2006 Census.

Sex	Raumanga East		Raumanga West		Raumanga total		Whangarei District	
	Number	%	Number	%	Number	%	Number	%
<b>Male</b>	777	47.6	1,395	49.5	<b>2172</b>	<b>48.7</b>	36,990	48
<b>Female</b>	858	52.4	1,425	50.5	<b>2283</b>	<b>51.2</b>	40,005	52
<b>Total people</b>	1,635	-	2,817	-	<b>4452</b>	-	76,995	-

Table 1 Population by sex from 2013 Census (Source: Statistics New Zealand)

### AGE

The median age (half are younger, and half older, than this age) is 27.3 years for people in Raumanga East and 29.3 years for people in Raumanga West. The median age in Whangarei District is 41.8 years.

9.0 percent of people in Raumanga East and 10.5 percent of people in Raumanga West are aged 65 years and over, compared with 18.1 percent of the total Whangarei District population.

28.8 percent of people are aged under 15 years in Raumanga East and 28.0 percent of people are aged under 15 years in Raumanga West, compared with 21.5 percent for all of Whangarei District.

	Raumanga West		Raumanga East		Raumanga Total		Whangarei District	
	Number	%	Number	%	Number	%	Number	%
<b>0-4 Years</b>	303	10.70%	210	12.80%	<b>513</b>	<b>11.75 %</b>	5520	7.20%
<b>5-9 Years</b>	243	8.60%	147	9.00%	<b>390</b>	<b>8.8%</b>	5622	7.30%
<b>10-14 Years</b>	243	8.60%	114	7.00%	<b>357</b>	<b>7.8%</b>	5424	7.00%
<b>15-19 Years</b>	225	8.00%	135	8.30%	<b>360</b>	<b>8.2%</b>	4911	6.40%
<b>20-24 Years</b>	234	8.30%	144	8.80%	<b>378</b>	<b>8.5%</b>	3780	4.90%
<b>25-29 Years</b>	186	6.60%	126	7.70%	<b>312</b>	<b>7.2%</b>	3738	4.90%
<b>30-34 Years</b>	180	6.40%	99	6.10%	<b>279</b>	<b>6.3%</b>	3510	4.60%
<b>35-39 Years</b>	150	5.30%	93	5.70%	<b>243</b>	<b>5.5%</b>	4212	5.50%
<b>40-44 Years</b>	177	6.30%	93	5.70%	<b>270</b>	<b>6%</b>	5262	6.80%
<b>45-49 Years</b>	189	6.70%	72	4.40%	<b>261</b>	<b>5.6%</b>	5370	7.00%
<b>50-54 Years</b>	165	5.90%	99	6.10%	<b>264</b>	<b>6%</b>	5655	7.30%
<b>55-59 Years</b>	120	4.30%	87	5.30%	<b>207</b>	<b>4.8%</b>	5235	6.80%
<b>60-64 Years</b>	111	3.90%	66	4.00%	<b>177</b>	<b>3.95%</b>	4827	6.30%
<b>65 years and over</b>	297	10.50%	147	9.00%	<b>444</b>	<b>9.8%</b>	13926	18.1%
<b>Total</b>	2820		1635		<b>4455</b>		7695	

Table 2 Population by age from 2013 Census (Source: Statistics New Zealand)

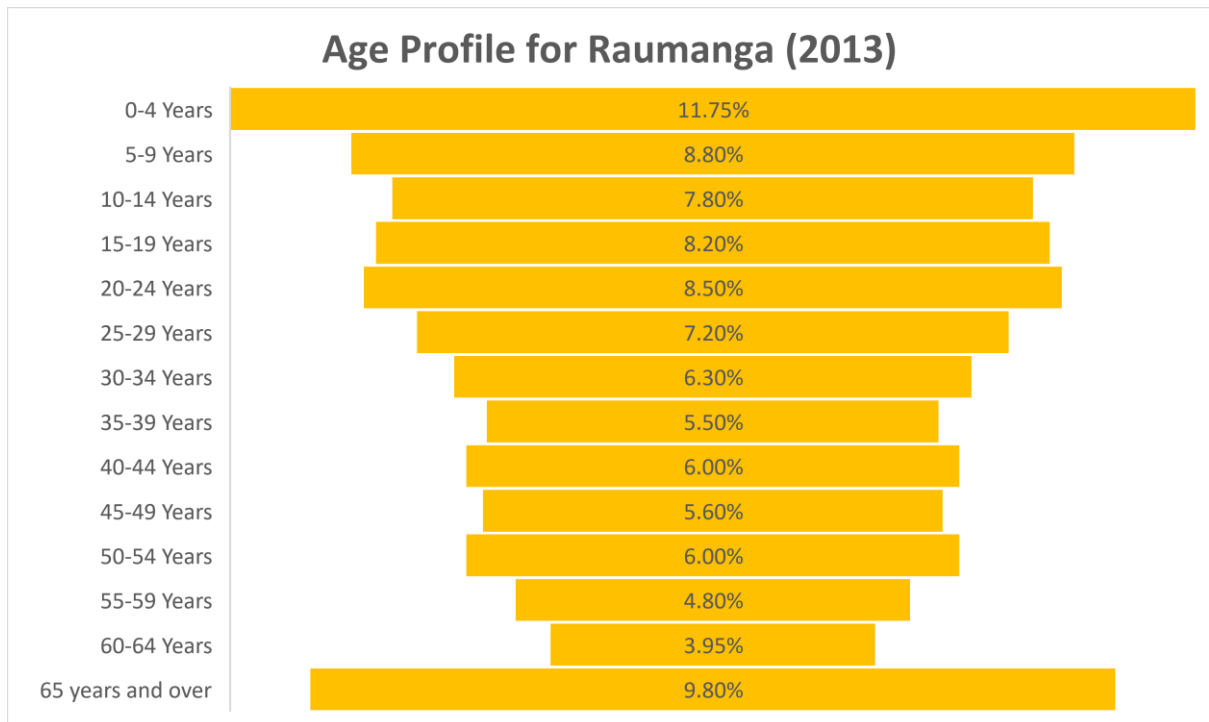


Figure 2 Age profile for Raumanga from 2013 Census (Source: Statistics New Zealand)

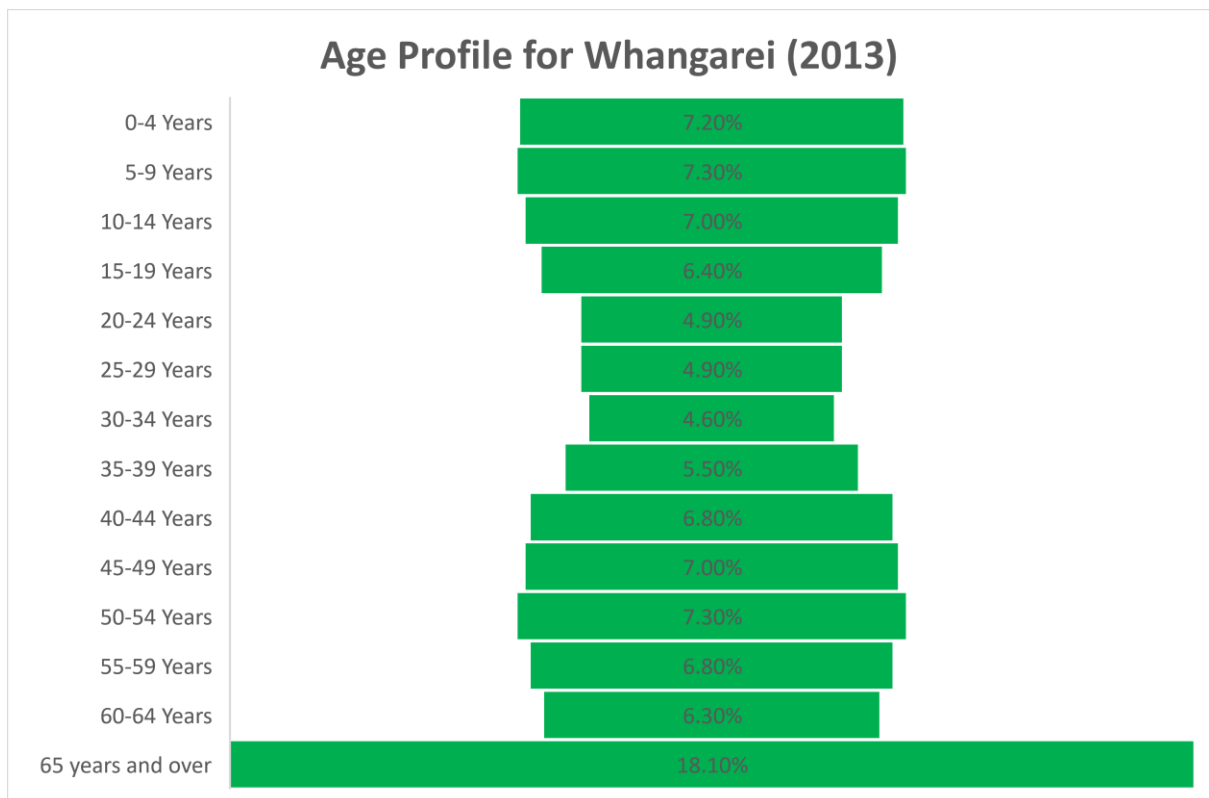


Figure 3 Age profile for Whangarei from 2013 Census (Source: Statistics New Zealand)

## CULTURAL DIVERSITY

The most common ethnic group in Raumanga East and West is Māori with an almost equal split between those identifying as Maori and those identifying as European. This is compared the wider district, where 80% identified as European.

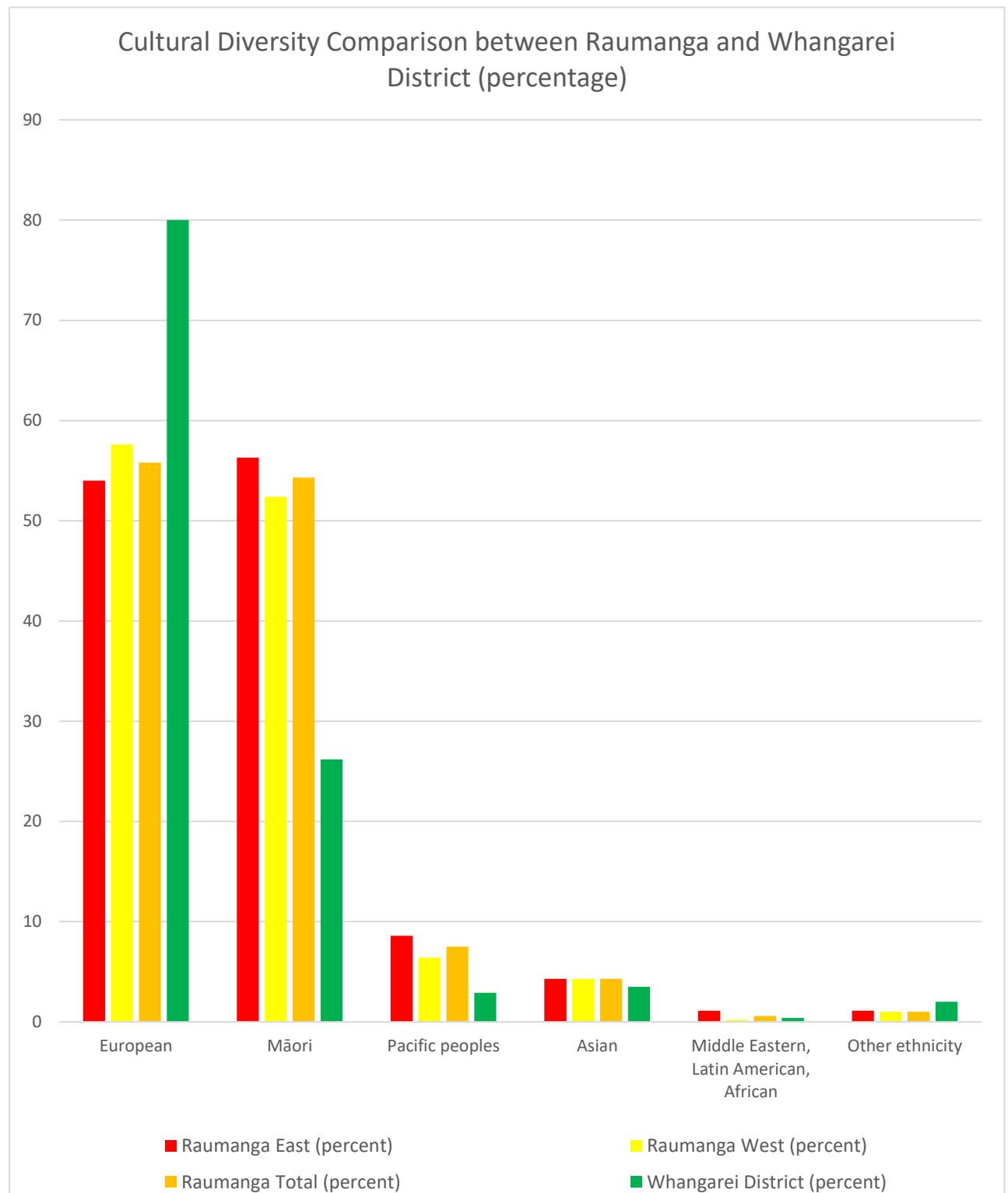


Figure 4 Cultural Diversity from 2013 Census (Source: Statistics New Zealand)

Ethnic group <sup>(1)</sup>	Raumanga East	Raumanga West	Raumanga Total	Whangarei District
European	54.0%	57.6%	55.8%	80.0%
Māori	56.3%	52.4%	54.3%	26.2%
Pacific peoples	8.6%	6.4%	7.5%	2.9%
Asian	4.3%	4.3%	4.3%	3.5%
Middle Eastern, Latin American, African	1.1%	0.2%	0.6%	0.4%
Other ethnicity	1.1%	1.0%	1.0%	2.0%
1. Includes all people who stated each ethnic group, whether as their only ethnic group or as one of several. Where a person reported more than one ethnic group, they have been counted in each applicable group. As a result percentages do not add up to 100.				

Table 3 Cultural Diversity from 2013 Census (Source: Statistics New Zealand)

## BIRTHPLACE

8.8 percent of people in Raumanga East and 11.7 percent of people in Raumanga West were born overseas, compared with 16.5 percent for Whangarei District.

For people born overseas who are now living in Raumanga, the most common birthplace was Asia, compared with UK and Ireland for people born overseas in the wider Whangarei District.

## LANGUAGES SPOKEN

After English, the next most common language spoken in Raumanga is te reo Māori, which was spoken by 15.9 percent of people. For Whangarei District the most common language apart from English is te reo Māori, spoken by 6.1 percent of people.

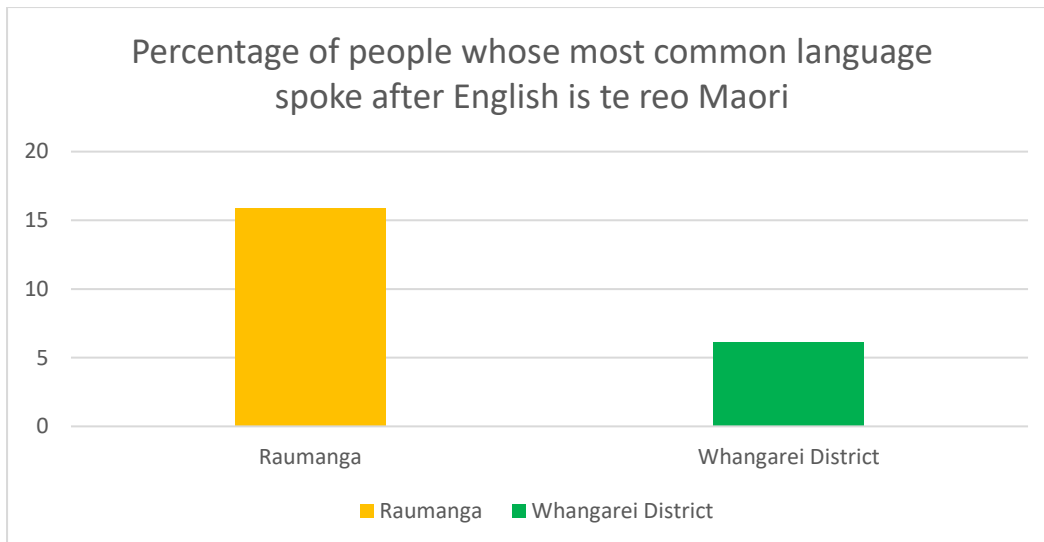


Figure 5. Most common language after English is te reo Maori from 2013 Census (Source: Statistics New Zealand)

New Zealand Sign Language is used by 1 percent of people in Raumanga, compared with less than one percent of people for all Whangarei District. 77.3 percent of people in Raumanga speak only one language, compared with 86.5 percent of people for all of Whangarei District.

## RELATIONSHIP STATUS

50.2 percent of people aged 15 years and over living in Raumanga East and 44.6 percent of people aged 15 years and over living in Raumanga West have never married. This is compared to 30 percent for all of Whangarei District.

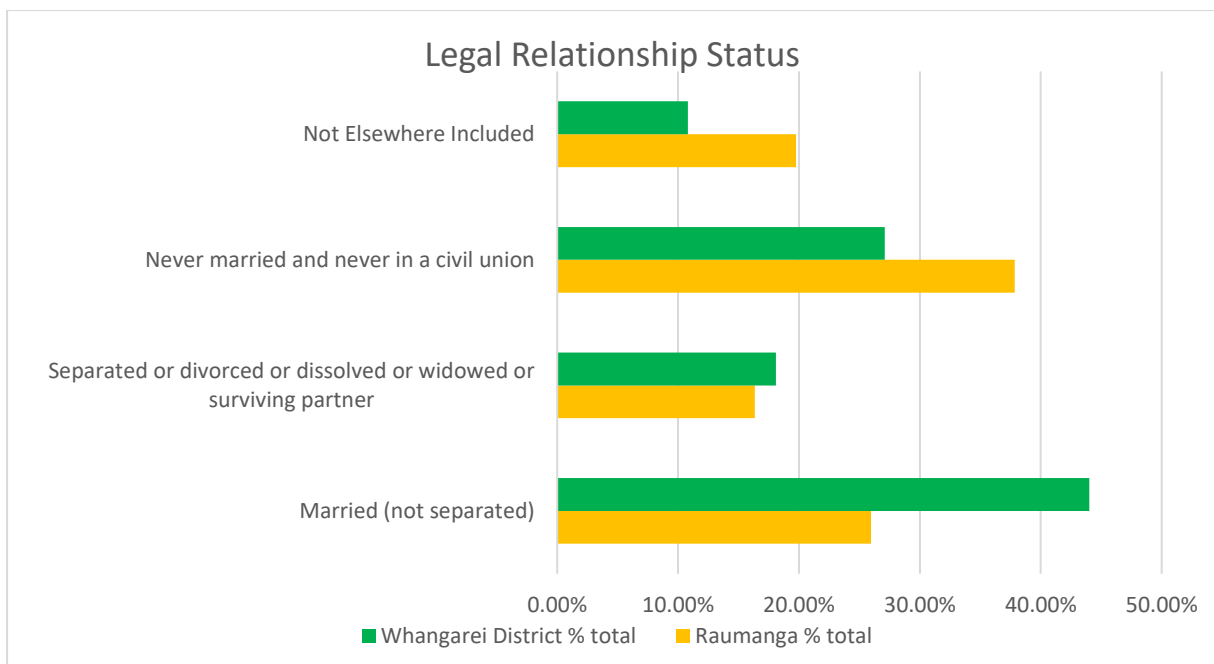


Figure 6 Legal relationship status from 2013 Census (Source: Statistics New Zealand)

## QUALIFICATIONS AND EMPLOYMENT

### QUALIFICATIONS

62.0 percent of people aged 15 years and over in Raumanga East have a formal qualification and 67.9 percent of people aged 15 years and over in Raumanga West have a formal qualification. In total for Raumanga 64.9 percent of people aged 15 years and over have a formal qualification compared with 74.9 percent in Whangarei District.

In Raumanga, 8.5 percent of people aged 15 years and over held a bachelor's degree or higher as their highest qualification, compared with 13.9 percent for Whangarei District.

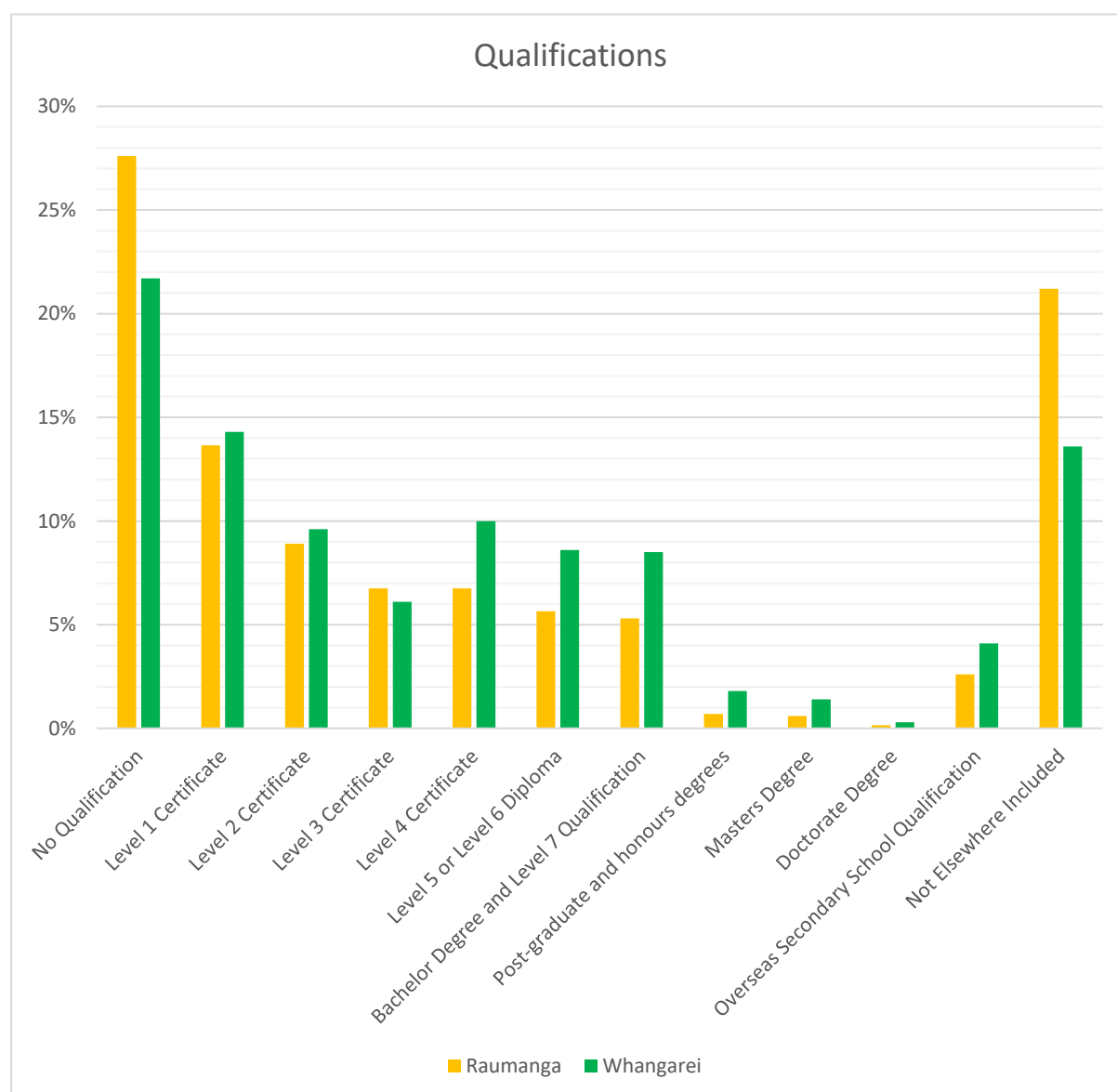


Figure 7 Level of qualifications from 2013 Census (Source: Statistics New Zealand)

<u>Highest secondary school qualification</u>	Total people (age 15 and over) highest secondary school qualification	No qualification	Level 1 certificate	Level 2 certificate	Level 3 or 4 certificate	Overseas secondary school qualification					
<u>Area</u>											
Whangarei District	60429	29.8%	17997	20.7%	12507	16.5%	9957	12.1%	7341	9.5%	5766
Raumanga	3195	36.3%	1161	18.7%	597	12.6%	402	9.3%	297	5.6%	180
Raumanga East	1164	37.6%	438	18.0%	210	11.1%	129	9.0%	105	4.4%	51
Raumanga West	2031	35.6%	723	19.1%	387	13.4%	273	9.5%	192	6.4%	129

Table 4 Secondary school qualifications from 2013 Census (Source: Statistics New Zealand)

For secondary school qualification, 12.9% hold a Level 2 certificate in Raumanga, compared with 16.5% in the wider District. In Raumanga 27% of the population have Level 2 certificate or higher and 55% have either no qualification or Level 1 certificate.

## WORK

The unemployment rate in Raumanga East is 22.5 percent for people aged 15 years and over. The unemployment rate in Raumanga West is 18.8 percent for people aged 15 years and over. Overall the unemployment rate for Raumanga is 20.5%. This is compared with 9.1 percent for all Whangarei District.

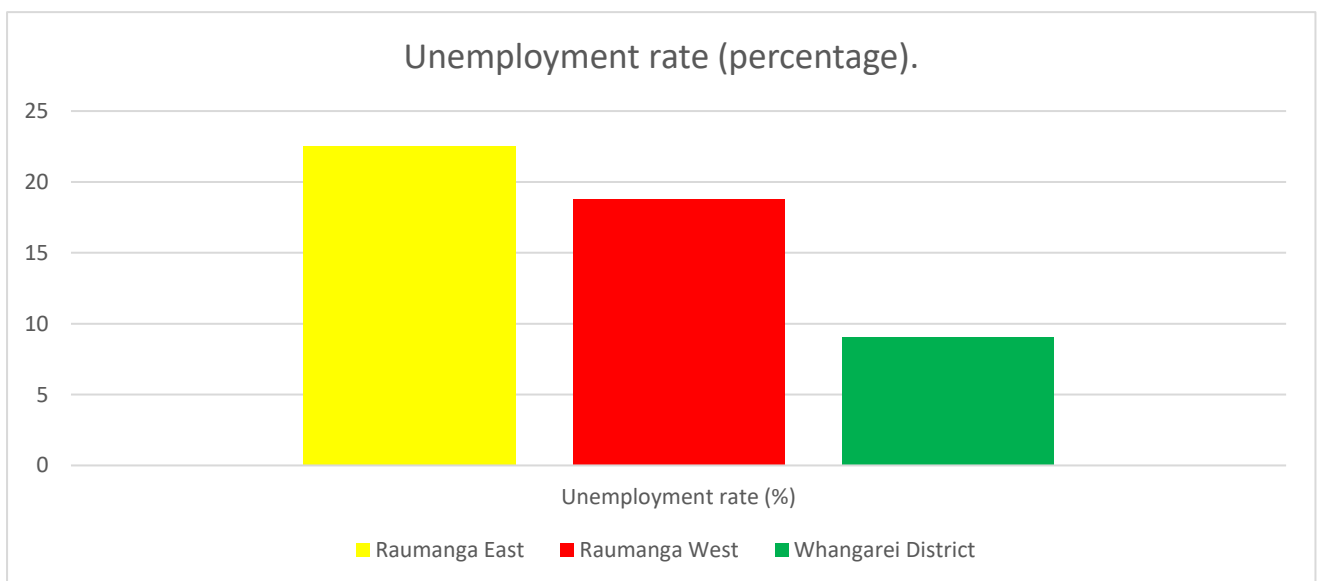


Figure 8 Unemployment rate from 2013 Census (Source: Statistics New Zealand)

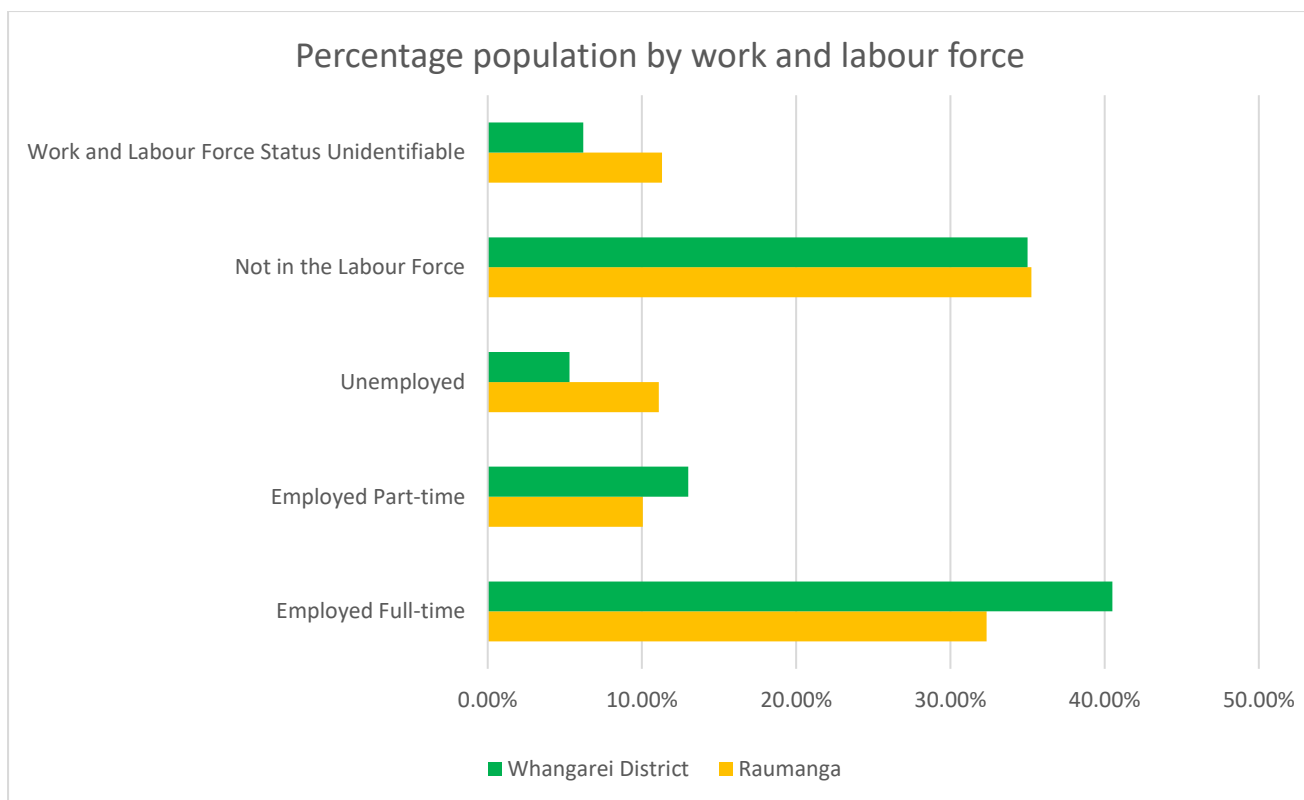


Figure 9 Percentage of population by work and labour force from 2013 Census (Source: Statistics New Zealand)

## INCOME

For people aged 15 years and over, the median income (half earn more, and half less, than this amount) in Raumanga is \$20,900. This compares with a median of \$25,300 for all of Whangarei District.

48.2 percent of people aged 15 years and over in Raumanga have an annual income of \$20,000 or less, compared with 40.8 percent of people for Whangarei District.

In Raumanga, 12.3 percent of people aged 15 years and over have an annual income of more than \$50,000, compared with 22.6 percent of people in Whangarei District.

A higher percentage of people in Raumanga receive all types of benefit compared with people in the Whangarei District. The proportion of people in Raumanga receiving unemployment benefit and/or domestic purposes benefit is more than twice that of people in the Whangarei District

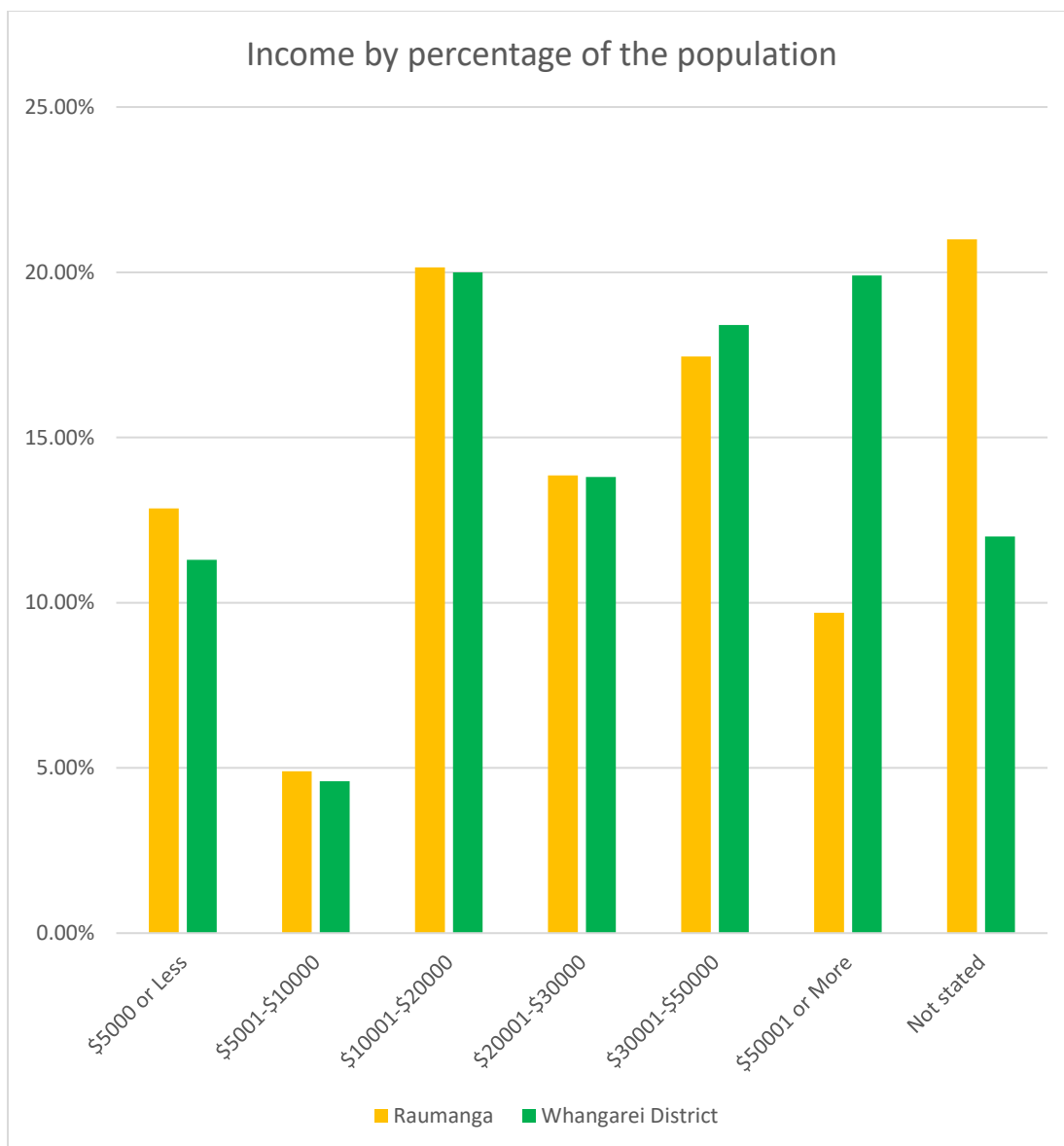


Figure 10 Income by percentage of the population from 2013 Census (Source: Statistics New Zealand)

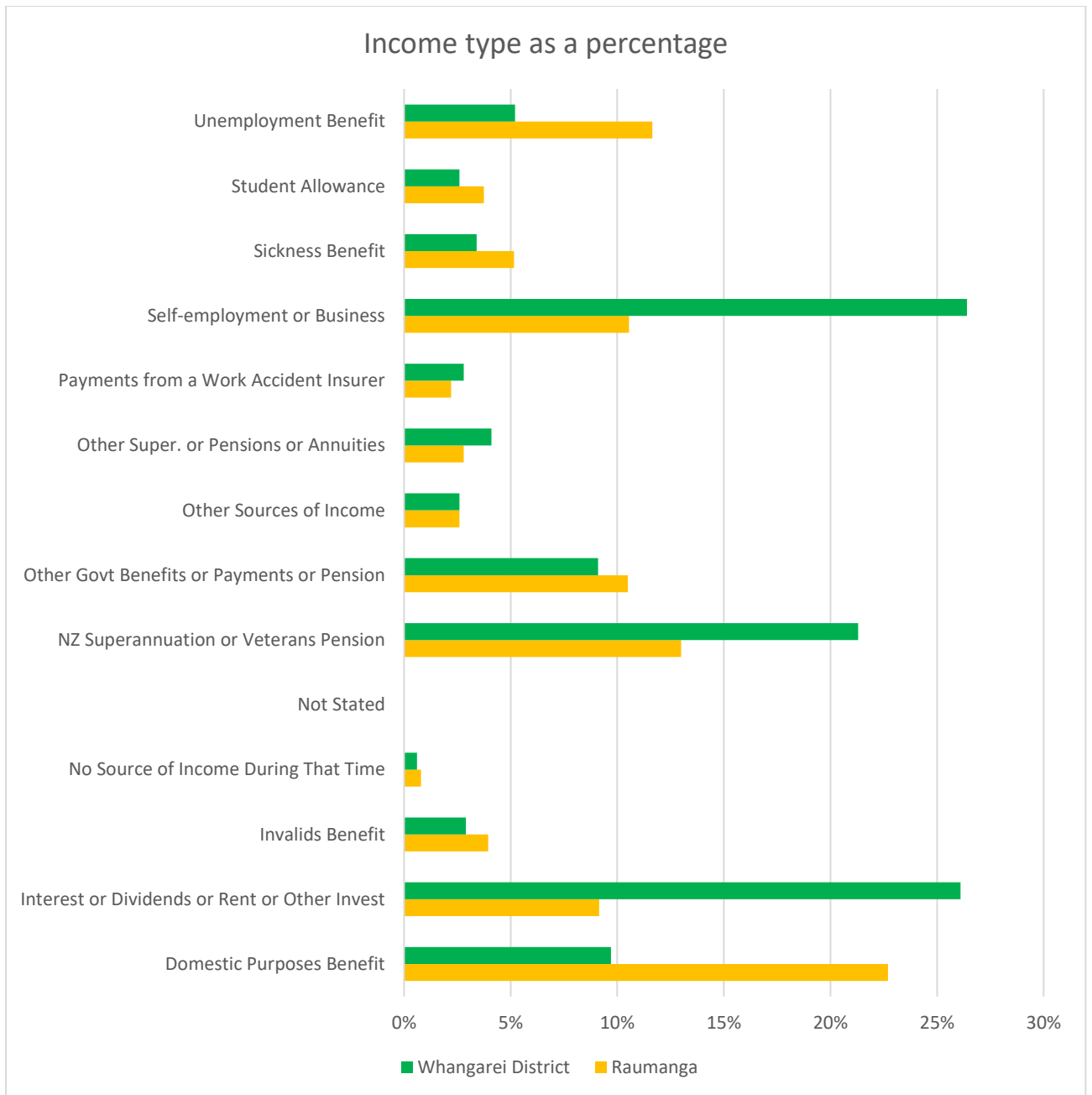


Figure 11 Income type by percentage of the population from 2013 Census (Source: Statistics New Zealand)

## FAMILIES AND HOUSEHOLDS

### FAMILY TYPE

Couples with children make up 31.5 percent of all families in Raumanga, while couples without children make up 27.3 percent of all families in the Whangarei District.

In Whangarei District, couples with children make up 35.5 percent of all families, while couples without children make up 43.9 percent of all families.

46.6 percent of families in Raumanga East are one parent with children families, while one parent with children families make up 36.4 percent of families for Raumanga West. while one parent with children families make up 20.6 percent of families for Whangarei District.

In Raumanga, 19.15% of families have four, five or six or more children. This compares to 14.2 % for the wider District. This corresponds with the Household Composition data which indicates a 2.9 persons per household in Raumanga compared to 2.5 persons per household in the wider District

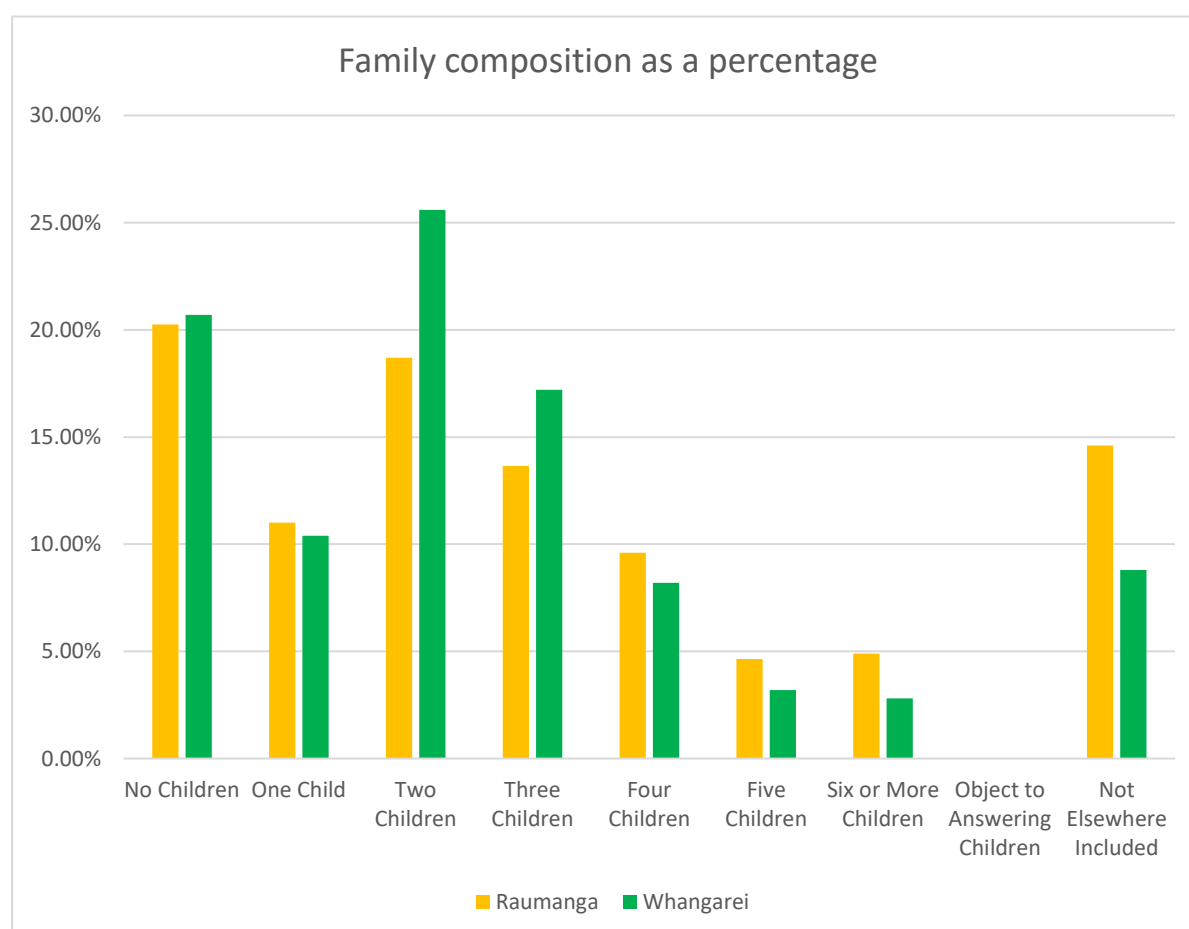


Figure 12 Family composition as a percentage from 2013 Census (Source: Statistics New Zealand)

## HOUSEHOLD COMPOSITION

One-family households make up 65.2 percent of all households in Raumanga. For Whangarei District one-family households make up 68.0 percent of all households.

The average household size in Raumanga is 2.9 people, compared with an average of 2.5 people per household for all of Whangarei District.

## ACCESS TO PHONES AND INTERNET

49.1 percent of households in Raumanga East have access to the Internet, compared with 63.1 percent of households in Raumanga West. This compares to 71.5 percent of households in Whangarei District.

In Raumanga, 82.8 percent of households have access to a cellphone, compared with 83.0 percent of households for Whangarei District as a whole.

## ACCESS TO MOTOR VEHICLES

11.4 percent of households in Raumanga have access to three or more motor vehicles, compared with 13.9 percent of all households in Whangarei District.

## MAIN MEANS OF TRAVEL TO WORK

The most common means of travel to work on census day for people in Raumanga was driving a private car, truck or van (66.7 percent of people who travelled to work used this form of transport).

For Whangarei District the most common means of travel to work was driving a private car, truck or van, followed by driving a company car, truck or van and passenger in a car, truck, van or company bus.

## SMOKING

Raumanga has a higher percentage of people who smoke or who have smoked. Those who smoke regularly account for 27.1% of the population in Raumanga, compared to 15.4% in the wider district

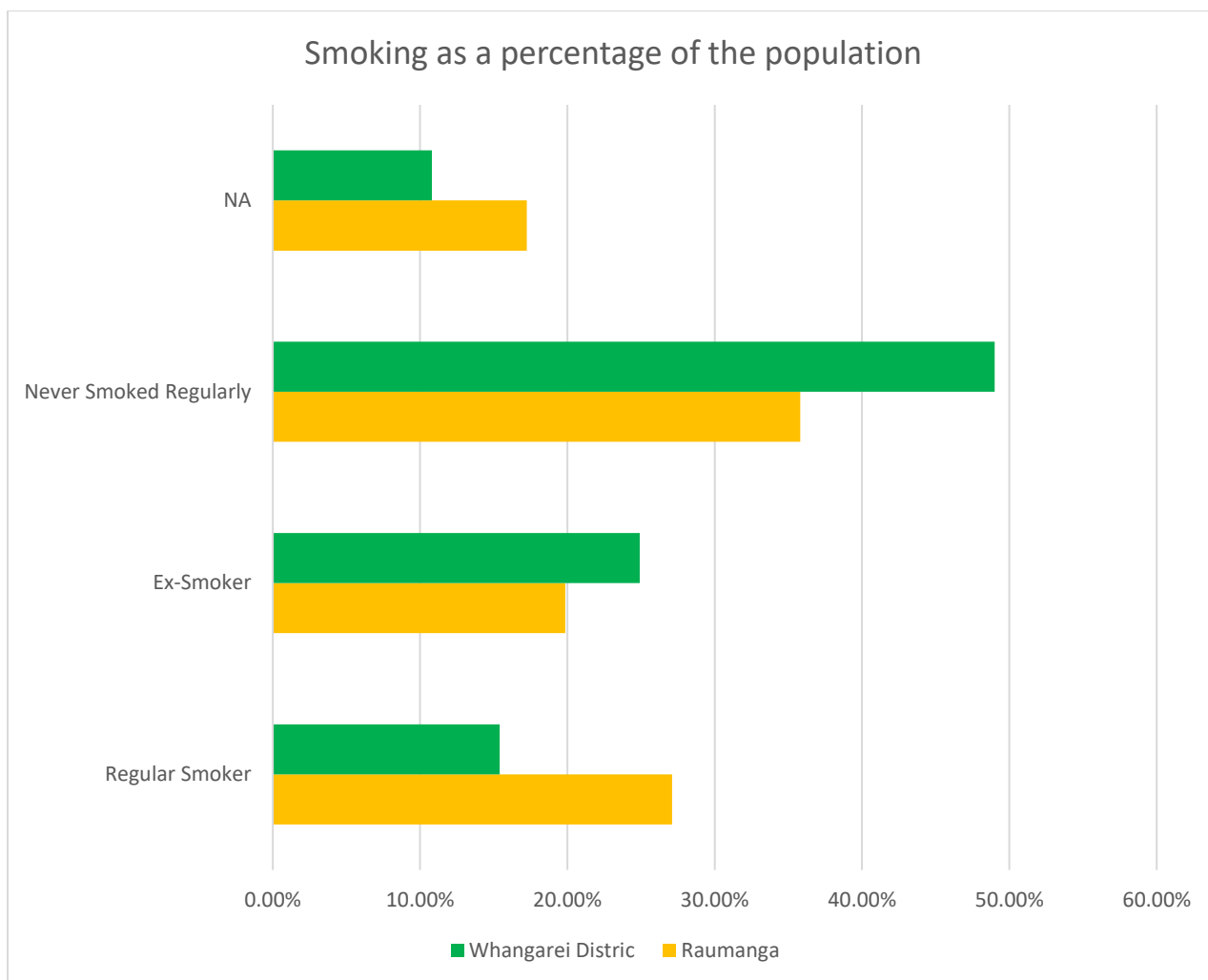


Figure 13 Smoking as a percentage of the population from 2013 Census (Source: Statistics New Zealand)

## DEPRIVATION INDEX

The New Zealand Deprivation Index provides an in-depth analysis from the 2013 census data.

The different variables used for calculating the deprivation index include - communication, income, employment, qualifications, owned home, support, living space and transport. These variables are used to describe the underlying concept of deprivation. All the variables in the index reflect 'a lack of something'.

A value of 10 on the index of deprivation indicates that the area is in the most deprived 10 percent of areas in New Zealand.

Using this index, both Raumanga West and Raumange East score 10, meaning that they are within the most deprived 10 percent of areas in New Zealand.

Based on the deprivation score (the higher the number, the more deprived) Raumanga East and Raumanga West are place within the top 4 most deprived areas of the Whangarei District.

Out 1,867 Census Area units in New Zealand, Raumanga East is the 35<sup>th</sup> most deprived area and Raumanga West is the 84<sup>th</sup> most deprived.

For more information:

<https://www.otago.ac.nz/wellington/departments/publichealth/research/hirp/otago020194.html>

Census Area Unit (2013)	Deprivation Index	Deprivation Score
Otangarei	10	1338
Raumanga East	10	1213
Port-Limeburners	10	1187
Raumanga West	10	1169
Vinetown	10	1150
Tikipunga West	10	1136
Whangarei Central	10	1136
Hikurangi	10	1110
Morningside	9	1088
Regent	9	1075
Woodhill	9	1073
Onerahi	9	1067
Kamo East	9	1066
Tikipunga East	9	1062
Whau Valley	8	1054
Mairtown	8	1053
Kensington	8	1050
Marsden Point-Ruakaka	8	1040
Sherwood Rise	8	1040
Riverside	7	1020
Punaruku-Kiripaka	7	1004
Horahora	7	1004
Waipu	6	989
Waiotira-Springfield	6	988
Kamo West	6	985
Otaika-Portland	6	982
Springs Flat	5	972
Bream Bay	5	969
Parahaki	5	967
Ngunguru	5	961
Opouteke-Tanekaha	4	959
Bream Head	4	957
Western Hills	4	957
Maunu	4	949
Pataua-Whareora	4	948
Wharekohe-Oakleigh	4	945
Parua Bay	3	936
Maungatapere	3	935
Three Mile Bush	3	930
Te Hihi	2	917
Abbey Caves	1	899

Table 5 Deprivation Index for Whangarei District Census Area Units sort from highest score to lowest (University of Otago)

## HOUSING

### HOME OWNERSHIP

In Raumanga East, 46.3 percent of households in occupied private dwellings owned the dwelling or held it in a family trust. In Raumanga West, 52.0 percent of households in occupied private dwellings owned the dwelling or held it in a family trust.

For Whangarei District 66.9 percent of households in occupied private dwellings owned the dwelling or held it in a family trust.

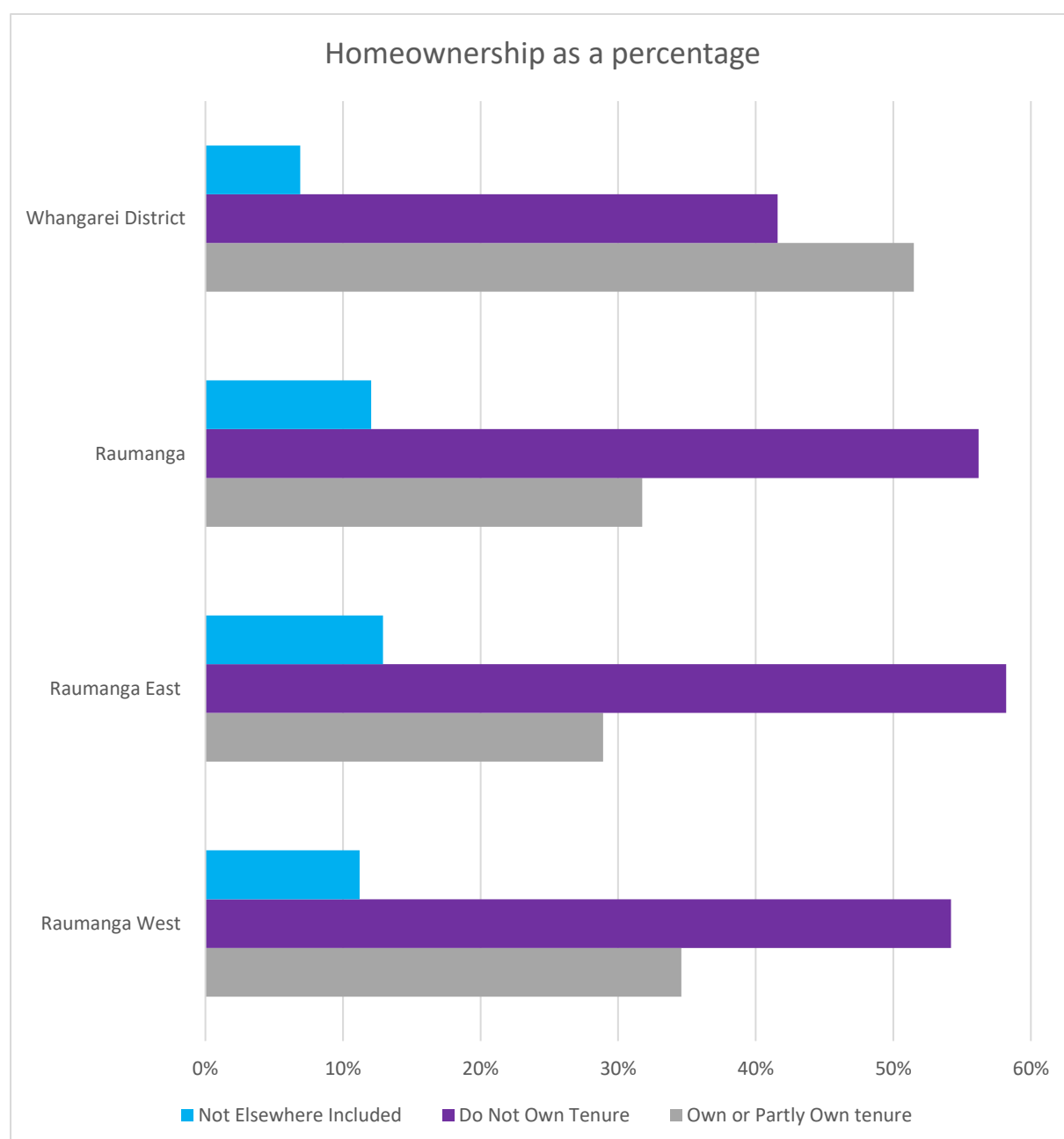


Figure 14 Home ownership as a percentage of the population from 2013 Census (Source: Statistics New Zealand)

## HOME SALE AND RENTAL PRICES

Dwelling sale prices for both Raumanga West and East are below the District wide sales prices. This trend is comparable to other urban areas of the District. Over the recent rise in dwelling sale prices (from 2015 onwards), Raumanga has experienced an increase, but not to the extent of the wider district. Notwithstanding this, the rise in house sale prices has not been matched by a rise in income, which is already significantly lower than the wider District. This suggests a housing affordability issue for Raumanga.

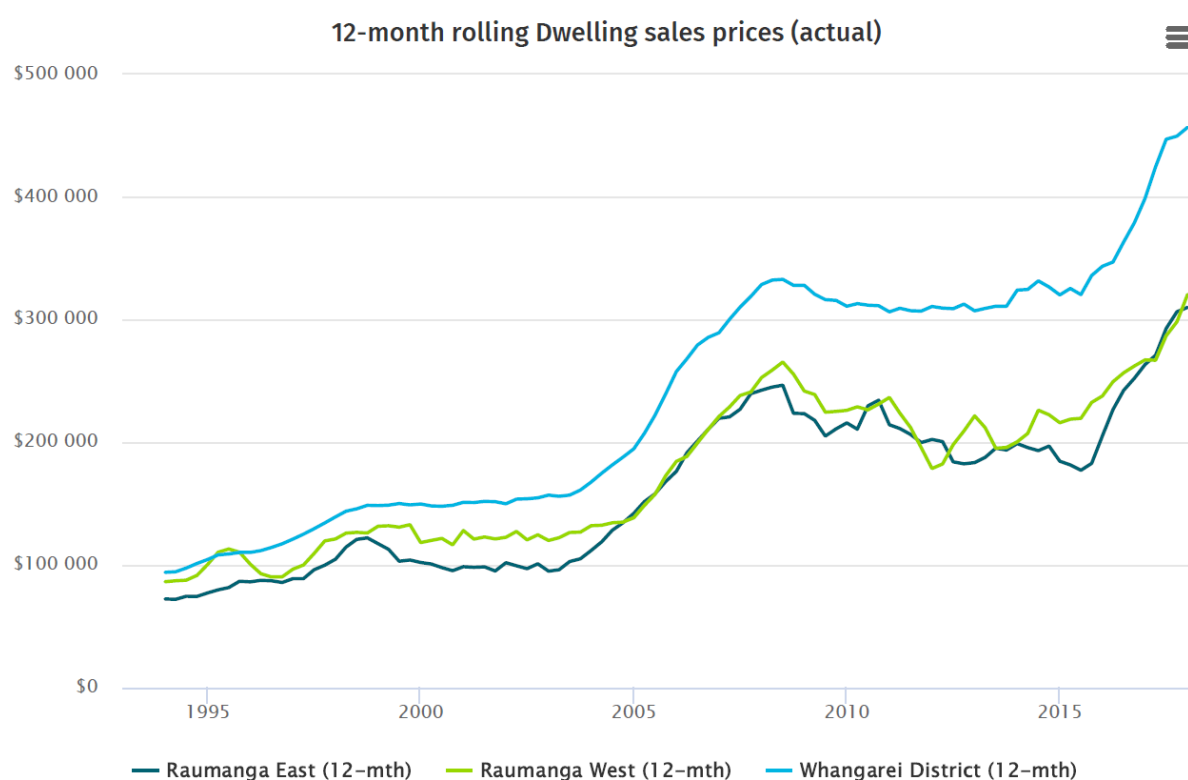


Figure 15 Dwelling prices (actual) (Source: Ministry for Business Innovation and Employment)

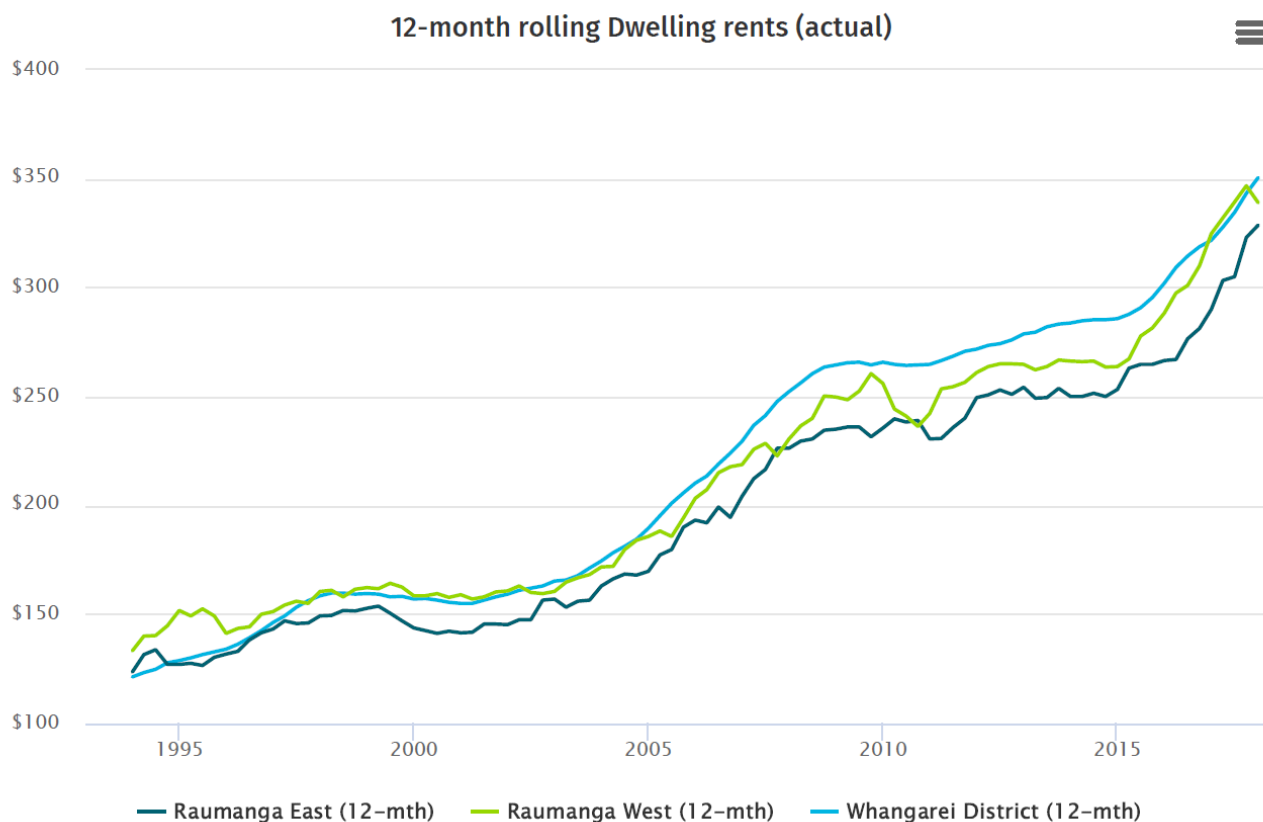


Figure 16 Dwelling rental prices (actual) (Source: Ministry for Business Innovation and Employment)

## NUMBER OF DWELLINGS

There are 567 occupied dwellings and 60 unoccupied dwellings in Raumanga East. There are 951 occupied dwellings and 81 unoccupied dwellings in Raumanga West. For Whangarei District as a whole, there are 30,204 occupied dwellings and 5,139 unoccupied dwellings.

## REFERENCES

All data used in this report is sourced from Statistics New Zealand, Infometrics Ltd and Ministry of Business Innovation and Employment.

Statistics New Zealand data and Infometrics Ltd data is sourced from the 2013 Census.

<https://www.stats.govt.nz>

<http://www.infometrics.co.nz/>

Ministry of Business Innovation and Employment data on house sales and rental prices is sourced from the real estate industry.

<https://mbienz.shinyapps.io/urban-development-capacity/>

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# TE ORA HOU NORTHLAND INCORPORATED



ANNUAL REPORT 2018

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## OUR VISION

Young People and Whanau Reconnected Into Sustainable, Whole Communities.

## OUR AIMS & ASPIRATIONS

To disrupt negative cycles and create positive futures by developing strong relationships and reconnecting young people back into villages of support.

To build strong, responsible and courageous young people who will have the opportunity to grow with a strong sense of identity, purpose and God-given potential, supported and nurtured by whanau and communities that are creative, loving and healthy.

## OUR MAIA – MODEL OF PRACTICE

**TUHONOHONO** (Identity, Belonging & Connection)

*Rangatahi can say "I am loved, accepted and belong"*

**AKONGA** (Mastery, Giftedness & Competence)

*Rangatahi can say "I can succeed"*

**MANA** (Maturity, Independence & Responsibility)

*Rangatahi can say "I have the power to make decisions"*

**OHAOHA** (Generosity, Service & Contribution)

*Rangatahi can say "I have a purpose for my life"*

## OUR MAURI

Te Ora Hou as a kaupapa whanau has an articulated Mauri, a set of seven distinctives that describe the essence of who we are.

**TANGATA WHENUA**

We are indigenous to Aotearoa

**MAHI TIKA**

We are committed to doing what is just

**AKONGA**

We are committed to learning

**WAIKUATANGA**

We are faith based

**WHANAUNGATANGA**

We are committed to building long term, quality relationships

**RANGATAHI, WHANAU, HAPU**

We are focused on young people in the context of their whanau and communities

**OHAOHA**

We are committed to serving, generosity and volunteering

## FROM THE BOARD CHAIR

---

This year has been a busy year of numerous challenges, yet also significant growth.

In October 2017 the Ministry of Education continued to prepare for disposal the site we currently lease. October saw the demolition of half the buildings previously available to us and our long term lease change to month by month.

I would like to acknowledge the resilience and positivity of our management and staff throughout the uncertainty and disruption at our current site. Through clever reshuffling and maximising the use of space, we have been as busy as ever, providing our community with a broad range of helpful and easily accessible services.

I would also like to acknowledge and thank our dedicated and passionate board members for giving their time, their homes, and their skills to the vision of Te Ora Hou. Your work managing risk, overseeing both internal and external communications, supporting management and planning for the future has been invaluable.

Late last year a local Trust presented Te Ora Hou with an opportunity to purchase a home and 6 acres in Tikipunga. We are grateful to the Trust for their support and their belief in the work we do. We are also grateful for anonymous donations received toward this purchase. We are very excited to secure permanence moving forward and to develop a site 'fit for purpose'. We have been encouraged and inspired by the optimism and input into the design of our new community centre from our staff and those who partner with us. To date we have plans drafted, resource consent granted, preferred contractors identified, budgets set and the process of sourcing funds has begun.

This year also saw the fruition of the Board's wish that our General Manager, Lou Davis and his wife Sharon undertake a long overdue three month sabbatical. The timing of this was never going to be ideal but the willingness of staff to step into the void, to stretch and to work so well together as a team, has seen strengths developed and learnings gained that have strengthened our collaborative approach to organisational management.

I would like to acknowledge at this point the ever present and ongoing passion, vision and commitment of Lou and Sharon Davis to Te Ora Hou Northland. Your long and faithful service to our organisation is so much more than a job well done, and has a flow on effect to our wonderful staff and the way they work with our precious Rangatahi and their Whanau.

Nga mihi ra  
Ken Thompson

## FROM THE GENERAL MANAGER

---

Whakaara nga pou o toku whare,  
Ma te aroha e huhuti,  
Ma te manaaki e hapai,  
Ma te whakaponono e toi tu  
*Construct the supportive post of your house  
Let it be love that lifts them in position  
Let care and generosity support them and  
Let belief and trust be their permanence*

Our work in Whangarei is with those who are disconnected from positive community options, those who are most at-risk and those who have the highest needs. The most vulnerable by far in all these areas are young people. That is why every day, Te Ora Hou workers journey directly with people, listening to their challenges, supporting sustainable changes and growth and restoring HOPE (**H**elping **O**ther **P**ossibilities **E**merge).

If you were to shadow a Te Ora Hou worker for a day, you would see real and down to earth activities:

- A van full of young people going kayaking and camping with youth workers where they encounter new survival experiences and skills and alternative ways of relating to each other and the environment.
- A support group for pregnant teenage parents facilitated by a whanau worker, that provides antenatal education, access to helpful adults like midwives, potential friends on the same journey, ability to access re-cycled baby equipment and resources and visits to birthing unit.
- An early learning teacher meeting with parents whose child has additional needs, to assist them with practical options and support.
- An educator advocating for a young person to be able to re-enter mainstream education.
- Members of a whanau meeting with a social worker 'venting' about their frustrations with the 'system' and the struggles of being primary caregivers for their grandchildren.
- Workers who create a beautiful environment by removing offensive graffiti off public spaces where young children have to pass on their way to school.
- An administrator who enables a wide range of community groups to offer helpful workshops and programmes on our site by providing them with clean facilities and spaces that enable whanau options and learning.
- A group of volunteer youth workers engaging at-risk young people in weekly, after-school programmes which are fun, pro-social and completely voluntary.

All of these activities are focused on developing caring and meaningful relationships with people that enable them to transform their personal and collective experiences.

This year, Te Ora Hou has collaborated with people in our neighbourhood, iwi, local businesses, community based-organisations, communities of faith, government agencies and a wide range of external groups. The key focus this year has been on securing a new 'home' where we can continue our collective approach to serving our community. This is due to the Ministry of Education giving us notice of their intention to dispose of our current site. This has been a season of challenge, change and uncomfortableness for the whole organisation and local community. It has also been a season of excitement, renewal, anticipation and hope as we look ahead to new possibilities and a permanent base.

Finally, Te Ora Hou extends its deepest thanks to the committed volunteers (young and old) who serve on our Board of Trustees, our youth work programmes, our parenting programmes, our community events and our outdoor camps and experiences. Also, to the many devoted people in our community who generously give and donate to the practical outworking of our vision. None of these transformational stories you are about to read, would have been made possible without you. Your aroha, commitment and partnership shapes our work every day and impacts our organization and the young people we are so privileged to serve.

May you be encouraged and inspired by our stories, our people and our community.

Nga mihi nui

Lou Davis

## OUR SERVICES

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### Youth Work Services

One-to-one mentoring, home visitation, school based programmes and weekly after school and evening programmes for 11 to 17 year olds.

### Leadership Training

A programme which provides leadership opportunities and support for young people interested in community and peer development.

### School Holiday Programmes

Recreation based activities to keep young people actively engaged in fun, enjoyable and energising activities.

### Te Haerenga Educational Programme

A programme for 9 – 13 year olds who are unable to attend main stream schooling due to a number of barriers.

### Wrap Around Social Work Services

Qualified social workers who facilitate change for young people and their whanau who face high-risk issues in their lives.

### Teen Parent Services

Provision of support services to teen parents i.e. antenatal classes, support to access childcare, transportation, dedicated social worker providing intensive support, teen dad support, coffee groups.

### Maia House

Accommodation for pregnant or parenting teenage mums in a safe and caring environment.

### He Kaakano Early Learning Centre

A licensed childcare offering quality care and education to teenage and young parents and our community.

### DTAG Graffiti Removal

Graffiti removal services for the Whangarei Community. Dtag maintains a database of tagging and works collaboratively with the local Council and the NZ Police to reduce the incidence of graffiti in Whangarei.

### The Pulse – Our Site

The Pulse supports, invites and develops a range of programmes, events and opportunities that deliver services, guidance and support to our community and whanau.

## YOUTH DEVELOPMENT

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### The purpose of our youth work

Effective youth work helps young people to learn about themselves, others and their community through non-formal educational activities, which involve enjoyment, challenge and learning.

### In practice this looks like:

Overnight Camps, Marae noho, Holiday Programmes and Outdoor Adventure Experiences provide incredible learning opportunities for young people. Here is an example of one of these opportunities.



**Programme:** A 4 day TAUTOKO CAMP for teenagers aged 13-17 years

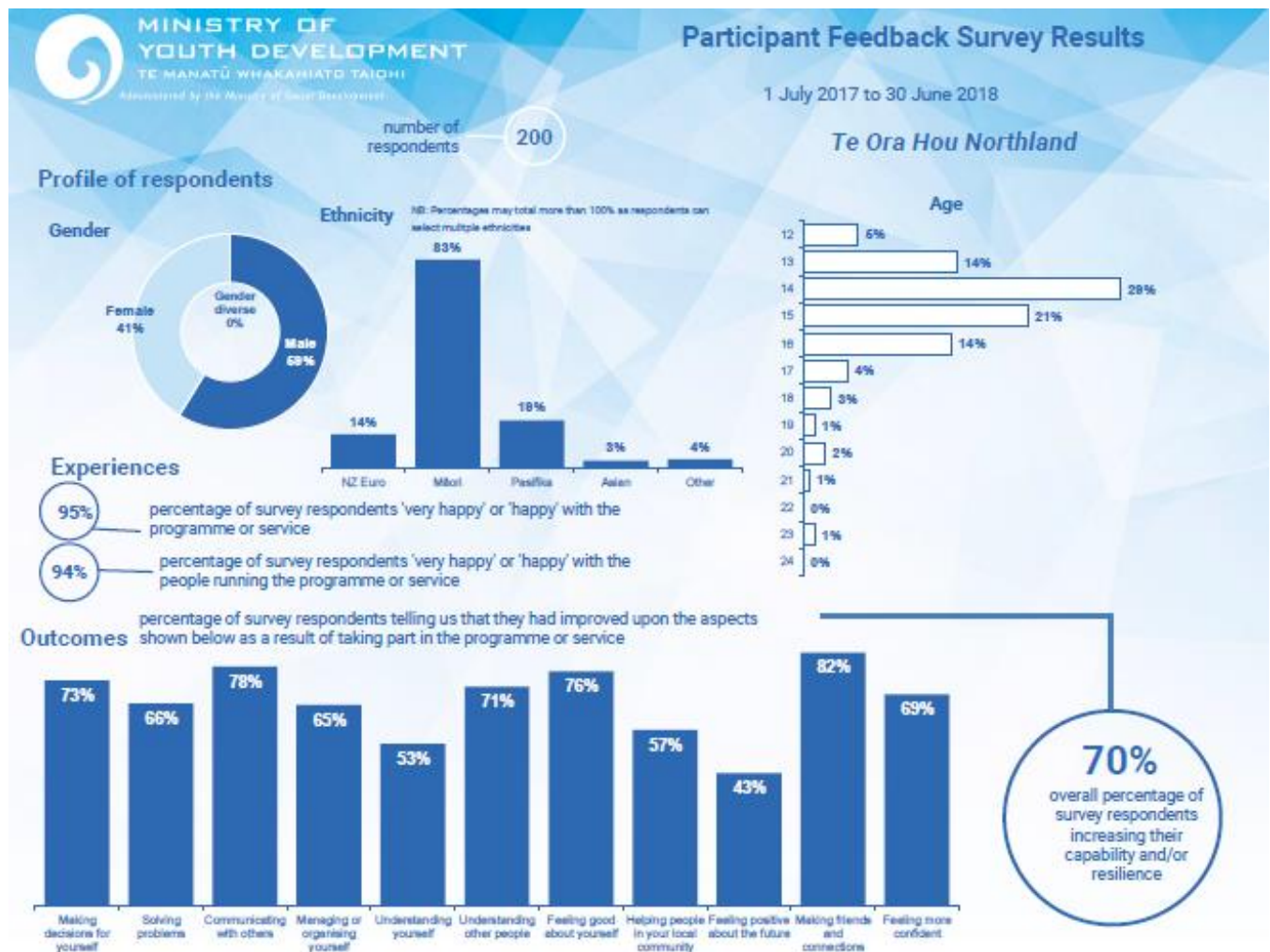
**When:** School Holidays (pro-social activities when school is out and parents still work)

**Where:** Parua Bay Camp (a local Whangarei venue that is smack in the middle of nature – ngahere (bush), moana (sea), maunga (mountains))

**Who:** 200 young people, 36 youth workers, 11 volunteer support staff, 20 community organisations who contributed to our kaupapa, including the Salvation Army, Lion's Den, Regent Training, Whangarei Girls High School, Whangarei Boys High School, Manaia View School, Oranga Tamariki, Tuia, Heads Up Monster Scooters, Krumping Dance, Ku A'e Hou Hula, Te Wananga O Aotearoa, I Have a Dream, Youth work providers in Otautahi, Heretaunga, Whanganui, Poneke and Te Tai Rawhiti, Parua Bay Christian Camp and Watts Movers.

**Positive youth activities provided:** powhiri, setting up a camp site, camping, creative story-telling via Spoken-Word, collecting seafood, climbing Mount Manaia, learning to Krump, learning to hula, learning to play ukulele, learning to barista, learning to make fried bread, learning to play alternative sports like Tchouk ball, wall ball, big-ball soccer, carpet ball, water sport activities like biscuiting, sharing skills and talents in groups on stage, haka tautoko, group waiata, volunteering activities, completing a Graffiti-Art mural, creative Maori Art, Whakatau, cleaning up after a hui, listening to stories of transformation and the telling of Maori legends under the stars etc.

### What did young people get out of that experience?



### Youth Participation ideas that guide programme development:

A small group of youth workers and young people who use our Te Ora Hou approach to youth work, came to our camp from Waimanalo, Hawaii. They extended an invitation to our young people to attend one of their indigenous camps. Young people recorded in their evaluations that they would like to travel to Hawaii.

Whangarei has accepted this invitation and developing leaders in our youth programmes will have the opportunity to undergo the challenge of fundraising to go on a cultural exchange to Hawaii in May 2019.

## The Journey from Rangatahi to Rangatira

### Aroha's Story\*

Te Ora Hou youth workers journey, over time, with young people who are navigating the tricky and sometimes difficult teenage years. Aroha was referred to us at the age of 11 by her school who felt that, through a combination of her circumstances and her adolescent risk-taking behaviour she was at high risk of not realising her potential to achieve positive outcomes.

In Te Ora Hou, Aroha's potential is to be:

- a confident and adventurous learner (Akonga)
- healthy in mind, body and spirit (Mana)
- positively connected to her whanau, school, communities of interest and support and her friends (Tuhonohono)
- contributing her gifts, strengths and talents in Whangarei, Aotearoa and the world (Ohaoha)

According to Aroha she was born and raised in a whanau and wider community of people who are street-smart and have been involved in a gang lifestyle for generations. Aroha is Maori, strong and loved deeply by her parents but she was starting to get into trouble with the police. In her short life she had also witnessed high levels of violence, drug use and alcohol abuse. The community she was a part of were mistrustful of 'outsiders' and anyone not part of their world. For example Aroha's father did not acknowledge or say one word to the youth worker for over a year when she visited in Aroha's home context.

Aroha however connected to Te Ora Hou programmes and youth workers like a duck to water. She actively participated in a wide range of positive youth development programmes including one-to-one mentoring, weekly group programmes like Te Pihi Ora Hou (youth programmes for high needs intermediate aged young people), Te Ora Hou Girls Club (youth programme for vulnerable teenage girls), Nga Toa, Whakapakari - junior leadership programme, and a range of outdoor camps, noho marae and holiday programmes.

Every week for 5+ years youth workers have consistently done the simple things like going out and finding her, knocking on her door and home visiting, connecting with her, her whanau and her friends in other community spaces, picking her up in our vans and taking her on adventures, providing and being involved in weekly activities and experiences with her which involved enjoyment, challenge and learning, consistently supporting her during periods of success and relapse, enabling her Maori leadership strengths and gifts and re-connecting her into villages of support with adults who care (e.g. school, training and employment).

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***One of Aroha's recent reflections with her youth worker was that 'Te Ora Hou has been the BIGGEST IMPACT in my life.... I wouldn't of made it through High School, I wouldn't have a job...I wouldn't have been ME if it wasn't for Te Ora Hou'***

---

Aroha has now turned 17 years. She continues to meet with her youth mentor once a week as she navigates a new phase of independent living and working. She currently works full-time in the hospitality industry after attending Whangarei Girls High School (completing NCEA level 1 and 2) and a Northtec hospitality course. Te Ora Hou was able to help her find her current job, which she is enjoying.

Her youth worker tells me that she is now able to open up and have transparent and deep conversations about her life, her challenges and her hopes and dreams. Her youth worker has become one of those significant anchors that enables her to make sense of her world, her feelings, her experiences, and to make wise choices.

One of those wise choices is to be part of Whakapakari – our junior leadership training programme. Aroha's leadership skills are developing as she actively and generously contributes back to others in our community by volunteering her time to help with younger girls coming into Te Ora Hou programmes for the first time.

Aroha has also been chosen to be part of the cultural-exchange team to visit an indigenous youth programme in Waimanalo, Hawaii in 2019. This will be another first time experience with Te Ora Hou, which will expand her worldview.

Through meaningful relationship and creative activities, our youth workers found entry points into Aroha's 'worlds' and Aroha is discovering that her world is not void or lacking but FULL of potential and endless possibilities as she forges a new path for herself and those who will follow her.

In Te Ora Hou, Aroha's potential is being realised as:

- a confident and adventurous learner (Akonga)
- healthy in mind, body and spirit (Mana)
- positively connected to her whanau, school, communities of interest and support and her friends (Tuhonohono)
- contributing her gifts, strengths and talents in Whangarei, Aotearoa and the world (Ohaoha)

*\*Names have been changed to protect identities*

## Other programmes we have provided this year:

Weekly Evening Youth Club programmes – Girls Club and Boys Club

Weekly in-school programmes with Whangarei Girls High School, Whangarei Boys High School and Manaia View School

One-to-one relationship mentoring with youth workers

Small group programmes

Whakapakari – Junior leadership programme

Breakfast Club

Holiday programmes and camps

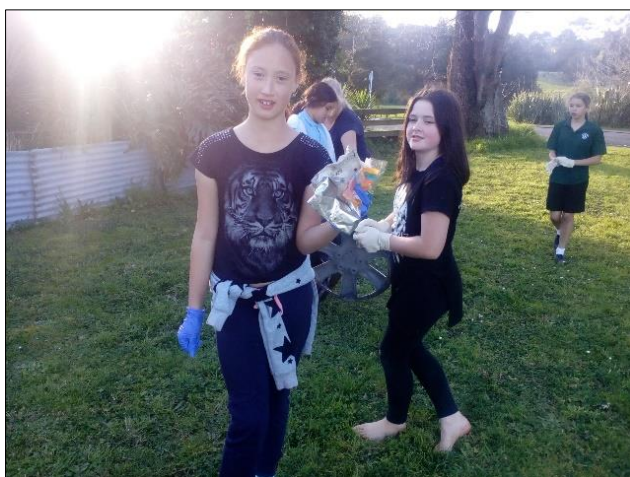
Noho marae and cultural experiences

Adventure-based learning experiences and programmes in the outdoors

## E TU WHANAU PROGRAMME

E Tu Whanau is a weekly programme providing activities for girls aged 8 – 13 years. We build on the strengths and talents of each individual to enhance their self-esteem and confidence. We constantly work towards upholding the values of Aroha, Whanaungatanga, Tikanga, Whakapapa, Mana, Manaaki and Korero Awhi.

We deliver innovative, lively and fun activities that create learning opportunities and conversations and grow and develop our young people. We provide an environment where each child has a sense of belonging, has the opportunity to master new skills, to learn about individual responsibility and to understand and practice Manaaki (generosity).



Keeping our community clean



Working together as a whanau/team

## Stories from our whanau

*"My daughter has enjoyed group and always shares what she learns and how much fun she has each week."*

*"The program has really helped my daughter and she looks forward to it each week. As a solo dad the knowledge and skills she learns is beneficial to her."*

*"My daughter has been more social with others and I am very pleased with the group."*

*"This programme has improved my daughter's behaviour a lot since starting."*

*"My daughter is taking better care of herself."*

*"This group has been amazing for my daughter."*

*"Your programme has helped my girls build their confidence."*



*"Manaia View Students were very fortunate to participate in Te Ora Hou's camp in Christchurch. For most of our students this was a first time opportunity to travel to the South Island, to travel by plane and to have a range of new experiences. Our students participated in activities that extended them, developed their confidence and exposed them to new ideas and people." – Wendy Rudolph Deputy Principal MVS*

*"I really enjoy Te Ora Hou activities. I like what you's do for us every week."  
Tineil Student MVS*

*"My students always looks forward to Monday and the sense of belonging they get from this group. Te Ora Hou has been helping them to explore open mindsets and the importance of trying new experiences."  
Magla Stanish, Teacher Whangarei Boys High School*



*"You were very kind and interactive with us and I really enjoyed learning a new sport. This helped to improve my confidence." – Quincy Student Whangarei Intermediate School*

*"A big huge thank you to our beautiful youth workers from Te Ora Hou that have given their time and kindness over the last two terms, turning up rain hail and shine to work with our kotiro at lunchtime...thank you so so so much for your amazingness....our girls look forward to seeing you every Wednesday. You are making a difference in the lives of our girls."  
Kim Rogers Deputy Principal Whangarei Girls High School*

*"The input the Te Ora Hou youth worker has imparted to my family is astounding. She is a true blessing." – Kim, parent of young person*

## WHANGAREI YOUTH NETWORK

For the past 12 years we have been coordinating the Whangarei Youth Network. Over 100 people are linked into this relational network that seeks to achieve positive outcomes for young people and the wider youth sector.



## TEEN PARENT SERVICES

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### MAIA HOUSE

Maia House is a residential home for teen mums and their children. We inspire a positive future for teenage parents and their children through SAFE HOUSING, CARING ADULTS and SUPPORTIVE SERVICES. Maia House is a safe, warm, spacious and affordable home, with healthy nutritious food. Maia House parents and Te Ora Hou staff assist young parents to prepare for independent living through developing life skills e.g. budgeting, cooking, shopping, managing relationships and having a healthy lifestyle.

Maia House supports teen mums to access a wide range of health, education and well-being services in our community. This could include finding a midwife, enrolling with a GP, accessing work and income, well-child/tamariki ora services, enrolling in school/early learning opportunities, developing parenting knowledge and skills and engaging in activities that build confidence and self-esteem.

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***This year we celebrated one of our mums being the first in her whanau to finish her school education with NCEA level 3.***

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Maia House provides pro-social activities, outings and events which provide new experiences for our teen mums and their children. Highlights this year include taking everyone out for dinner, accessing a qualified massage therapist, attending a kapa haka festival, going to the movies, attending church, picnics at the beach, joining a netball club and becoming an active member of a netball team, taking all residents and their children camping, kayaking and climbing Mt Manaia.

Maia House parents and staff continue to have active and ongoing relationships with teen mums and their children when they leave Maia House. Out of relationship we often have our teen mums and their children return to Maia House for dinners, seeking support and advice from Maia House parents/staff, and Maia House parents attending birthday celebrations and milestones for teen mum's children.

Many of our past residents have personally expressed their gratitude for how they and their children have benefited from living in Maia House. Some of these include gratitude for being able to live in a warm and caring home with access to healthy and delicious food, being able to successfully participate in and complete their education, being exposed to new experiences and opportunities, learning how to cook easy and affordable meals, and learning new skills and ways to successfully parent their children.

*"I lived in Maia House for a year and a half and I liked the amount of love and support that I was given while I was staying there. I learned so much on how to have a routine with my child to how to properly understand my child's needs and wants. I achieved so much right from being the greatest mother I could possibly be, to completing my NCEA levels and more qualifications while living in Maia House. There is nothing I can think of that made me not like Maia House, in fact it's probably the best thing that happened for me and D and it definitely helped us both."*

*"The awesome thing about the House is the routines. The routines help to the max - also makes your life much easier. Also the support when you move into the House tautoko that one! Saved the best for last aunty and uncle hahaha you and Rob are awesome at running the House, you being young (well not that old ) your guys selves actually helps with young mama's moving in as well."*



## CHILDBIRTH EDUCATION CLASSES

New Zealand research shows that teenage births have declined across all regions in New Zealand, except Northland. We have the highest teenage pregnancy rate in New Zealand and traditionally this age group are the hardest group to engage in antenatal care.

Te Ora Hou has developed a youth-friendly childbirth education class for young parents in active partnership with the Northland District Health Board, Te Puawai Ora Maternal Health Service, community midwives and caring volunteers.



At Te Ora Hou our childbirth education classes are a positive gateway to reaching young parents who are expecting their baby. In this period 73 young parents engaged in our childbirth education classes. This excludes support people who also attended with them, like parents, aunties and friends.

We intentionally:

- Engage with teenage and young parents and their 'support' people
- Provide home visitation of referrals and participants
- Provide a weekly group meeting, for 3 hours a week over 7 weeks
- Develop and deliver teenage appropriate childbirth education classes (taking care of our whare tangata, recognising the stages of labour, understanding pain relief options, visiting our birthing unit and learning about the process of birth, bathing a new baby, learning about the new born baby, breastfeeding, evaluation and community supports available).
- Transport to and from class (eliminating a key barrier to access)
- Utilise the Heartlands Hub which is situated in a friendly youth focused community space @ The Pulse
- Provide nutritional lunches
- Resource the programme (photocopying, hand-outs, access to quality, second-hand baby clothes and equipment etc)
- Provide each participant with a sponsored baby box valued at \$900.00
- Follow up of issues after the programme and refer to appropriate services
- Take care of a Volunteer Village who assist us
- Engage in pre/post group planning that respects participant voice

Of the 73 young parents through our programme this year, we are happy to report they all had their babies successfully and we were able to link these parents into a wonderful supportive coffee group especially for young parents.

## WHANAU SERVICES

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### WRAP AROUND SOCIAL WORK SUPPORT

As the primary mission of the social work profession is to enhance well-being, the call to meet the most basic human needs of all people, with particular attention to the vulnerable, oppressed, and those living in poverty, creates the basis for empowerment and development across our communities.

The Te Ora Hou social work team is a team supports families, individuals, groups and communities to enhance their own well-being. Our social workers provide help to whanau collectively and individually, assisting their processes of exploring positive, alternative solutions to the high-risk issues they face. Our strength-focussed and mana-enhancing approach, means that a wide range of plans are forged working alongside uniquely different whanau, whose life experiences have all contributed to their presenting strengths and challenges. Constant collaboration with others working in the community also supports wider interventions and promotes longer-term change within whanau.

### Stories from our whanau

*"What was helpful in my engagement with Te Ora Hou was learning about safe sleeping for my baby. I also learnt a lot about how to take care of myself and my baby. Te Ora Hou showed and connected me to different community services i.e.: youth space, Te Puawai Ora, WINZ, Child health clinic and tane support. The social work team were kind, caring, compassionate and very helpful."*

*"We are very satisfied with Te Ora Hou social work services. They encouraged us a lot to achieve our set goals. We were supported to re-engage with Plunket to improve health outcomes for our child. They guided us to obtain financial support by connecting us into services and we learnt how to open a bank account and access ID e.g.: 18+photo ID. We think the services offered by Te Ora Hou are absolutely helpful and they do an amazing work. We are so thankful."*

*"Te Ora Hou Tane support helped me to be more confident to achieve my goals for me and my family. They helped me to get things sorted and I feel better off because I am on a course to full time work. Thank you Te Ora Hou for your over and above mahi."*

*"The things that were helpful to me was new information like the Plunket line phone number who I could contact for support for my child. They were also available to provide transport to attend important appointments especially parenting groups and youth services. Te Ora Hou helped with connecting us to services e.g.: doctors, women refuge, Te Wananga O Aotearoa, green prescription and Salvation Army. The team found another male of the same ethnic culture to support my partner with his issues. The worker was very helpful, consistent and supportive towards my family. I have learnt that when a situation starts becoming messy is to leave and get the right support."*

## COMMUNITY

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### THE PULSE – OUR SITE

This year we made contact with 6,600 people across the site. They came through our door seeking advice, support, intervention, information, a programme, an event and whanaungatanga. With such a broad spectrum of needs in our community, we have worked hard to link whanau into the right service and approach these needs with a high collaboration type model. The Heartlands cog in the wheel is a “high activity” and “high relationship” type of work, where whanau are at the core. We work hard to keep momentum and to offer support that is active, engaging, offers solutions and brings light to a situation.



Some of the activities happening here include:

- A variety of 8 different youth programmes aimed at 10 – 18 year olds.
- Pets – a drop in clinic available to low income whanau.
- Legal advice –a pro-bono lawyer, with a focus on domestic violence and family court.
- A variety of specialised parenting programmes for whanau.
- Childbirth education classes for teen parents.
- Fresh fruit and veges from local growers for whanau.
- Coffee groups, pop up play groups, yoga, sports groups.
- Church groups.
- Venue for training providers.
- Support for external youth groups running programmes.
- Family group conferences, strengthening families hui and supervised child visits.
- Yoga, courts, green spaces and gym facilities.
- Camps, holiday programmes, wananga and activities for young people.
- Mobile ear clinic.
- Mobile Library.
- Support groups for women.
- Transition into work programme.
- Iwi/hapu hui.
- Specialised programmes for children with additional needs, Plunket, B4 school checks, Well Child checks and early intervention support.
- Teen dad support and development, alongside a teen parent social worker and team.
- Budget advice, food rescue support, kai boxes and kai donations for whanau.

## DTAG GRAFFITI REMOVAL



Te Ora Hou Northland, in partnership with the Whangarei District Council, has been providing the Whangarei community with graffiti removal services for over 14 years. The D-tag team consists of three staff, two who are out on the road cleaning graffiti and one administrator.

This year over 600 jobs were received by the Dtag team from the Council call centre resulting in the removal of thousands of tags. Some of the hotspots over the year have been in the central city, Whau Valley, Otaika, Kamo and Tikipunga. The trends this year have been the use of vivids and felt tips, weed sprayers, bombing and rollers.

At the beginning of the year, the influx of window washers throughout town added to our work load, however, in the last few months this activity has all but ceased with a corresponding reduction in graffiti in places like the Otaika lights adjacent to Bunnings.

This year we celebrate a noticeable reduction in tagging activity both in rural areas and generally across the Whangarei District. We believe this is a result of a collaborative community response to graffiti. Members of our community readily report graffiti to Council as it happens and our team are quick to respond, often removing graffiti as soon as it is reported. Our team also remove random graffiti they see while driving from job to job. We partner with both the Council and the Police, entering details of all graffiti, including photos, into their databases. We provide up to date information to Council in our monthly report. This information highlights hotspots and helps identify individual tags and taggers. Together these factors combined, act as a real deterrent to taggers.

On the safety front, this year we passed our annual assessment and renewed our registration with Site Safe. We attended first aid training and completed the site safe worker health course.



## EDUCATION SERVICES

### TE HAERENGA

Te Haerenga is a specialised programme that delivers wrap around youth mentoring, pastoral care and education to young people aged 9 – 13 years who are disconnected from one or more of their 4 social worlds; whanau, school, community and peers. We know this disconnection makes the transition into adulthood fraught and turbulent and is a huge factor in our young people no longer attending mainstream education.

The lack of positive role models, drug and alcohol exposure, gang affiliation, multiple care placements and whanau incarceration are a few of the challenges our young people experience. Many of our young people come with multiple diagnosis which significantly impairs their learning, often delayed by 3 and 5 years. Transience is common. Transience means having to change schools frequently which makes it difficult to make friends, to be involved in team sports and other recreational activities which impacts on their sense of connection and belonging. One of our boys aged 13 for example, has been enrolled in 15 different schools prior to coming to Te Haerenga.

In Te Haerenga we provide an environment where it is safe to learn, to persevere when frustrated, where routines and rhythms are practiced, effort and attitude is valued, individual strengths and interests are recognised and generosity is encouraged.

Even by taking a single subject, young people start experiencing what it is like to be engaged in learning that advances themselves. This year one of our young men showed interest in woodwork. Our mentor provided resources and support and our young person designed and built his own table. Another young person interested in kayaking has learnt water safety and paddling techniques, and together with our youth mentor, contributed to others and the environment, collecting all the rubbish from around the lake.

These experiences have helped them to feel smart again and to move from not contemplating school and learning as an option in their life to having another go.



*"Since my son started with you, he definitely doesn't get so angry anymore and is learning, even if slowly, how to manage his emotions. Your persistence with him and not giving up on him, shows with him attending more."*

## OUR ROOM

(Thoughts from a young person on Te Haerenga's Space)

My safe place is a room where I feel comfortable and happy. I laugh and play and learn and I joke with my friends.

I can hear my friends laughing and sharing memories with each other. I can hear my friends playing ping-pong and billiards. I can hear people working on maths on Google Chrome.

I love the smells on Mondays when we cook yummy food especially butter chicken. I love the beautiful smell of fresh vegetables sweet corn and broccoli is my favourite.

I see a very cool milky way painted high on the ceiling. What a hard job that would of been. I see comfy soft couches to rest my body when I'm very tired from running. I see a bright and sunny room full of happy faces.

I feel happy and warm when I'm around my friends in the room. I feel it's alright to make a mistake in this room because we all make mistakes in life. I always feel excited before entering this great happy room.

It tastes a whole lot better when we share our food because that's what friends do. Some times if we are lucky we get nice tasty treats.

This room is comforting and very safe for me and my friends. If I were not here I do not know where I would be right now.

## HE KAAKANO EARLY LEARNING CENTRE



At He Kaakano Early Learning Centre we provide a high quality learning environment for both our teen parents and the wider community, using the aspirations of whanau to guide our daily programme. Staff have continually kept up to date with the latest research through attending a variety of professional development opportunities throughout the year. Children have been well supported to be confident, competent individuals in an environment where they feel safe and cared for at all times.

We continue to support our teen parents and work alongside He Matariki Teen Parent School who reside on the same site. This has enabled these young Mums to further their education while their tamariki attend He Kaakano. We have also ensured these young parents have been holistically helped to manage their roles as parents, students, and as members of the wider community.

### Highlights this year include:

Celebrating Matariki in June by inviting our He Kaakano whanau to join us for hot soup for lunch, followed by the tamariki each being presented with a book from the Duffy book programme.

Continuing with our Nature Discovery where children have a regular excursion into the bush.

Our children enjoying the experience of live theatre by attending a pantomime at Forum North.

Regular visits from the Whangarei library bus each month, allowing the children to gain another experience and link to the wider community.



Our nature discovery programme offers the opportunity for tamariki to discover, explore, and problem solve. Time spent in nature enhances children's emotional and physical health and wellbeing.



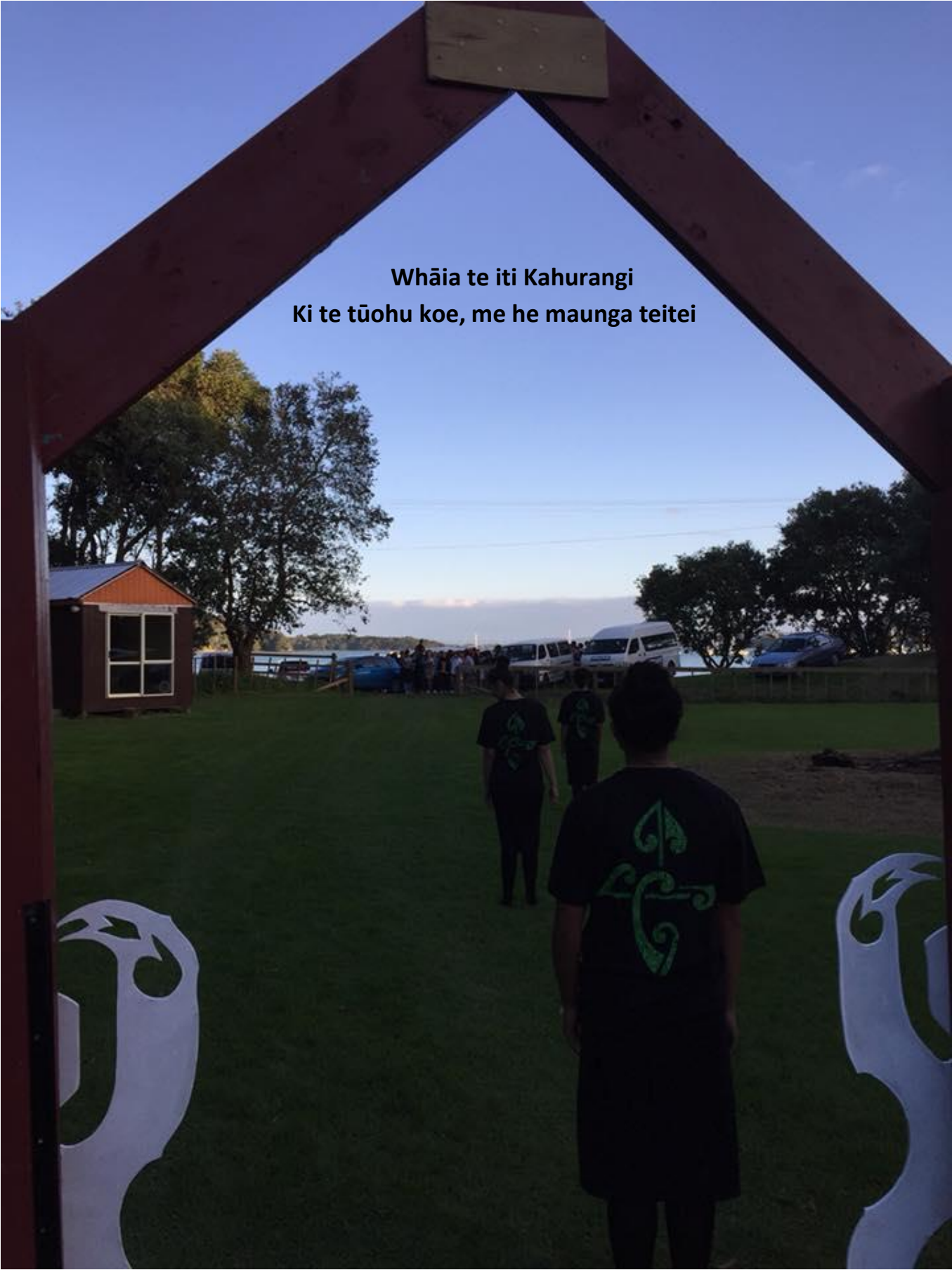
Water Play promotes the development of both fine and gross motor skills. Gentle water play allows tamariki to relax while learning skills such as cooperation and sharing.

OUR NUMBERS			
YOUTH DEVELOPMENT TEEN PARENT SUPPORT WHANAU SUPPORT		EDUCATIONAL PROGRAMMES COMMUNITY SERVICES THE PULSE – OUR SITE	
Staff	33	Interns	1
Volunteers		35	
YOUTH DEVELOPMENT			
15	E TU 8 - 13 year olds	39	BOYS MENTORING 13 - 18 years
16	TE PIHI 11 - 13 year olds	24	GIRLS MENTORING 13 - 18 years
140	CAMPS	115	IN SCHOOL PROGRAMMES
349 Young People, 4 Schools, 3 Camps, 127 Weekly Programmes			
TEEN PARENT SERVICES			
20	DADS	22	INTENSIVE SOCIAL SUPPORT
59	ANTENATAL CLASSES	10	MAIA HOUSE SUPPORTED HOUSING
111 Teen Parents, 28 Antenatal Programmes			
WHANAU SERVICES			
92 Whanau Supported			
EDUCATION			
72	HE KAAKANO EARLY CHILDCARE	10	TE HAERENGA
82 Young People			
COMMUNITY			
56	HOLIDAY PROGRAMMES		DTAG
2 Holiday Programmes, Thousands of tags			
THE PULSE – OUR SITE			
	FACILITIES	COMMUNITY EVENTS	PROGRAMMES
6,600 Participants			
<div>Income</div> <div><div>■ Donations &amp; fundraising</div><div>■ Fees, donations from members</div><div>■ Providing Services</div></div> <div><div>3%</div><div>1%</div><div>9%</div><div>87%</div></div> <div>\$2,178,359</div>		<div>Expenses</div> <div><div>■ Employees &amp; volunteers</div><div>■ Providing Services</div><div>■ Other</div></div> <div><div>19%</div><div>3%</div><div>78%</div></div> <div>\$1,667,243</div>	
Full performance report available at <a href="http://www.charities.govt.nz">www.charities.govt.nz</a>			

OUR FUTURE

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**Whāia te iti Kahurangi  
Ki te tūohu koe, me he maunga teitei**



### SOME OF OUR PEOPLE

#### OUR PLACE

Te Ora Hou Northland  
PO Box 1136  
Whangarei  
(09) 438 5556  
northland@teorahou.org.nz

#### ONLINE

[www.tohn.org.nz](http://www.tohn.org.nz)  
<https://www.facebook.com/TOHnorthland>

## Waipu Croquet Club

## Community Funding Application Form

If you need help to complete this application form or would like to discuss your application, please contact the Community Funding Officer well before the closing date of the round you are applying to. Call 09 430 4200 or email [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz) to make an appointment.

Funding information and closing dates are at [www.wdc.govt.nz/funding](http://www.wdc.govt.nz/funding).

<b>Summary information</b>	
<b>Organisation name</b>	<b>Waipu Croquet Club Incorporated</b>
<b>Amount requested</b>	<b>\$ 80,000</b>
<b>Project name</b>	<b>Proposed New Club Rooms</b>
<b>Which Fund you are applying to?</b> Choose only one (tick or highlight). Check the Funding Guide for criteria and closing dates.	<input checked="" type="checkbox"/> Community Fund <input type="checkbox"/> Performing Arts Fund <input type="checkbox"/> Community Halls Maintenance Fund <input type="checkbox"/> Resident and Ratepayer Fund <input checked="" type="checkbox"/> Partnership Fund (additional documentation required – refer to Guide) <input type="checkbox"/> Community Loan (additional documentation required – refer to Guide) <input type="checkbox"/> Other, please specify:

<b>Section 1: Your Details</b>	
<i>Tell us about your organization/group</i>	
<b>Group's postal address</b>	4B South Road
	Waipu 0510
<p>If we have questions about this application, who should we talk to? Please provide 2 contacts and ensure you have the authority of the group you are applying on behalf of.</p> <p>* Note: We will use this email to ask questions and advise you of the outcome of this application.</p>	
<b>Primary contact's name</b>	Gordon Walker
<b>Position in group</b>	President
<b>Email *</b>	vidquip@hotmail.com
<b>Daytime phone number(s)</b>	0274 934030
<b>Second contact's name</b>	Desmond Heath
<b>Position in group</b>	Treasurer
<b>Email</b>	d.heath@xtra.co.nz
<b>Daytime phone number(s)</b>	09 432 1163

## Section 2: Eligibility

Is your group a not-for-profit legal entity?

X Yes – please provide:

- Your incorporated society or charitable trust registration number: CC55602
- (please make sure your register is up to date to be eligible).

☐ No\* – you will need to:

- EITHER gain legal status (see <http://www.societies.govt.nz/cms/customer-support/faqs>),
- OR apply under the umbrella of a group that does meet this requirement (refer below).

**Note: Community Loan applicants** must be a not-for-profit legal entity and cannot use an umbrella group.

### \*Umbrella Group Guarantee

Applicants that are not a registered charitable trust or incorporated society must apply under an umbrella group that is.

A suitable umbrella group knows the applicant well and is willing to vouch for them and their project, and are prepared to accept legal liability and responsibility.

Grants are paid to the umbrella group for disbursement to the applicant in accordance with the grant agreement.

If the grant conditions are not met, Council may request the grant monies to be returned and/or may place restrictions on granting funds to the applicant and the umbrella organisation in future.

**The following section is to be completed by an authorised officer of the umbrella group.**

Umbrella group name	
Society or trust number:	
Contact person	
Email	
Daytime phone number(s)	

I confirm that our organisation is willing to guarantee and receive any monies granted to:

Applicant organisation: .....

Project name: .....

Signature	
Date	

Please provide a bank deposit slip or other evidence of umbrella group's bank account details.

### Section 3: The Project

Tell us what you want to do – Who, What, When, Where, Why, How

Describe your project in terms of the following:

Name of project	Proposed New Club Rooms
Amount requested	\$ 80,000
When and where will this take place?	2019/2020 Depending on funding and weather
Who will likely benefit from your project?	The Croquet Club members and visiting croquet players The Caledonian Society and visitors to events The Waipu Community
How many people will directly benefit?	50 existing members, any new members and whanau in the future plus many visitors and tourists that visit the area

Ethnicities of likely beneficiaries of this project – tick as appropriate and include a percentage estimate for each that you think will benefit from this project:

☐ NZ European – estimate %: We do not collect information about ethnicity at enrolment so are unable to accurately report this

☐ Maori – estimate %:

☐ Pacific Peoples – estimate %:

☐ Other European - estimate %:

☐ Asian - estimate %:

☐ Middle Eastern/Latin American/African – estimate %:

☐ Other ethnicity – estimate %:

#### Area of work

To help us understand where support is being requested, please select which of the following relate most closely to your project.

- ☐ **Arts and Culture** – Projects and activities that facilitate education and enjoyment of the arts and of culture for the people of our District.
- ☐ **Heritage and Environment** – Projects and activities that preserve and promote the heritage of our District and that protect and enhance the environment in which we live.
- X **Recreation and Sport** – Projects and activities that enable participation and engagement in recreation and sport for people in our district of all abilities, ages and life stages.
- ☐ **Community Connectedness and Wellbeing** – Projects and activities that strengthen community cohesion and connectedness in ways that cultivate healthy, happy and positive

relationships across our District.

**Tell us about your request in the following questions. Be succinct and clear.**

**The Idea** – Briefly explain what it is that you want to do:

Waipu Croquet Club is a thriving community group battling with inadequate facilities. The current clubhouse is a very basic building without electricity, running water or toilet facilities. This means that it is inadequate as a facility for club events and the wider community.

The club committee has been mandated by the membership to initiate a project to replace the building with one that is fit for purpose and can accommodate the future needs of the club. This modernised building will also be a resource for smaller meetings and activities in the Waipu community. Concept drawings, architectural design and a geotechnical assessment and report have all been completed.

The proposed disabled-access facility has a larger building footprint than the existing shed with running water, electricity, a small kitchen facility, a small meeting area, an improved deck area, and two toilets, one being a disabled access toilet.

**The Need** – What need is there for your project, programme or service?



The current clubhouse is an old rudimentary wooden structure (about 17 square metre interior) with no electricity, no running water and no toilet facilities. The lawns and clubhouse are well removed from other buildings on the park so shared use of those facilities is not practical. The only access to toilet and washroom facilities is the nearby Waipu Hotel that allows the club members to use the toilets of their backpacker section. The Waipu Bowling club also permits use of their facilities when larger tournaments are hosted. Relying on nearby facilities is more than a little inconvenient for members and

visitors.

This photo shows the inside of the clubhouse during a recent committee meeting.

**The Impact** – What difference will your project make?

For all users, the provision of disabled access facilities including a disabled access toilet is a significant benefit. This will positively impact the utilisation of the facility for a range of activities.

## 1 The Croquet Club and Visiting Croquet Players.

The majority of our members and visiting croquet players are retirees. Croquet is an ideal sport for the older person as it conforms to the Green Prescription concept of providing significant but gentle non-contact physical exercise and is played outdoors all year round. Another benefit is mental stimulation as the game involves considerable tactical skills. The social interactions and mutual support of the croquet club does much to help people. Loneliness among older people, especially those who have lost a spouse or partner is a significant health issue. It would be ideal to enable the membership of the club to continue to grow to allow these benefits to an increasing number of people.

Having a clubhouse with running water, electricity, kitchen and toilet facilities would be of great benefit, and enable extensions of activities into the evenings. It will also provide opportunities for an increase in social events for members and their whanau.

## 2 The Caledonian Society and Visitors to Major events.

The site of the planned clubhouse would be of benefit to the Caledonian Society as it would provide changing facilities to the dancers at the Highland Games as well as additional toilet facilities (including a toilet for the disabled). These facilities would also be available for other major events held in the park.

## 3 The Waipu Community

Many members of the Waipu Croquet Club are part of a network of community activities such as the volunteer fire brigade, the community library, the bridge club, the Waipu museum, The Caledonian Society etc. Better Croquet Club facilities will help promote reciprocal activities within this network and help expand the network.

The planned clubhouse is modest in size and will be useful for small group activities in Waipu, complementing some of the larger meeting facilities in the township. Waipu is a very vibrant and active community with many clubs, societies, interests and gatherings. All the current facilities are heavily used. The size, disabled access and proximity to other facilities, including the school,

### **Your Readiness – What controls and checks do you have in place to manage the funding?**

We are an incorporated society with charitable status. This gives us the structure and functions to manage a project of this nature. The Club Committee will oversee the delivery of the project.

We have a project team ready to work with identified professionals and trades people to deliver the project

**Your Readiness – Tell us about your team’s structure and how you will manage the funding to achieve the outcome.**

The project will be managed by the Building Sub-Committee of the Croquet Club.

Name	Skills Relevant to the Building Project
Brian Small	Civil Engineer Site Manager - Retired
Gordon Walker	Business Owner
Jean Kent	Business Owner
Russell Lewis	Owner Driver - Retired

The site will be viewed daily during construction by a member of the Building Sub-Committee ensuring that the build is progressing as planned, and that any variation or issue is identified and managed early.

Management of the finances for the Build will be overseen by the Croquet Club Treasurer, Desmond Heath assisted by Brian Small and Gordon Walker

Each professional and tradesperson will have been selected for their professional credentials and references from satisfied customers.

**Collaboration – Who will you work with to deliver your project, programme or service?**

We have approval from the Caledonian Society to build on their land  
 Maxtar Architecture have supplied concept drawings and presently doing building drawings  
 Geotechnical have completed an investigation report.  
 There have been several discussions with Council regarding building consents.  
 A qualified builder and approved sub-contractors will be diligently selected and appointed.  
 P D Electrical will undertake electrical work at no labour costs

**Your Approach – How do you demonstrate value for money and the impact of your work?**

We have secured agreement from suppliers to provide materials at subsidized costs. Some suppliers have also advised that they will only charge for materials. Volunteers will be used to support the professionals and tradespeople where appropriate. We will report back to the Council at completion of the project showing the completed building. We can continue to report use of the buildings and growth in membership if required

**Your Approach** – How does your project, programme or service meet best practice and is it evidence based?

The croquet club has a strong identity within the Waipu Community, and contributes actively to Waipu events and activities. The club demonstrates strong values of manaakitanga, demonstrating hospitality, kindness, generosity and support of each other and the wider community. For example, the club helped to organise and cater for the New Year's Day Highland Games and Ceilidh, despite many of the members having taken other active volunteering roles during the Highland Games that day.

At Waipu Croquet Club there is a very strong sense of belonging and support amongst the members. Many are retired and living alone and find the support and friendships they develop at the club giving them a new lease on life. Members look out for each other especially where there are no family or other friends around. Examples abound of this altruistic behaviour.

During 2018 one club member (who lives on her own several kilometres outside Waipu) hurt her shoulder while gardening. She could not drive and asked a croquet friend to take her to the doctor. She had to have several assessments and every time a croquet club member was there to give moral support and to drive her to appointments. Then several months later she suffered a heart attack and was rushed to hospital and eventually airlifted to Auckland Hospital for an emergency operation. Her son lives in Dunedin and her daughter in Canada so the Croquet Club took over as her family. Members made sure that she was taken to doctor's appointments and that she had everything she needed.

When one widowed croquet club member lost her only daughter croquet club members again took it onto themselves to support her and drive her to her daughter's funeral in Auckland. The croquet club members rallied around her to support her during this difficult time.

There are many more stories of support and friendship which makes Waipu Croquet Club exceptional.

Club membership has grown considerably over the last eight years. Of the 50 club members 43 live in Waipu and Waipu Cove. The balance live further north mainly at Ruakaka and One Tree Point. About 10 members regularly walk or cycle to the club.

This increase in membership exceeds the general population growth in Waipu. Strong growth is likely to continue for the following reasons.

- 1 Croquet is mainly played by older people and it is an excellent form of outdoor exercise in which they are able to participate throughout the year.
- 2 There is an increasing number of retired people moving away from expensive, highly populated areas (such as Auckland) to country areas (such as Waipu).
- 3 The modern form of croquet is a much more sociable and easily learned game that is showing rapid growth around the country whilst the traditional form has been in decline.

The Waipu Club plays the modern game.

4 The Croquet club is a welcoming place with a stimulating social environment both on and off the croquet lawns. People come along to give the sport a try, and quickly form relationships and a sense of belonging with the other members.

The club currently has fifty members and this number is expected to grow. Club play takes place three times a week The Club is affiliated to the Northland Croquet Association and through them with Croquet New Zealand. The club also play in friendly tournaments with other clubs as well as participate in interclub and other more formal competitions. Some of the friendly tournaments draw more entrants than can be accommodated.

#### Section 4: Project Budget

Provide a full list of your project income, fundraising and expenses. If your budget is detailed, provide a summary below and attach your budget separately.

Are you registered for GST?	<input checked="" type="checkbox"/> No – <u>include</u> GST where applicable	
	<input type="checkbox"/> Yes – <u>exclude</u> GST from your budget	
GST number		
<b>(A) Project income/contributions</b>		<b>Amount</b>
Other grants and donations Sport grant for seed funding currently under consideration		\$ 12,000
Own contribution / fundraising including Pledges secured already		\$ 58,000
Other income (e.g. ticket sales)		\$
Whangarei council grant (this application\		\$ 80,000
Lottery have advised that they will part fund if we can secure initial funding		\$ 79,700
Foundation North will be approached if we can secure initial funding		
Community Fundraising		
<b>(A) Total income expected</b>		<b>\$ 229,700</b>
<b>In-kind support – please list</b> <i>e.g. volunteer numbers, estimated hours of work, plus any donated materials, equipment etc.</i>		
<b>Volunteer Numbers:</b>	<b>Estimated Hours Work:</b>	
<b>Due to it being a building project club volunteers are available if required</b>		

<b>(B) Total project costs</b>	
<i>Include all your project costs. e.g. materials, venue hire, promotion, equipment hire, personnel costs. For items over \$500, please attach quotes.</i>	
<b>Consenting Process</b>	\$ 12,000
<b>Site Preparation</b>	\$ 14,900
<b>Construction</b>	\$ 205,800
<b>Finishing</b>	\$ 7,000
<b>Contingencies</b>	\$ 10,000
	\$
	\$
<b>(B) Total expenses expected</b>	\$ 229,700
<b>(C) Income less expenses</b>	\$

## **Declaration**

**On submitting this application for funding, you have deemed acceptance of these terms and conditions.**

I declare that I have the consent of the group/organisation to make this application and provide these details.

I declare that the information supplied here is correct.

If the application is successful, I/we agree to:

- provide a tax invoice to Whangarei District Council for the amount of the grant within two months of being advised. I understand that grant payments will only be made to a bank account in the name of the applicant group or the umbrella group as appropriate.
- acknowledge Whangarei District Council in all publicity
- spend the grant on the purpose for which the application was made within 12 months of funding being approved
- return any unspent money to Whangarei District Council if the event is completed under budget
- meet any additional terms and conditions that may be set by Whangarei District Council
- acknowledge that we will be liable to return any monies granted should any breach of the above conditions occur
- submit a Funding Report within two months of the completion of the project to Whangarei District Council (or as otherwise requested)
- keep all invoices and receipts accounting for the full amount of the grant or loan, and provide these if requested.

I/we consent to the Whangarei District Council recording the personal contact details provided in this application, and using this to send me community funding related information. I understand I can opt out anytime.

I/we understand that my name and/or the name of my group/organisation and brief details about the project/event may be released to the media or appear in publicity material.

I/we understand that we have the right to have access to this information held by Council. This consent is given under the Privacy Act 1993.

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## **Submitting your application**

Send your application and any supporting material to [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz). You can also drop it in to us at Forum North or Walton Plaza, or post it to us at:

Attention: Community Funding  
Whangarei District Council  
Private Bag 9023  
Whangarei 0148

We will acknowledge receipt of your application by email. If you don't hear from us within 7 days, please call 430-4200 to check we have received it.

Most funding decisions are advised 6 weeks after the funding round closes.

# ***Waipu Croquet Club***

## ***Proposal for Funding for Clubhouse Rebuild***

### ***Summary***

Waipu Croquet Club is a thriving community group battling with inadequate facilities. The current clubhouse is a very basic building without electricity, running water or toilet facilities. This means that it is inadequate as a facility for club events and the wider community.

The club committee has been mandated by the membership to initiate a project to replace the building with one that is fit for purpose and can accommodate the future needs of the club. This modernised building could also be a resource for smaller meetings and activities in the Waipu community. Concept drawings, architectural design and a geotechnical assessment and report have all been completed at a cost of \$4736 which was raised by club members.

The club has had some initial engagement with philanthropic bodies including the Lottery Community Facilities Fund and Foundation North. Their response has been encouraging but has highlighted the need for resource and building consents before grants will be considered. We have applied to Whangarei District Council Sports and Recreation for funding for \$12,000 to cover this consenting process.

2019 is focussing on fundraising and planning for the build which we plan to commence by Monday the 6th January 2020 in order to have the building complete by Easter 2020.

This application is an appendix to the Community Funding Application Form and supplements the information requested. It gathers together all the key documents to demonstrate support for the construction of this essential community resource for reference.

### ***Brief History of Waipu Croquet Club***

Croquet has been an important sports club for Waipu over many years. The sport was first established on a private property and then moved on to Caledonian Park. This land is owned by the Caledonian Charitable Trust and used for the Annual Highland Games on the 1<sup>st</sup> January as well as other local sports clubs including rugby, tennis, squash, netball and basketball. The Waipu Croquet Club was moved to its current location in Caledonian Park in 1921 and formalized rules for the Club were established in 1922.

## Current Club

The croquet club has a strong identity within the Waipu Community, and contributes actively to Waipu events and activities. The club demonstrates strong values of manaakitanga, demonstrating hospitality, kindness, generosity and support of each other and the wider community. For example, the club helped to organise and cater for the New Year's Day Ceilidh, despite many of the members having taken active volunteering roles during the Highland Games that day.

At Waipu Croquet Club there is a very strong sense of belonging and support amongst the members. Many are retired and living alone and find the support and friendships they develop at the club giving them a new lease on life. Members look out for each other especially where there are no family or other friends around. Examples abound of this altruistic behaviour.

*During 2018 one club member (who lives on her own several kilometres outside Waipu) hurt her shoulder while gardening. She could not drive and asked a croquet friend to take her to the doctor. She had to have several assessments and every time a croquet club member was there to give moral support and to drive her to appointments. Then several months later she suffered a heart attack and was rushed to hospital and eventually airlifted to Auckland Hospital for an emergency operation. Her son lives in Dunedin and her daughter in Canada so the Croquet Club took over as her family. Members made sure that she was taken to doctor's appointments and that she had everything she needed.*

*When one widowed croquet club member lost her only daughter croquet club members took it on themselves to support her and drive her to her daughter's funeral in Auckland. The croquet club members rallied around her to support her during this difficult time.*

*There are many more stories of support and friendship which make Waipu Croquet Club exceptional.*

Club membership has grown considerably over the last eight years. Of the 50 club members 43 live in Waipu and Waipu Cove. The balance live further north, mainly at Ruakaka and One Tree Point. About 10 members regularly walk or cycle to the club.

This increase in membership exceeds the general population growth in Waipu. Strong growth is likely to continue for the following reasons.

- 1 Croquet is mainly played by older people and it is an excellent form of outdoor exercise in which they are able to participate throughout the year.
- 2 There is an increasing number of retired people moving away from expensive, highly populated areas (such as Auckland) to country areas (such as Waipu).
- 3 The modern form of croquet is a much more sociable and easily learned game that is showing rapid growth around the country whilst the traditional form has been in decline. The Waipu Club plays the modern game.
- 4 The Croquet club is a welcoming place with a stimulating social environment both on and off the croquet lawns. People come along to give the sport a try, and quickly form relationships and a sense of belonging with the other members.

The club currently has fifty members and this number is expected to grow. Club play takes place three times a week. The Club is affiliated to the Northland Croquet Association and through them with Croquet New Zealand.

The club also play in friendly tournaments with other clubs as well as participate in interclub and other more formal competitions. Some of the friendly tournaments draw more entrants than can be accommodated.

Waipu Croquet Club Inc is a registered charity (Registration Number CC55602).

The club is managed by a Management Committee, currently comprising 10 members, (see attached).

Building Committee, Brian Small (Civil Engineer Site Manager – Retired) Gordon Walker (Business Owner) Jean Kent (Business Owner) Russell Lewis (Owner Driver - Retired)

Funding Committee, Desmond Heath (Accountant-Retired) Lorna Murray, Roz Banbury, Alison Worthy, Christine Martin.

### **Current Facilities**

The club has two standard and one half sized lawns with a watering system and equipment shed.



*meeting.*

The current clubhouse is an old rudimentary wooden structure (about 17 square metre interior) with no electricity, no running water and no toilet facilities. The lawns and clubhouse are well removed from other buildings on the park so shared use of those facilities is not practical. The only access to toilet and washroom facilities is the nearby Waipu Hotel that allows the club members to use the toilets of their backpacker section. The Waipu Bowling club also permits use of their facilities when larger tournaments are hosted. Relying on nearby facilities is more than a little inconvenient for members and visitors. *This photo shows the inside of the clubhouse during a recent committee*

The current facilities are owned by the Waipu Caledonian Trust and administered by the Waipu Caledonian Society. The club is currently in discussions with the Society to formalise this arrangement through a lease in order to clarify ownership and responsibility for the facilities.

The club is impacted by the poor drainage in Caledonian Park, particularly access in the winter and the length of time that it takes to drain rainwater.

### **Proposed Facilities**

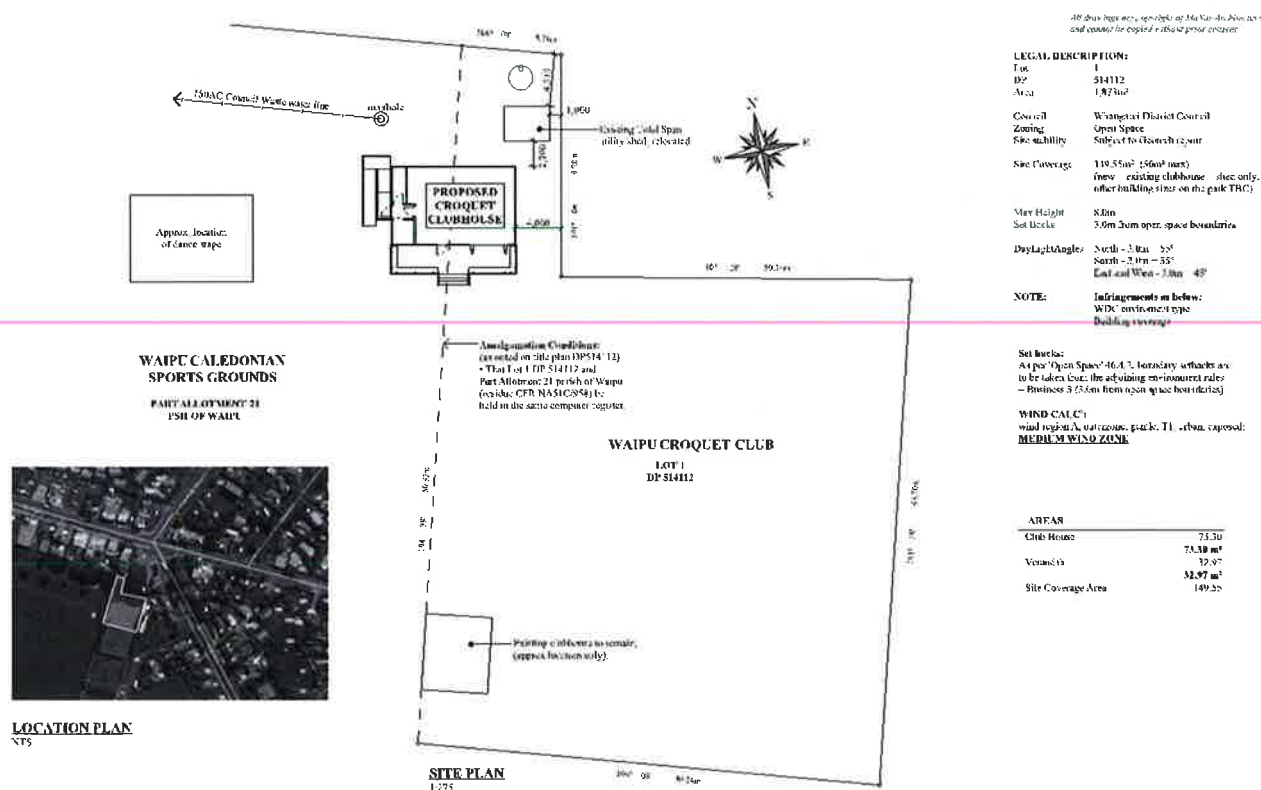
The proposed disabled-access facility has a larger building footprint than the existing shed with running water, electricity, a small kitchen facility, a small meeting area, an improved deck area, and two toilets, one being a disabled access toilet.

Cost Estimates have been completed and are as follows.

Consenting Process	\$12,000
Site Preparation	\$14,900
Construction	\$205,800
Finishing	\$7,000
Contingencies	\$10,000
<b>Total</b>	<b>\$229,700</b>

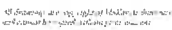
A geotechnical report has been completed and is available on request.

## Building Plans



**MAXAR**  
ARCHITECTURE DESIGN

[illegible]



1. SITE ADDRESS 2. SITE NAME 3. PROJECT NAME 4. PROPOSED DEVELOPMENT	5. PROJECT LOCATION 6. PROJECT DESCRIPTION 7. PROJECT SCOPE	8. PROJECT LOCATION 9. PROJECT DESCRIPTION 10. PROJECT SCOPE	11. PROJECT LOCATION 12. PROJECT DESCRIPTION 13. PROJECT SCOPE
14. PROJECT LOCATION 15. PROJECT DESCRIPTION 16. PROJECT SCOPE	17. PROJECT LOCATION 18. PROJECT DESCRIPTION 19. PROJECT SCOPE	20. PROJECT LOCATION 21. PROJECT DESCRIPTION 22. PROJECT SCOPE	23. PROJECT LOCATION 24. PROJECT DESCRIPTION 25. PROJECT SCOPE

Club Level	77.12
	78.20 m <sup>2</sup>
Vernon/2h	72.97
	82.97 m <sup>2</sup>

REF: SAC		FLOOR PLAN	
APPROX.	1800	102	SK-6
1800	102	SK-6	1800



Mazar Architecture Ltd

P.O. Box 51, Waipū Whangārei, NZ

t: 09 412 1699 • e: 017 629 1025 • c: mazar@mac.com • mazar.co.nz • w: www.mazar.co.nz

client: WAIPŪ CROQUET CLUB • address: PROPOSED CLUBHOUSE at SOUTH ROAD, WAIPŪ, NORTHLAND

## Project Management of Build

The project will be managed by the Building Sub-Committee of the Croquet Club.

Name	Skills Relevant to the Building Project
Brian Small	Civil Engineer Site Manager - Retired
Gordon Walker	Business Owner
Jean Kent	Business Owner
Russell Lewis	Owner Driver - Retired

The site will be viewed daily during construction by a member of the Building Sub-Committee ensuring that the build is progressing as planned, and that any variation or issue is identified and managed early.

Management of the finances for the Build will be overseen by the Croquet Club Treasurer, Desmond Heath assisted by Brian Small and Gordon Walker

Each professional and tradesperson will have been selected for their professional credentials and references from satisfied customers.

Professionals and Tradespersons selected to date are

<b>Name</b>	<b>Company</b>	<b>Registration</b>
Adan Welford	Maxar Architecture	Licensed Building Practitioner
Evan Bucherer	Geoconsult	Engineering Geologist
Dean Halverson	Formable Fire Safety Design	Licensed Building Practitioner
Peter Dick	P D Electrical Ltd	Licensed Electrician

### ***Asset Management and Sustainability***

Materials to be used have been specified by the Architects to comply with the requirements of a long term clubhouse. An asset management plan will be developed in collaboration with the architect and suppliers to ensure that these are maintained responsibly by the club over the life of the building.

A fire inspection will be undertaken by the fire service to ensure that the clubhouse is adequately provisioned for fire prevention and early warning of any fire incidents. The clubhouse will be insured. A Health and Safety plan including identification and early management of hazards will be developed.

A maintenance schedule will be developed as part of the asset plan ensuring that at a minimum, the fabric of the building will be reviewed annually, and proactive maintenance undertaken.

The new costs of power, rates and insurance will be met from club subscriptions. Agreement with The Caledonian Society means there will be no charge for the lease of the land.

### ***Anticipated Benefits to the Croquet Club and Waipu***

For all users, the provision of disabled access facilities including a disabled access toilet is a significant benefit. This will positively impact the utilisation of the facility for a range of activities.

#### ***1 The Croquet Club and Visiting Croquet Players.***

The majority of our members and visiting croquet players are retirees. Croquet is an ideal sport for the older person as it conforms to the Green Prescription concept of providing significant but gentle non-contact physical exercise and is played outdoors all year round. Another benefit is mental stimulation as the game involves considerable tactical skills. The social interactions and mutual support of the croquet club does much to help people. Loneliness among older people, especially those who have lost a spouse or partner is a significant health issue. It would be ideal to enable the membership of the club to continue to grow to allow these benefits to an increasing number of people.

Having a clubhouse with running water, electricity, kitchen and toilet facilities would be of great benefit, and enable extensions of activities into the evenings. It will also provide opportunities for an increase in social events for members and their whanau.

## ***2 The Caledonian Society and Visitors to Major events.***

The site of the planned clubhouse would be of benefit to the Caledonian Society as it would provide changing facilities to the dancers at the Highland Games as well as additional toilet facilities (including a toilet for the disabled). These facilities would also be available for other major events held in the park.

## ***3 The Waipu Community Generally***

Many members of the Waipu Croquet Club are part of a network of community activities such as the volunteer fire brigade, the community library, the bridge club, the Waipu museum, The Caledonian Society etc. Better Croquet Club facilities will help promote reciprocal activities within this network and help expand the network.

The planned clubhouse is modest in size and will be useful for small group activities in Waipu, complementing some of the larger meeting facilities in the township. Waipu is a very vibrant and active community with many clubs, societies, interests and gatherings. All the current facilities are heavily used. The size, disabled access and proximity to other facilities, including the school, makes it ideally suited to activities of all age groups including children.

## Project Plan

<b>Task</b>	<b>Who</b>	<b>When</b>
Building drawings are presently being drawn up so that consents and builders fixed prices can be received	BS	Completed
Seek Funding from Whangarei District Council Community Funding	GW	1/3/19
Appoint builder	Building Committee	When quotes received
Apply for Resource Consent	Building Committee	Awaiting outcome of funding application
Secure agreement with Caledonian Society when access to building site can be permitted as this will be weather dependent due to having to cross the park	GW	
Seek Funding from Lottery Community Facilities Grant Funding	GW	Awaiting Resource Consent
Seek Funding from Foundation North	GW	Awaiting Resource Consent
Fundraising through local community events, sponsorship and donations	Management Committee	March – Dec 2019
Clear building site	Caledonian Society	On or before 6/1/20
Supply power and water to site	<i>Schedule at commencement of build</i>	
Install water tank		
Reposition existing tractor shed		
Procure and fit piles		
Realign watering system		
Commence build		
Realign fencing when complete		
Supply and procure furnishings and fittings for clubhouse		
Clubhouse available for use		
Formal opening		



*The 148<sup>th</sup> Waipu  
Highland Games  
Jan 1st 2019.  
A unique cultural  
celebration!*

**WAIPU CALEDONIAN SOCIETY INCORPORATED**  
**'COMUNN NA H-ALBA WAIPU'**

*'Established 1871',*

Tir nam Beann's nam Gleann's nam Gaisgeach - The country of the mountains, the glens and the  
heroes  
Nemo Me Impune Lacessit - No one injures me with impunity

---

**PO Box 34 Waipu 0545 Northland New Zealand**

*Patron - Brian B-J. McLean Chief - Fraser Sim Chairman - Don Ewan*

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Website: [www.waipugames.co.nz](http://www.waipugames.co.nz)

1<sup>st</sup> May 2018

To Whom It May Concern

Re: Waipu Croquet Club Building Project

The Waipu Caledonian Society advises and confirms that it has granted approval to the Waipu Croquet Club to construct a new club rooms in the North Eastern corner of the Waipu Caledonian Park.

The plans have been developed in consultation with our Society, and the building will be a welcome addition to the facilities available to our fast growing community.

We wish the Waipu Croquet Club every success with this venture, and look forward to its successful completion.

Yours faithfully,

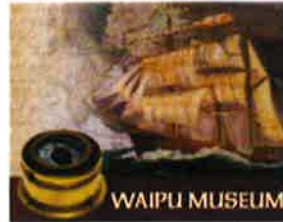
Jill Mutch

Secretary

Waipu Centennial Trust  
Secretary

c/- WAIPU MUSEUM  
36 The Centre, WAIPU 0510  
New Zealand

P: 09 432 0746 M  
E: wjfaulkner@orcon.net.nz  
W: www.waipumuseum.com



21 February 2018

To Whom It May Concern

The Waipu Centennial Trust Board is writing in support of the Waipu Croquet Club's plan to build a new Clubhouse.

The Croquet Club has had a long and harmonious relationship with the Waipu Centennial Trust Board throughout the club's ninety five year old history. In recent years the Waipu Croquet Club has experienced rapid growth, due to the enthusiastic and welcoming energy of its members. The club caters for new and old Waipu residents, and leads a particularly strong role in encouraging older people living alone to exercise and socialize in a supportive, non-threatening environment. The Club now has the largest membership in Northland although unfortunately the current club facilities are not meeting the needs of this growing membership. The facilities are also not suitable for functions and inter-club tournaments.

The Waipu Centennial Trust Board and the Waipu Croquet Club enjoy a cooperative relationship, and have worked closely together on many community activities. The Waipu Centennial Trust Board is fully supportive of the Waipu Croquet Club building plan.

Regards,

Wendy Faulkner  
Secretary  
Waipu Centennial trust Board

**Waipu Croquet Club Incorporated**  
**Income Statement for the Year Ended 31 March 2018**

	2017			2018
	\$	Income		\$
-		Oxford Trust grants – Balls & hoops	2000.00	
-		Donation for clubhouse (Note 1)	2000.00	
-		Club earnings for clubhouse (Note 1)	1500.00	
100.00		Donations - sundry	375.00	
3348.00		Membership subscriptions	3760.00	
2752.10		Green fees	3887.70	
1259.00		Tournament fees	1240.00	
736.40		Raffles and trading tables	649.20	
210.00		Sponsorship	-	
1.92	8407.42	Interest Received	2.44	15414.34
		<b>Expenses</b>		
		Croquet balls & hoops	2305.00	
		Clubhouse preliminary costs (Note 1)	4736.39	
3439.36		Lawn maintenance	1841.89	
1731.98		Building and equipment maintenance	955.23	
632.90		Mower & shed depreciation (Note 2)	672.90	
1295.00		Northland Croquet Association levies	1528.00	
486.88		Insurance	497.49	
255.00		Tournament costs, prizes & awards	160.30	
192.58		Refreshments	178.59	
51.60		Advertising	-	
70.00		Yearbooks	40.00	
69.58		Stationery	228.50	
-		Room hire /rates contribution	150.00	
181.00		Badges, keys and engravings	72.50	
-		Defibrillator contribution	400.00	
39.50		Garden	-	
14.00		Competition fees	14.00	
-	8459.38	Interclub travel	200.00	13980.79
(51.96)		<b>Surplus/(Deficit)</b>		1433.55

# Waipu Croquet Club Incorporated

## Balance Sheet at 31 March 2018

	2017			2018
	\$	Assets		\$
2575.18		Westpac bank accounts	4300.33	
687.60	3262.78	Cash on hand	214.20	4514.53
6729.00		Equipment at cost (Note 2)	6729.00	
2828.70	3900.30	Less Accumulated depreciation	3501.60	3227.40
	7163.08	Total Assets		7741.93
		Equity and Liabilities		
	1178.82	Creditor		324.12
(51.96)		Surplus/(Deficit) for year	1433.55	
6036.22		Accumulated surplus brought forward	5984.26	
	5984.26	Accumulated surplus		7417.81
	7163.08	Total Equity and Liabilities		7741.93

### Notes to the financial statements.

1 Architect and geotechnical fees have been incurred for a proposed clubhouse building. A donation and earnings from assisting other organisations with catering have been earmarked for this project.

2 Depreciation on the mower, shed and sprayer have been calculated at 10% p.a. on cost on a straight line basis.

	Mower	Shed	Sprayer	Total
Cost	3100.00	3229.00	400.00	6729.00
Accumulated depreciation	2170.00	1291.60	40.00	3501.60
Net book value	930.00	1937.40	360.00	3227.40

### Auditors Report to the members of the Waipu Croquet Club Incorporated.

I have examined the accounting records for the year ended 31 March 2018 and have received all the information and explanations I have required.

Control over income prior to receipt is limited, and there are no practical audit procedures to determine the effect of this limited control though the list of paid up Members does equate to revenue recorded in the accounts.

Subject to this qualification, in my opinion the Annual Accounts give a true and fair view of the financial position of the club.

Clarry Moffitt, CA (retired)



20 April 2018.

# Clubroom Cumulative Income and Expenditure

Income			Expenditure		
2017	Earnings from Waipu Museum	500.00	2018	Concept drawings	722.20
	Anonymous Donation	2000.00		Architects fees	2059.19
2018	Earnings from Caledonian Society	1000.00		Geotech report	1955.00
	Earnings from Parking Management	200.00			
	Earnings from Funeral Catering	400.00			
	Anonymous Donations	4000.00			
		<u>8100.00</u>			<u>4736.39</u>
				Available funds	<u>3363.61</u>
	Not yet received - income re Highland games				<u>8100.00</u>
	2019 \$1200				

## **Waipu Croquet Club Incorporated**

### **1 Name**

1.1 The name of the club shall be Waipu Croquet Club Incorporated ("the Club").

### **2 Registered Office**

2.1 The Registered Office of the Club is 4b South Road, Waipu.

### **3 Objects of the Club**

3.1 To promote physical activity by members of the Waipu community and surrounding districts through engaging in the game of croquet.

3.2 To promote physical, mental and social wellbeing of the older members of the Waipu community and surrounding districts through engaging in the game of croquet.

3.3 To support the foregoing object by means of the provision of croquet playing facilities and arranging croquet games and tournaments.

3.4 To engage in any other activity in support of the foregoing objects.

### **4 Powers**

4.1 The Club will have the power to engage in financial transactions the Management Committee considers necessary or appropriate in order to meet the Objects of the Club.

### **5 Management of the Club**

5.1 The Club shall have a managing committee ("the Committee"), comprising the following:

(a) The President.

(b) The Secretary.

(c) The Treasurer.

(d) The Club Captain; and

(e) Such other additional persons as the Club shall decide, but not exceeding ten Committee Members in total. These additional Committee Members may be given specific designations as considered appropriate.

(f) The President, Secretary and Treasurer may also hold the office of Club Captain, in which case at least one additional Committee Member shall be appointed in order to have a minimum of four persons on the Committee.

(g) A person holding two offices does not have an additional vote by virtue of holding two offices.

5.2 Only Members of the Club may be Committee Members.

## **6 Appointment of Committee Members**

6.1 At the Annual General Meeting ("the AGM"), the Members shall decide on the committee members by majority vote.

6.2 Absent members may only be appointed if they have given prior approval to be eligible for election.

6.3 A vacancy occurring before the next AGM may be filled for the balance of the period at the discretion of the remaining Committee Members.

## **7 Cessation of Committee Membership**

7.1 Persons cease to be Committee Members when:

(a) They are not re-elected at the next AGM.

(b) They resign by giving notice to the Committee.

(c) They are removed by majority vote of the Club at a Club General Meeting.

(d) If incapacitation prevents a person from performing committee responsibilities, and the remaining committee members are of the opinion that a replacement is necessary, they may declare the position vacant.

(e) If any Committee Member is absent from three consecutive meetings without leave of absence the President/Chairperson may declare that person's position to be vacant.

7.2 If a Committee Member ceases to be a Committee Member they shall hand over all Club documents and property to the replacement Committee Member.

## **8 Nomination of Committee Members**

8.1 Nominations for members of the Committee shall be called for, be proposed and seconded in writing by Members and the completed nomination delivered to the Secretary. Nominations shall close on the day before the Annual General Meeting. All retiring members of the Committee shall be eligible for re-election.

## **9 The Role of the Committee**

9.1 Subject to the rules of the Club ("The Rules"), the role of the Committee is to:

- (a) Control the affairs of the Club on behalf of Members.
- (b) Operate a bank account with any two of the following three Committee Members to authorise online transactions or to sign Club cheques: President, Secretary and Treasurer.
- (c) Delegate responsibility and co-opt members to carry out specific tasks where necessary.
- (d) Ensure that all Members follow the Rules.
- (e) Administer membership applications and terminations.
- (f) Decide the times and dates for Meetings, and set the agenda for Meetings.
- (g) Decide on procedures for dealing with complaints.
- (h) Make bylaws.

9.2 The Committee has all of the powers of the Club, unless the Committee's power is limited by these Rules, or by a majority decision of the Club in a General Meeting.

9.3 All decisions of the Committee shall be by a majority vote. In the event of an equal vote, the President/Chair shall have a casting vote.

9.4 Decisions of the Committee bind the Club, unless the Committee's power is limited by these Rules or by a majority decision of the Club in a General Meeting.

## **10 The Roles of Committee Members**

10.1 The President is responsible for:

- (a) Ensuring that the rules for meetings are followed.
- (b) Convening meetings and establishing whether or not a quorum is present.
- (c) Chairing meetings, deciding who may speak and when.
- (d) Overseeing the operation of the Club.
- (e) Providing a report on the operations of the Club at each Annual General Meeting.

10.2 The Secretary is responsible for:

- (a) Recording the minutes of meetings.
- (b) Keeping the Register of Members.
- (c) Holding the Club's records, documents, and books except those required for the Treasurer's function.
- (d) Receiving and replying to correspondence as required by the Committee.
- (e) Advising the Registrar of Incorporated Societies of any rule changes.

10.3 The Treasurer is responsible for:

- (a) Keeping proper accounting records of the Club's financial transactions to allow the Club's financial position to be readily ascertained.
- (b) Preparing annual financial statements for presentation at each Annual General Meeting. These statements should be prepared in accordance with generally accepted accounting practice.
- (c) Providing a financial report at each Annual General Meeting.
- (d) Providing financial information to the Committee as the Committee determines.
- (e) Forwarding the annual financial statements for the Club to the Registrar of Incorporated Societies upon their approval by the Members at an Annual General Meeting.

10.4 The Club Captain is responsible for:

- (a) Determine whether or not the Club lawns are fit for play and, if so, what conditions, if any, be imposed.
- (b) To make the draw for club days and to arrange all matches and teams for inter-club matches and tournaments.
- (c) To record all cup and badge holders.
- (d) To record results of games, matches and competitions.
- (e) To attend to, in conjunction with the Club Referee, if appointed, the handicapping of players.

#### **11 Committee Meetings**

11.1 Committee meetings may be held in person or via an electronic medium, or a combination, as the Committee may decide.

11.2 No Committee Meeting may be held unless there is a quorum.

11.3 A quorum for a Committee Meeting shall be four Committee Members.

11.4 The President shall chair Committee Meetings, or if the President is absent, the Committee shall elect a Committee Member to chair that meeting.

11.5 Decisions of the Committee shall be by majority vote.

11.6 The President or person acting as Chair has a casting vote.

11.7 Only Committee Members participating in a Committee Meeting may vote at that Committee Meeting.

11.8 Subject to these Rules, the Committee may regulate its own practices.

11.9 The President or acting Chair shall adjourn the meeting if necessary.

11.10 Adjourned Meetings: If within half an hour after the time appointed for a meeting a quorum is not present, the meeting shall stand adjourned to a day, time and place determined by the President /Chair of the Committee.

11.11 Committee Meetings shall be called at the discretion of the President or at the request of two Committee Members.

## **12 Club Membership**

12.1 Honorary member. An honorary member may be elected at an AGM in recognition to outstanding service to the Waipu Croquet Club. Membership fees of honorary members are waived.

12.2 Ordinary members.

12.3 Special membership. The Management Committee may create additional membership classes to accommodate special circumstances. Appropriate fees and conditions of membership shall be set at the time. The Special Membership class will only be valid until the next AGM, at which time the class conditions and fees will need to be approved, with or without amendment, in order for it to become established.

## **13 Admission of Members**

13.1 To become a Member, a person ("the Applicant") must:

- (a) Complete an application form if the Bylaws or the Committee requires this.
- (b) Supply any other information the Committee requires.
- (c) Pay a pro-rata membership fee.

13.2 The Committee shall have complete discretion when it decides whether or not to allow the Applicant to become a Member. The Committee shall advise the Applicant of its decision, and that decision shall be final.

## **14 The Register of Members**

14.1 The Secretary shall keep a register of Members ("the Register"), which shall contain the names, the postal and email addresses and telephone numbers of all Members.

14.2 Members shall have reasonable access to the Register of Members.

## **15 Cessation of Membership**

15.1 Any Member may resign by giving notice by letter or electronic communication to the Secretary.

15.2 Membership may be terminated by the Committee if membership subscriptions are still unpaid 3 months after due date despite the member having been reminded that the subscription is due.

15.3 Membership may be terminated by majority vote of a Special General Meeting called for the purpose of terminating membership of a person or persons. The person or persons whose membership(s) are the subject of the meeting may speak at the meeting in person and/or through a representative.

#### **16 Obligations of Members**

16.1 Members shall inform the Secretary of any changes to their address and any other contact details.

16.2 Members are all expected to exercise good sportsmanship and to do nothing to bring the game or the Club into disrepute.

#### **17 The Use of Money and Other Club Assets**

17.1 The Club may only use money and other assets if:

- (a) It is for a purpose of the Club.
- (b) It is not for the sole personal or individual benefit of any Member.
- (c) That use has been approved by either the Committee or by majority vote of the Club.

#### **18 Investing and Borrowing**

18.1 Investment of surplus funds may only be made in registered financial institutions.

18.2 The Club may only enter into a borrowing arrangement if approved by Members in a General Meeting.

#### **19 Financial Year**

19.1 The financial year of the Club begins on the first of April each year and ends on 31 March of the next year.

#### **20 Auditing of Financial Statements**

20.1 An audit of the financial statements of the Club shall be carried out if required in terms of a resolution passed by:

- (a) The Members in an Annual or Special General meeting, or
- (b) The Management Committee.

20.2 The resolution calling for the audit shall set out the scope of the audit and the qualifications of the auditor.

## **21 Conduct of Meetings**

21.1 A Club General Meeting is either an Annual General Meeting or a Special General Meeting.

21.2 The Annual General Meeting shall be held once every year no later than three months after the Club's balance date. The President shall determine when and where the Club shall meet within those dates.

21.3 The business of an Annual General Meeting shall be:

- (a) To receive any minutes of the previous Club Meeting.
- (b) To receive the President's report on the business of the Club.
- (c) To receive the Treasurer's report on the finances of the Club, and the Annual Financial Statements.
- (d) Election of Committee Members.
- (e) Motions to be considered.
- (f) General business.

21.4 Special General Meetings may be called by the Committee. The Committee must call a Special General Meeting if the Secretary receives a written request signed by at least 10% of the Members.

21.5 The Secretary shall give all Members at least 7 days notice, in writing or electronically, of the business to be conducted at any Club General Meeting.

21.6 All Members may attend and vote at Club General Meetings.

21.7 The quorum for a General Meeting shall be one third of eligible members.

21.8 If within half an hour after the time appointed for a meeting a quorum is not present the meeting, if convened upon requisition of members, shall be dissolved; in any other case it shall stand adjourned to

a later date, time and place determined by the President. At the adjourned meeting the members present are be deemed to be a quorum.

21.9 All Club General Meetings shall be Chaired by the President. If the President is absent, the Club shall elect another Committee Member to chair that meeting. Any person who chairs a Club General Meeting has a casting vote.

21.10 On any given motion at a Club General Meeting, the President shall in good faith determine whether to vote by:

(a) Show of hands; or

(b) Secret ballot.

However, if any Member demands a secret ballot before a vote by a show of hands has begun, voting must be by secret ballot. If a secret ballot is held, the President has a casting vote.

## **22 Common Seal**

22.1 The Committee shall provide a common seal for the Club and may from time to time replace it with a new one.

22.2 The Secretary shall have custody of the common seal, which shall only be used by the authority of the Committee. Every document to which the common seal is affixed shall be signed by the President and countersigned by the Secretary or another member of the Committee.

## **23 Altering the Rules**

23.1 The Club may alter or replace these Rules at a Club General Meeting by a resolution passed by a majority of those Members present and voting.

23.2 Any proposed motion to amend or replace these Rules shall be signed by at least 2 Committee Members and given in writing to all Members at least 14 Days before the Club General Meeting at which the motion is to be considered.

23.3 When a Rule change is approved by a General Meeting no Rule change shall take effect until the Secretary has filed the changes with the Registrar of Incorporated Societies.

## **24 Bylaws**

24.1 The Committee may from time-to-time make, alter or rescind bylaws for the general management of the Club, so long as these are not repugnant to these rules or to the provisions of law. All such bylaws shall be binding on members of the Club. A copy of the bylaws shall be posted in the Club Clubroom.

24.2 Matters not covered in these Rules or Bylaws shall be decided upon by the Committee.



## **25 Winding up**

25.1 To wind up the Club the Members will need to pass a resolution to apply to the Registrar for the Club to be dissolved.

25.2 No distribution may be made to any Member.

25.3 After settling all liabilities, all surplus money and other assets of the Club shall be distributed to The Waipu Caledonian Charitable Trust.

These rules were approved at a duly convened Special General Meeting held for that purpose on 12 July 2018.

.....President  
.....Secretary





*Waipu Croquet Club  
4B South Road  
Waipu 0510  
29<sup>th</sup> January 2019*

***Waipu Croquet Club Management Committee 2018/19***

*President – **Gordon Walker,***

*Vice President – **Jean Hilary Kent***

*Treasurer - **Desmond John Alan Heath ,***

*Secretary – **Judith Marian Grey***

*Club Captain - **Christine Martin,***

*Committee Members: **Alison Lorraine Worthy,***

***Elizabeth Joan Hunt***

***Glenn Douglas Nicholson***

***Susanna Maria Faculin Heath***

*President. Gordon Walker, [waipucroquet@gmail.com](mailto:waipucroquet@gmail.com)*

*Charity Registration Number CC55602*

( [NEW SEARCH](#) | [PREVIOUS SEARCH](#) )

<b>Number</b>	2203402	<a href="#">View Certificate Of Incorporation</a>
<b>Name</b>	WAIPU CROQUET CLUB INCORPORATED	( <a href="#">EMAIL CERTIFICATE</a> )
<b>Incorporated</b>	16-JAN-2009	
<b>Current Status</b>	REGISTERED	
<b>Organisation Type</b>	Incorporated Society	

[Print This Page](#)

## Previous Names

No Previous Names on record

## Address Details

### Registered Office

4B South Road  
Waipu  
0510







### Address for Communication








4b South Road  
Waipu 0510

## Officers/Trustees

Name	Date Appointed:
HEATH, Desmond (Treasurer) 29 Dundee Lane, Rd2, Waipu 0582	11-MAY-2013

## Documents Registered

Date	Barcode	Description	File Size Available
 <a href="#">26-JUL-2018 14:59:29</a>	<a href="#">10064945020</a>	<a href="#">Alteration Of Rules</a>	<a href="#">568.3 Kb</a>
<a href="#">16-MAY-2018 11:10:06</a>		<a href="#">Particulars of Organisation Address</a>	
 <a href="#">16-MAY-2018 11:02:21</a>		<a href="#">Upload of Financial Statement for 2018</a>	<a href="#">850.1 Kb</a>
<a href="#">16-MAY-2018 11:02:21</a>		<a href="#">Financial Statement AGM Details</a>	
 <a href="#">05-MAY-2017 19:11:16</a>		<a href="#">Upload of Financial Statement for 2017</a>	<a href="#">261.3 Kb</a>
<a href="#">05-MAY-2017 19:11:16</a>		<a href="#">Financial Statement AGM Details</a>	
 <a href="#">11-MAY-2016 10:47:33</a>		<a href="#">Upload of Financial Statement for 2016</a>	<a href="#">868.2 Kb</a>
<a href="#">11-MAY-2016 10:47:33</a>		<a href="#">Financial Statement AGM Details</a>	
 <a href="#">15-MAY-2015 15:06:02</a>	<a href="#">10063297832</a>	<a href="#">Annual Accounts - 2015</a>	<a href="#">115.8 Kb</a>
 <a href="#">03-JUN-2014 15:51:51</a>	<a href="#">10062632002</a>	<a href="#">Annual Accounts - 2014</a>	<a href="#">171.2 Kb</a>

<u>15-MAY-2014 19:05:02</u>		<u>Particulars of Organisation Address</u>	
 <u>14-APR-2014 11:11:23</u>	<u>10062484970</u>	<u>Alteration Of Rules</u>	<u>650.1 Kb</u>
 <u>19-JUL-2013 15:22:11</u>	<u>10061792852</u>	<u>Annual Accounts - 2012</u>	<u>164.8 Kb</u>
<u>17-JUL-2013 11:52:07</u>		<u>Particulars of Officers/Trustees</u>	
 <u>17-MAY-2013 10:50:02</u>	<u>10061754569</u>	<u>Change Of Address</u>	<u>230.4 Kb</u>
<u>17-MAY-2013 10:50:01</u>		<u>Particulars of Organisation Address</u>	
 <u>17-MAY-2013 10:48:39</u>	<u>10061754729</u>	<u>Annual Accounts - 2013</u>	<u>202.3 Kb</u>
 <u>14-JUN-2010 11:37:56</u>	<u>10059322030</u>	<u>Annual Accounts - 2009</u>	<u>179.1 Kb</u>
 <u>10-JUN-2009 10:13:10</u>	<u>10057701999</u>	<u>Annual Accounts - 2009</u>	<u>224.3 Kb</u>
 <u>16-JAN-2009 09:48:16</u>	<u>10057050890</u>	<u>New Incorporated Society</u>	<u>744.4 Kb</u>

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Printed: Monday, 4th March 2019 11:04:15 NZDT
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# Waipu Croquet Club Incorporated

## Income Statement for the Year Ended 31 March 2018

	2017			2018
	\$	Income		\$
-		Oxford Trust grants – Balls & hoops	2000.00	
-		Donation for clubhouse (Note 1)	2000.00	
-		Club earnings for clubhouse (Note 1)	1500.00	
100.00		Donations - sundry	375.00	
3348.00		Membership subscriptions	3760.00	
2752.10		Green fees	3887.70	
1259.00		Tournament fees	1240.00	
736.40		Raffles and trading tables	649.20	
210.00		Sponsorship	-	
1.92	8407.42	Interest Received	2.44	15414.34
		<b>Expenses</b>		
		Croquet balls & hoops	2305.00	
		Clubhouse preliminary costs (Note 1)	4736.39	
3439.36		Lawn maintenance	1841.89	
1731.98		Building and equipment maintenance	955.23	
632.90		Mower & shed depreciation (Note 2)	672.90	
1295.00		Northland Croquet Association levies	1528.00	
486.88		Insurance	497.49	
255.00		Tournament costs, prizes & awards	160.30	
192.58		Refreshments	178.59	
51.60		Advertising	-	
70.00		Yearbooks	40.00	
69.58		Stationery	228.50	
-		Room hire /rates contribution	150.00	
181.00		Badges, keys and engravings	72.50	
-		Defibrillator contribution	400.00	
39.50		Garden	-	
14.00		Competition fees	14.00	
-	8459.38	Interclub travel	200.00	13980.79
(51.96)		<b>Surplus/(Deficit)</b>		1433.55

## Waipu Croquet Club Incorporated

### Balance Sheet at 31 March 2018

	2017			2018
	\$		<b>Assets</b>	\$
2575.18			Westpac bank accounts	4300.33
687.60	3262.78		Cash on hand	214.20
				4514.53
6729.00			Equipment at cost (Note 2)	6729.00
2828.70	3900.30		Less Accumulated depreciation	3501.60
	7163.08		Total Assets	7741.93
			<b>Equity and Liabilities</b>	
	1178.82		Creditor	324.12
(51.96)			Surplus/(Deficit) for year	1433.55
6036.22			Accumulated surplus brought forward	5984.26
	5984.26		Accumulated surplus	7417.81
	7163.08		Total Equity and Liabilities	7741.93

#### Notes to the financial statements.

1 Architect and geotechnical fees have been incurred for a proposed clubhouse building. A donation and earnings from assisting other organisations with catering have been earmarked for this project.

2 Depreciation on the mower, shed and sprayer have been calculated at 10% p.a. on cost on a straight line basis.

	Mower	Shed	Sprayer	Total
Cost	3100.00	3229.00	400.00	6729.00
Accumulated depreciation	2170.00	1291.60	40.00	3501.60
Net book value	930.00	1937.40	360.00	3227.40

#### Auditors Report to the members of the Waipu Croquet Club Incorporated.

I have examined the accounting records for the year ended 31 March 2018 and have received all the information and explanations I have required.

Control over income prior to receipt is limited, and there are no practical audit procedures to determine the effect of this limited control though the list of paid up Members does equate to revenue recorded in the accounts.

Subject to this qualification, in my opinion the Annual Accounts give a true and fair view of the financial position of the club.

Clarry Moffitt, CA (retired)



20 April 2018.

Whangarei Marina Harbour Management Trust

## Community Funding Application Form

If you need help to complete this application form or would like to discuss your application, please contact the Community Funding Officer well before the closing date of the round you are applying to. Call 09 430 4200 or email [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz) to make an appointment.

Funding information and closing dates are at [www.wdc.govt.nz/funding](http://www.wdc.govt.nz/funding).

<b>Summary information</b>	
<b>Organisation name</b>	<b>The Whangarei Harbour Management Trust</b>
<b>Amount requested</b>	<b>\$ 88 000 +GST</b>
<b>Project name</b>	<b>New Marina at Okara – Land preparation at Bell Block</b>
<b>Which Fund you are applying to?</b> Choose only one (tick or highlight). Check the Funding Guide for criteria and closing dates.	<input type="checkbox"/> Community Fund <input type="checkbox"/> Performing Arts Fund <input type="checkbox"/> Community Halls Maintenance Fund <input type="checkbox"/> Resident and Ratepayer Fund <input checked="" type="checkbox"/> Partnership Fund (additional documentation required – refer to Guide) <input type="checkbox"/> Community Loan (additional documentation required – refer to Guide) <input type="checkbox"/> Other, please specify:

<b>Section 1: Your Details</b>	
<i>Tell us about your organization/group</i>	
Group's postal address	Whangarei Marina
	37 Quayside, Town Basin, Whangarei 0110
If we have questions about this application, who should we talk to? Please provide 2 contacts and ensure you have the authority of the group you are applying on behalf of. * Note: We will use this email to ask questions and advise you of the outcome of this application.	
<b>Primary contact's name</b>	Brian Caulton
Position in group	Marina Manager, Trust working group
Email *	brian@whangareimarina.nz
Daytime phone number(s)	09-4382033 0273388625
<b>Second contact's name</b>	
Position in group	Sharron Beck
Email	Assistant Marina Manager, Trust working group
Daytime phone number(s)	09-4382033 0273448911

## Section 2: Eligibility

Is your group a not-for-profit legal entity?

☒ Yes – please provide:

- Your incorporated society or charitable trust registration number: CC37579 \_\_\_\_\_  
 (please make sure your register is up to date to be eligible).

☐ No\* – you will need to:

- EITHER gain legal status (see <http://www.societies.govt.nz/cms/customer-support/faqs>),
- OR apply under the umbrella of a group that does meet this requirement (refer below).

**Note: Community Loan applicants** must be a not-for-profit legal entity and cannot use an umbrella group.

### \*Umbrella Group Guarantee

Applicants that are not a registered charitable trust or incorporated society must apply under an umbrella group that is.

A suitable umbrella group knows the applicant well and is willing to vouch for them and their project, and are prepared to accept legal liability and responsibility.

Grants are paid to the umbrella group for disbursement to the applicant in accordance with the grant agreement.

If the grant conditions are not met, Council may request the grant monies to be returned and/or may place restrictions on granting funds to the applicant and the umbrella organisation in future.

**The following section is to be completed by an authorised officer of the umbrella group.**

Umbrella group name	
Society or trust number:	
Contact person	
Email	
Daytime phone number(s)	

I confirm that our organisation is willing to guarantee and receive any monies granted to:

Applicant organisation: .....

Project name: .....

Signature	
Date	

Please provide a bank deposit slip or other evidence of umbrella group's bank account details.

### Section 3: The Project

Tell us what you want to do – Who, What, When, Where, Why, How  
 Describe your project in terms of the following:

Name of project	<b>New Marina at Okara – Land preparation at Bell Block</b>
Amount requested	\$ 101 000 Incl. GST
When and where will this take place?	April 2019 Bell Block at Kissing Point, Riverside Drive.
Who will likely benefit from your project?	Local recreational boat owners, overseas visiting yachts and local businesses which do trade with them.
How many people will directly benefit?	Around 500 annually, based on 200 boats using the marina made accessible with average 2.5 people per boat.

Ethnicities of likely beneficiaries of this project – tick as appropriate and include a percentage estimate for each that you think will benefit from this project:

☒  European – estimate %:60

☒  Maori – estimate %:5

☒  Pacific Peoples – estimate %:10

☒  Other European - estimate %:20

☒  Asian - estimate %:2

☒  Middle Eastern/Latin American/African – estimate %:2

☒  Other ethnicity – estimate %:1

#### Area of work

To help us understand where support is being requested, please select which of the following relate most closely to your project.

- ☐ **Arts and Culture** – Projects and activities that facilitate education and enjoyment of the arts and of culture for the people of our District.
- ☐ **Heritage and Environment** – Projects and activities that preserve and promote the heritage of our District and that protect and enhance the environment in which we live.
- ☒  **Recreation and Sport** – Projects and activities that enable participation and engagement in recreation and sport for people in our district of all abilities, ages and life stages.
- ☐ **Community Connectedness and Wellbeing** – Projects and activities that strengthen community cohesion and connectedness in ways that cultivate healthy, happy and positive relationships across our District.

**Tell us about your request in the following questions. Be succinct and clear.**

**The Idea** – Briefly explain what it is that you want to do:

The Whangarei Harbour Marina Management Trust, est. 1991, is a Non-Profit Charitable Trust which provides and manages marina berths to the benefit of Whangarei City. The core focus of the Trust is ensuring a good standard of moorage is available at a reasonable price, for all.

The Trust is seeking funding for stage 1 of the greater project of constructing a new marina by Okara in Whangarei, just south of Te Matau A Pohe Bridge. See our website for an overview <https://www.whangareimarina.com/node/128>



In order to meet planned schedules the site at Bell Block, Kissing Point on Riverside Drive, where dredging spills will be received, needs considerable **preparation work done with roading and bundwalls to increase capacity at the site** currently used for Hatea river dredging. This must be completed by the end of April before the ground softens in winter conditions. A resource consent hearing for the greater marina construction is scheduled for March 27<sup>th</sup> after which other funding sources can be acquired.

To meet the schedule of opening the marina in November 2020 the extensive dredging program needs to begin this winter. If the receiving site is not ready it will delay the program for a full year. This would mean missing the opportunity of funding from the Lottery Fund for Community Benefit Related to 2021 America's Cup to provide berthing accommodation for the extra 100 overseas yachts expected to sail into Whangarei attracted by the event. \$3,560,000 has been applied for construct the marina berths. The total cost of the marina project is budgeted for \$12,750,000.

Missing the opportunity of accommodating the extra tourist yachts expected in 2021 would also be a lost opportunity for our city to feel involved in the America's Cup excitement and the business attained from tourism and marine services work.

**The Need** – What need is there for your project, programme or service?

The marina in the Town Basin is **currently turning yachts away** as berthage is limited. There is a waiting list of people moving to Whangarei wanting long term berths and opportunities are being lost in the high end tourism and local marine industry from losing large visiting overseas yachts. For Whangarei's expanding yacht refit industry it is these larger vessels who spend the most.

This demand is also likely to increase once the Hundertwasser Art Centre and Wairau Maori Arts gallery is constructed, as well as with events such as the Woman's Rugby World Cup in the neighbouring Stadium and the Americas Cup 2021. With 115 new berths, the new Okara Marina will add significant capacity to the Whangarei marine industry and support the growth of the tourism industry.

**Support from local communities** has been overwhelming. The resource consent process received only 2 negative submissions which is very unusual for this type of project.

**Sports Community:** As a Non-Profit organisation the WHMMT has a long history of distributing grants annually of around \$30,000 to local water sports groups such as the rowing club, sea scouts, waka ama, sailing clubs and individual youth racing sailors. This has given the Trust a lot of involvement and respect from the community. These community grants are planned to continue to grow once the new marina reaches a profitable level of occupancy.

**Business Community:** Many letters of support have been received from within the marine industry stating their belief in the existing demand for more berths in Whangarei and the increase in employment it is expecting to bring. This includes small marine services businesses, NZ Marine, a large haul out boatyard and even a neighbouring privately run marina.

**Hapu/Iwi:** There is a good relationship with Te Pouwhenua o TiakiririKukapa Trust (T/A Parawhau Ki Tai), who consults with other Hapu/Iwi groups on behalf of the marina trust.

**Local Government:** The development is included in the WDC Whangarei 20/20 Momentum plan and the NRC has included it in the Tai Tokerau Northland Economic Action Plan. The Business development group Northland Inc has prioritised the marine sector development of the area and is thus advising the marina Trust on the process.

#### **The Impact – What difference will your project make?**

Developing the Okara marina is expected to contribute in to the following areas:

**Economic Performance** –Provide much needed capacity in order to increase the marine sector and tourism industry in the Whangarei.

**Liveable Community** – Contribute to the safe and inviting spaces in the City and on the waterfront, making the lower waterfront more accessible to the public.

**Cultural and Heritage** – by engaging with Iwi throughout the process of developing the Okara marina, a meaningful partnership has been formed and is being developed and the mana whenua (authority over land or territory) of Māori is preserved.

**Public Focus** – Contribute to the vibrant and attractive public spaces around the Loop walkway, enabling increased interaction with the water and green spaces.

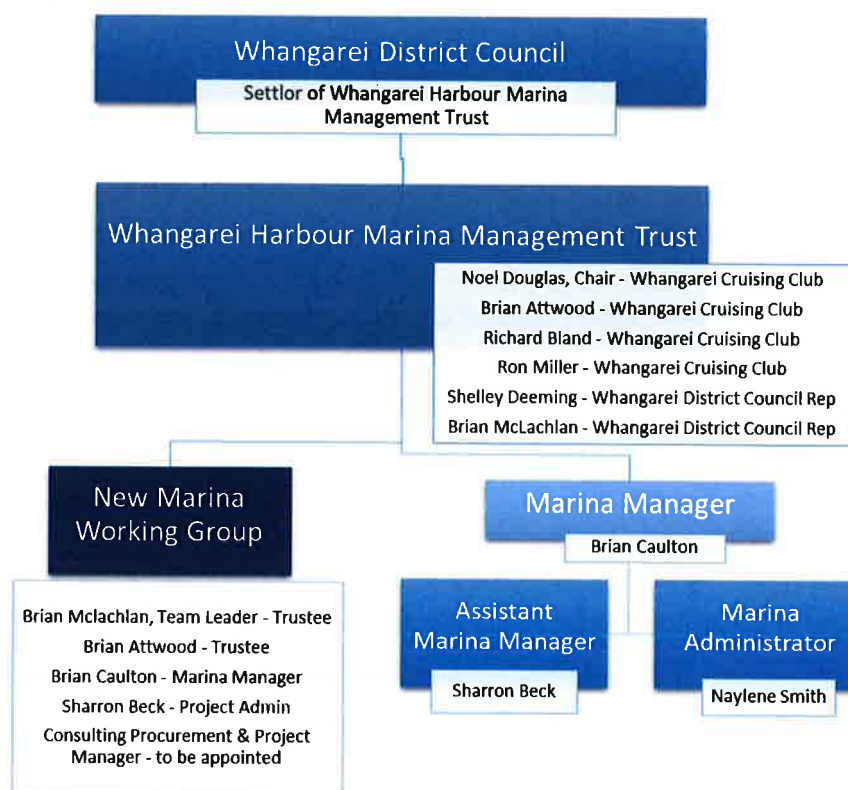
**Well Connected**– The site has been chosen for the ease of movement between the city retailing, tourist entertainment and marine industry services.

#### **Your Readiness – What controls and checks do you have in place to manage the funding?**

The working group are currently interviewing three potential project management companies to pass over the construction responsibility once resource consent is announced.

Market Economics Limited has worked through a business plan and an economic assessment. An independent risk assessment has been done on the sustainability of repaying the proposed loan.

**Your Readiness** – Tell us about your team’s structure and how you will manage the funding to achieve the outcome.



The New Marina Working Group includes Marina Management staff with over 13 years experience of refurbishing the Town Basin marina, managing an annual dredging maintenance program and been an advisor on the Hatea River dredging management for many years.

Though the Marina Trust has savings designated for investment in the new marina project, the upcoming costs of the resource consent hearing, consultant design work and required maintenance for the current marina structures, will drastically depleted these savings before other funding can be allocated. This is why assistance from the Partnership is being requested at this stage of the project.

**Collaboration** – Who will you work with to deliver your project, programme or service?

The earth works will be managed by M.Smith Contractors, reliably and at reasonable rates worked for local council and the Marina Trust for over 10 years on the site.

For this an independent project manager and risk assessment specialist whose role is strategy development, registration of interest, request for proposal and procurement will be employed.

**Your Approach** – How do you demonstrate value for money and the impact of your work?

At some stage in the future the earthworks at the site would need to be done by the WDC to facilitate for the Hatea river with remedial river bank and channel maintenance dredging which keeps the Hatea looking pristine for our city dwellers and tourists and the access way open for boat movement.

By the Marina Trust including the site preparation in the new marina construction process it is a cost saving for the city. Should the construction schedule sadly be delayed, the increased capacity attained at the site will still be an asset. It would bring income to the Trust selling dredging disposal space to other river users, which is in high demand in the coming years.

This added income will further enable the new marina construction. Successively the older dried areas of the site would come available in time to use for the new marina site dredging. The land at Bell Block is owned by the WDC and eventually destined to become recreational sports fields once it has been raised to a finish level of two meters above road level, which is managed by the Marina Trust.

**Your Approach** – How does your project, programme or service meet best practice and is it evidence based?

Resource Consent governs the management process and is filtered and monitored by NRC. For implementation of the new marina project we will be utilising processes that are in accordance with best practice similar to those used by other local large scale community projects.

#### Section 4: Project Budget

Provide a full list of your project income, fundraising and expenses. If your budget is detailed, provide a summary below and attach your budget separately.

Are you registered for GST? ☐ No – include GST where applicable

☒ Yes – exclude GST from your budget

GST number 057-120-169

(A) Project income/contributions		Amount
Other grants and donations		\$
Own contribution / fundraising		\$101 000
<b>(A) Total income expected</b>		<b>\$ 101 000</b>
<b>In-kind support – please list</b> <i>e.g. volunteer numbers, estimated hours of work, plus any donated materials, equipment etc.</i>		
<b>Volunteer Numbers: 6      Estimated Hours Work:</b>		
6 Trustees govern voluntarily. Professional contractors will do the work.		
<b>(B) Total project costs</b> Include all your project costs. <i>e.g. materials, venue hire, promotion, equipment hire, personnel costs. For items over \$500, please attach quotes.</i>		
Earth wall bunding 665 metres long X 2.5 /3 metre high @ \$ 140.00 per metre + GST		\$93 100
Earth wall bunding with metal roading and tipping point heads. 500 metres long X 2.5/3 metre high +GST		\$82 500
<b>Plus GST</b>		<b>\$26 340</b>
<b>(B) Total expenses expected</b>		<b>\$201 940</b>
<b>(C) Income less expenses</b>		<b>-\$101 940</b>

## ***Declaration***

**On submitting this application for funding, you have deemed acceptance of these terms and conditions.**

I declare that I have the consent of the group/organisation to make this application and provide these details.

I declare that the information supplied here is correct.

If the application is successful, I/we agree to:

- provide a tax invoice to Whangarei District Council for the amount of the grant within two months of being advised. I understand that grant payments will only be made to a bank account in the name of the applicant group or the umbrella group as appropriate.
- acknowledge Whangarei District Council in all publicity
- spend the grant on the purpose for which the application was made within 12 months of funding being approved
- return any unspent money to Whangarei District Council if the event is completed under budget
- meet any additional terms and conditions that may be set by Whangarei District Council
- acknowledge that we will be liable to return any monies granted should any breach of the above conditions occur
- submit a Funding Report within two months of the completion of the project to Whangarei District Council (or as otherwise requested)
- keep all invoices and receipts accounting for the full amount of the grant or loan, and provide these if requested.

I/we consent to the Whangarei District Council recording the personal contact details provided in this application, and using this to send me community funding related information. I understand I can opt out anytime.

I/we understand that my name and/or the name of my group/organisation and brief details about the project/event may be released to the media or appear in publicity material.

I/we understand that we have the right to have access to this information held by Council. This consent is given under the Privacy Act 1993.

---

## ***Submitting your application***

Send your application and any supporting material to [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz). You can also drop it in to us at Forum North or Walton Plaza, or post it to us at:

Attention: Community Funding  
Whangarei District Council  
Private Bag 9023  
Whangarei 0148

We will acknowledge receipt of your application by email. If you don't hear from us within 7 days, please call 430-4200 to check we have received it.

Most funding decisions are advised 6 weeks after the funding round closes.



# MARINA AT OKARA

## *Proposal*

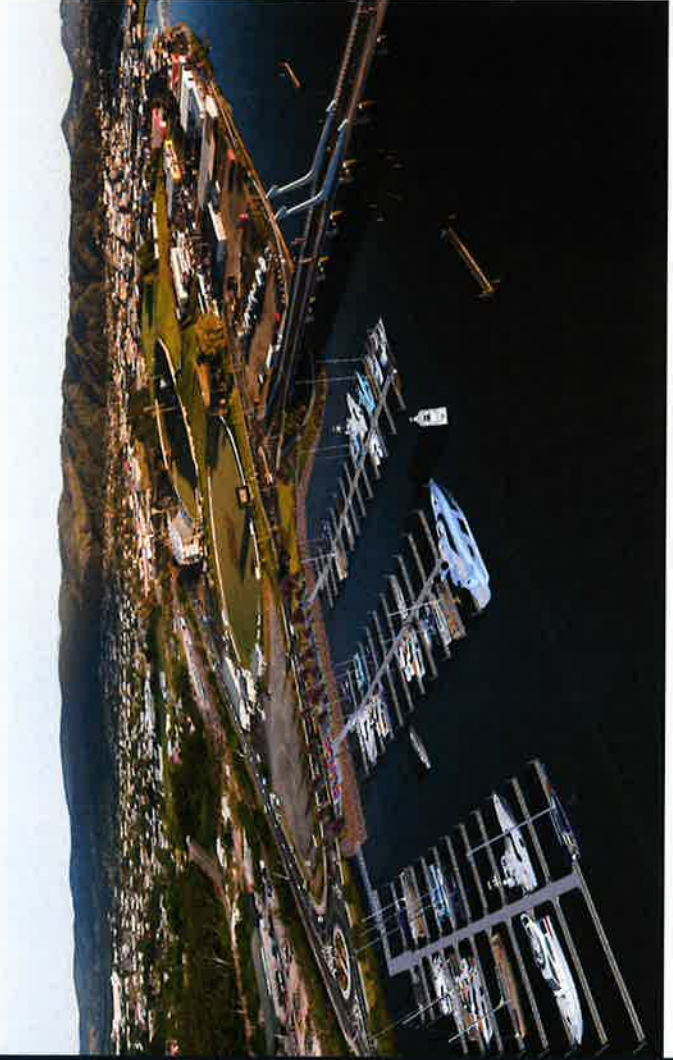
UPPER HATEA RIVER, WHANGAREI

### About The Trust

The Whangarei Harbour Marina Management Trust is a Non-profit charitable trust providing and managing marina berths for the benefit of the Whangarei region.

Currently managing 173 berths in the Town Basin and 109 pile moorings at Kissing Point. Our Charitable Trust allocates grants annually to local water sports organisations such as the Rowing Club, Sea Scouts, Waka ama, Sailing Clubs, School Sailing Teams and the Whangarei Waka Trust.

[www.whangareimarina.com](http://www.whangareimarina.com)  
[info@whangareimarina.com](mailto:info@whangareimarina.com)



[www.whangareimarina.com](http://www.whangareimarina.com)

The Whangarei Harbour Marina Management Trust is planning to build a 115 to 130 berth marina in the upper Hatea river, just downstream of the Te Matau ā Pohē bascule bridge.

The increased demand from visiting and long term vessels to berth in Whangarei, and in particular with the trend of larger yachts which the Town Basin cannot facilitate for, led The Trust to consider the construction of an additional marina.

Marina berths will accommodate boats from 10m to 40m in length on fully serviced floating pontoons. 20% will be designed for Multihulls. An Office and facility building, with ample parking for marina users, will be built on a land reclamation area. Dedicated access will be off Port Road.

The proposed marina at Okara will benefit the local boating public and also give more re-fit and servicing work opportunities to the expanding Marine Specialist industry of our city. It will cater for a blend of permanent local boats and seasonal visitors, in particular welcoming the hundreds of overseas yachts who sail down to visit New Zealand. The timing of the new marina is optimal with the coming Hundertwasser Centre and the 2021 America's Cup increasing the numbers of visitors to the area.



## Economic Impact

The project is included in both the WDC 20/20 momentum plan, and due to its significant economic development benefits, also in the Tai Tokerau Northland Economic Action Plan.

It will be funded by cash reserves, grants and borrowings. An independent economic impact report has forecast that the marina, when fully occupied, will generate an annual economic impact of \$9.5m for the Whangarei district, as well as indirectly supporting the creation of 94 new jobs.

The ecology, archaeology, hydrology, traffic, topography, feasibility, engineering and landscaping reports are complete. Resource consent has been lodged.

All going well, it is planned that the first boats will be able to berth in the summer of 2019/2020.

An extensive dredging program will be required. The dredged material would be placed into the current site at Kissing Point. Imported hard fill will be used for a land reclamation and 3 piers of floating berths will be built out over the water providing berths for 115 to 130 boats.

### The proposed site at Okara is;

- Sheltered from wind and waves
- Walking distance to shopping
- Walking distance to the marine industry
- On the sea-side of the bascule bridge (so will not require bridge openings)
- Already a significantly modified environment so the impact will be minor
- A visual extension to the popular Loop Walk of Whangarei
- A positive impression on a gateway road into the Whangarei City centre
- Offering increased public access to the waterfront.

*Our objective is to help Whangarei prosper*

# Marina Development at Okara

## Proposal



[www.whangareimarina.com](http://www.whangareimarina.com)

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## Executive Summary

The Whangarei Harbour Marina Management Trust (WHMMT) is planning to build a new 115 marina berth structure downstream of the opening Te Matau ā Pohe bridge on the upper Hatea river in 2019/2020. This is to meet the demand from local boaties, international seasonal visitors and the growing marine service industry in Whangarei. Construction costs are estimated at 12 - 13 million, detailed in the Business Plan.

The project is included in both the WDC 20/20 momentum plan, and due to its significant economic development benefits, it is also in the Tai Tokerau Northland Economic Action Plan.

The WHMMT, established in 1991, is a Non-profit Charitable Trust providing and managing marina berths for the city of Whangarei, with currently 177 berths in the Town Basin and 109 pile moorings at Kissing Point. A steady surplus has allowed a gradual replacement of the old marina structures substantially increasing the value of the asset.

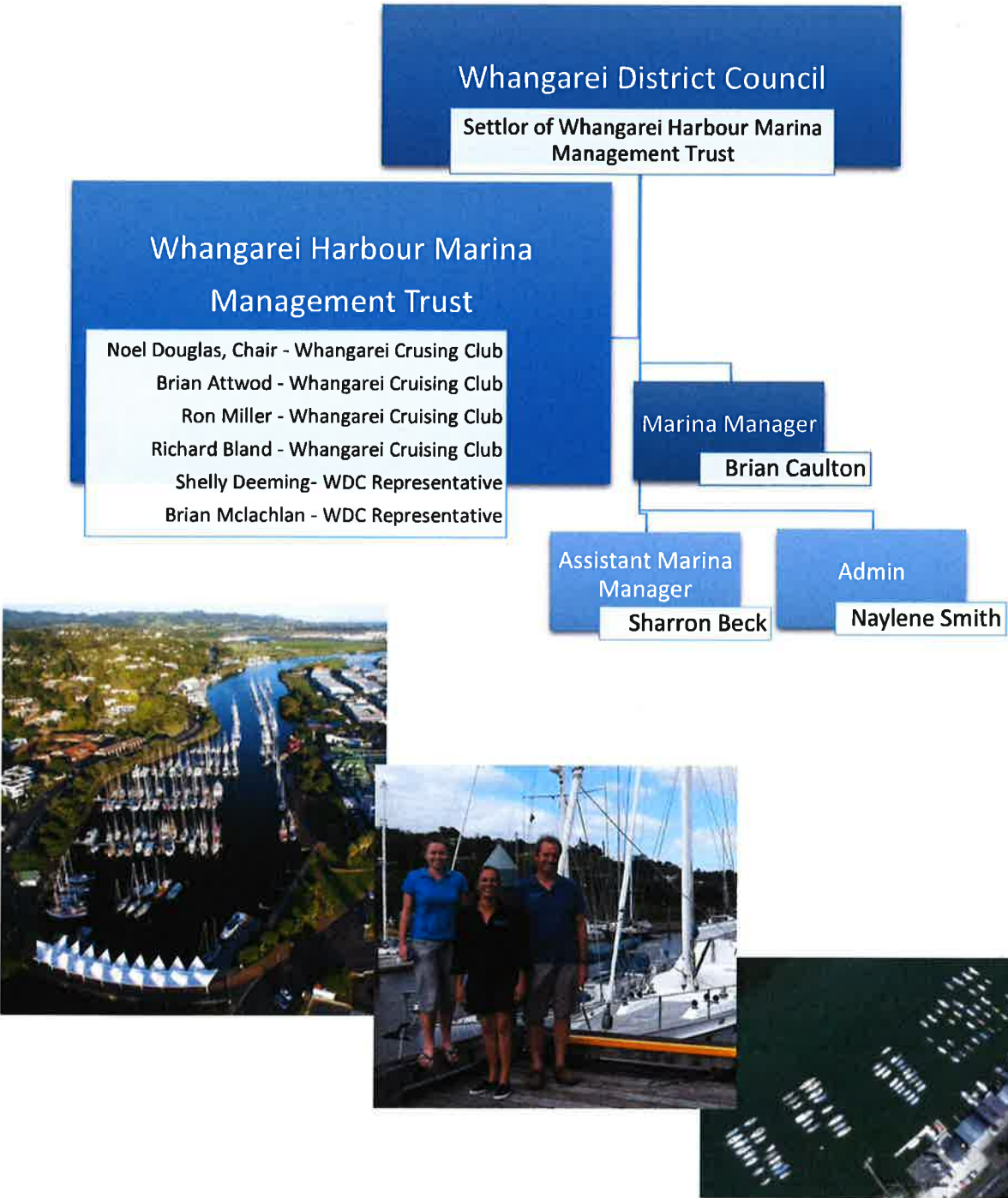
Whangarei Marina has attained an international reputation for the very high standard of service as a welcoming port of call or home base. Expanding the number of berths in Whangarei will enable opportunity for the city to prosper.





# Organisation Description

The WHMMT has a governing board of volunteers consisting of four representatives from the Whangarei Cruising Club and two from the WDC Council. Three staff are employed to manage operations. It is a Non-profit Charitable Trust providing and managing marina berths that benefit the city of Whangarei. Currently we manage 177 berths in the Town Basin and 109 pile moorings at Kissing Point with a turnover of over \$850,000.



## Strategic Plan

### *WHMMT Objectives*

1. **To encourage, establish, develop, provide and maintain recreation and leisure-time occupations and pursuits and in particular these associated with boating and aquatic activities for the benefit and wellbeing of members of the public in and around the Whangarei Harbour and elsewhere.**
2. To promote, maintain and administer buildings, facilities and equipment for such recreation and leisure – time occupations and pursuits in and around the Whangarei Harbour and elsewhere.
3. To co-operate with other recreational and cultural bodies and organisations for such purposes as may in the opinion of the Trustees further and benefit recreation and leisure-time occupations and pursuits and in particular these associated with boating and aquatic activities.
4. **To support and be mindful of the local economy, development and growth in the Whangarei Region.**
5. To carry out and perform all such other acts, matters or things as are incidental or conducive to the attainment of any of the foregoing objects.



## Situation Analysis

### *The issue*

In terms of demand, the Town Basin marina has a waiting list for long term pontoon berths at over 50 boats and in the summer staff are having to turn away visiting yachts, particularly multihulls and large 18 – 22m yachts. Sailing yachts and motor cruisers are rapidly becoming larger, more comfortable and easier to navigate across oceans. The maximum berth pen sizes in the Town basin are only 16m. For the refit industry it is also these larger vessels that spend most.



As Whangarei City has become busier the sailors and servicemen are struggling to find car parking spaces in the Town Basin.

### *The competition*

If we look at Northland marinas; Tutukaka marina has been full for a number of years. Marsden Cove Marina is now 80% full and the Opua Marina has quickly filled their additional 150 berths (opened in 2016). Riverside Drive Marina, being the closest neighbour and which would normally be considered as the strongest competitor, has due to the high demand, even written a letter of support for our expansion.

### *The opportunity*

Due to the annual dredging requirements it is necessary for 20% of the Whangarei marina berths to be kept empty in winter months to allow for the shuffling of boats. These berths are filled in the summer by visiting vessels who pay a higher short term rate and spend a lot on supplies and refit work in the city.

Traditionally it has been offshore cruising yachts who have sailed in November to May, however Northland marinas are also catering increasingly to the spill-over from Auckland. Many recent domestic enquiries are from people selling up in Auckland, buying a better home in the Whangarei area and having the time and ability to own a boat.

The lack of boat yard space in Auckland has also meant many are coming north to be serviced. The haul out facilities in Whangarei are expanding to meet this demand and they need the support of on water marina space pre and post haul out. Port Whangarei, a subsidiary of Oceania Marine purchased a large 100 ton travel lift 2 years ago and is planning for an even larger 560 ton lift. Marsden Cove Marina has just opened their own large haul out facility which is extremely busy. Once in the area many boat owners are discovering the attractions of boating in our waters and wanting to stay longer.

### *Our advantages*

The Whangarei Marina Town Basin site has a top reputation through the South Pacific for welcoming yachts into a very sheltered and convenient marina for the boat and crew to get rested, restocked and restored. It has a unique location being surrounded by supermarkets, marine services, a swimming pool complex, forest walks, a playground, a tourist information centre, the bus stop for buses to Auckland, art museums, restaurants and the Hatea Loop Walk. The town shopping centre is just 5-10 minutes' walk away. The number and choice of marine services close by makes it a great place to get work done on the boat.

Despite the beautiful Te Matau ā Pohe bridge being accused of becoming a deterrent it has actually provided an added attraction with the novel experience of having it open for your passage.

The great outcome of the America's Cup racing is expected to have the dual effect of increasing the interest of sailing within New Zealand and internationally keeping our country on the map as a top sailing destination for years after the actual event. 100 more offshore yachts are expected to arrive that season seeking berths in Whangarei. Also the build of the Hundertwasser Art Gallery with the Wairau Māori Art Gallery shall raise the profile of our city as an on water tourism destination, particularly amongst European yachts.



## Options

### *Alternative Sites*

#### **Expand Existing Town Basin Marina**

##### **Kissing Point**

(NW side of pile berths)

##### **Kissing Point**

(SW side of pile berths)

##### **Kissing Point**

(NW upstream of pile berths adjacent to Dave Culham Drive)

##### **Kioreroa Reach**

(between Culham Engineering and Ship Repair)

##### **Onerahi**

(northern end of Pah Road)

#### **Key Attributes considered –**

- Capacity to accommodate the required number of berths.
- Proximity to general amenities (supermarkets, cafes, restaurants).
- Availability of Council reticulated infrastructure services.
- Susceptibility to natural hazards.
- Capital Dredging required.
- Mangrove removal.
- Connectivity with public walkways and other open spaces.
- Vehicle Access.
- Adjoining Land.
- Protected species present.
- Land available without need for reclamation.



## Proposed Site at Okara

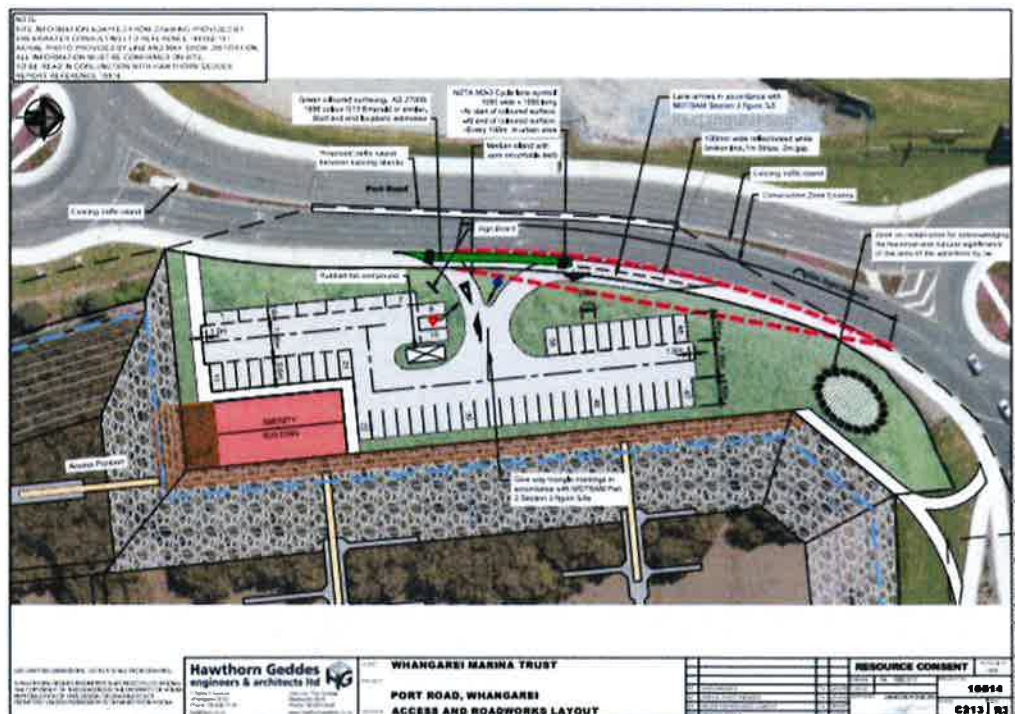
Following the consideration of geotechnical and land tenure constraints, it became apparent that all the sites being considered in the evaluation would require a reclamation to accommodate the land based marina facilities.

From a natural character perspective, most of the sites (except for Pah Road) adjoin reclaimed land. The proposed reclamation will therefore add to an existing reclamation, rather than modifying a natural coastline.

The Okara site scored the same as the Kissing Point sites in the Multi-Criteria Analysis. However, it is preferred over the Kissing Point sites because of the proximity to general amenities and being less susceptible to natural hazards and sedimentation.

### The proposed site at Okara is:

- Sheltered from wind and waves
- Walking distance to shopping
- Walking distance to the marine industry
- Not necessary to open the bascule bridge
- Already significantly modified environment so the impact will be minor
- A visual extension to the popular Hatea Loop Walk of Whangarei
- A positive impression on a gateway road into the Whangarei City centre
- Offering increased public connection with the waterfront



### *Earthworks*

Dredging will require 130,000 to 150,000m<sup>3</sup> of mud to be transported to the Bell Block land fill area which is located on Riverside Drive, across the road from our Kissing Point Marina site. Depending on contractor processes it could continue for up to one year. The depths will be graded to the final configuration of berth sizes.

Land Reclamation: Initially it was thought to use the dredging material to create a reclamation. After learning from problems encountered recently on a similar project, it was determined to use imported dry fill. This will diminish risk and provide a solid foundation quicker for the required car parking and facility building.

### *Berth construction*

The final layout plan of berth sizes will be decided closer to construction date after promotion of the project and considering the types of boats on the enquiry list.

To create an area of pile moorings rather than pontoon berths was considered as a cheaper build option, at least for a temporary period. However, due to less demand for this mooring style and the high cost of dredging and land fill carpark construction compared to the lower income obtainable makes this option unfavourable.

### *Facilities*

The design of the facility building has not yet been considered. Factors will include; number of toilets, showers and laundry machines required; access and viewing point from an office; a common room area; storage locker rental opportunities for berth holders and a style in keeping with the environment.

It has been decided not to build additional commercial rental buildings on the site. WHMMT will focus on its core business which will minimise the size of the required reclamation.

### *Lease vs rental*

The WHMMT hopes to continue to provide berths as short or long term rentals rather than selling 30 year leases. Renting keeps the cost of boat ownership at an attainable level for all and allows berths to be available for visiting offshore international vessels for tourism and maintenance works, and provides a higher long term income.



## Risks

The following are examples of risk factors which are being considered.

- Drop in demand due to economic downturn
- Increased competition from more marina developments
- Management or governance changes
- Environmental issues such as a fanworm invasion, smell from the sewerage treatment facility
- Supplier delays
- Interest rate changes
- Staging of the construction pier by pier

Details of the risk minimisation processes are included in the Business Case.

## Stakeholder alignment

The Trust wishes to instil a feeling of local and community ownership of the marina as this is who it will benefit. To do this it is important to have an open door policy with ongoing meetings, publicity and direct approaches to the following groups. An information brochure outlining the project will be well distributed. The Whangarei Marina's website [www.whangareimarina.com](http://www.whangareimarina.com) has a page dedicated to news on the project and Facebook interactions are encouraged. A permanent display will be in the marina office lounge.

### *The General Public*

Public Meetings will be publicised during the notified resource consent process to give the general public an opportunity to express their concerns or support.

Online feedback on a February 23<sup>rd</sup>, 2018 Northern Advocate front page article interestingly received 191 likes, 7 hates and 5 loves.

### *Marine Industry*

Feedback and letters of support have already been given from a variety of local marine businesses and a specific evening inviting them to come and discuss the plans will be arranged.

Letters of support from marine service suppliers are attached.



### *Local and Central Government*

The two Whangarei District Council representatives on the Trust shall keep the WDC informed of the project's progress. Whangarei's minister of parliament Dr. Shane Reti has been kept informed and received support from an early stage of the project. The regional development minister and Northland MP, Shane Jones has been invited to meet with management at the Town Basin Marina.

### *Surrounding occupants*

Though there are no direct lying residential neighbours who will be affected, a door knock discussion and flyer drop to the businesses and those who will view the construction across from Riverside Drive will be planned. The owner of the neighbouring boat shed has been kept informed since the site was proposed.

### *Iwi*

Iwi were engaged with at an early stage of planning and are to be consulted throughout the process. A relationship agreement, (Te Hononga,) has been signed between the WHMMT and the Te Pouwhenua o Tiakiriri Trust. Three hui are booked at the Spire Cricket Stadium in March and April of 2018.



### *New Customers*

Publicity prior to the consent allocation has already started a list of berthing enquiries who wish to be kept informed of progress. A marketing plan will be developed upon consent allocation. It is important that boat owners are given sufficient time to contemplate moving from their current arrangements.

### *Current Berth Holders*

Newsletters go out to current berth holders and individual informal discussions happen daily. Some of these long term customers say they will chose to move to the new fascility which will open up more visitor berth opportunities in the town centre.

### *Boating Clubs*

The closest boat club is the Whangarei Cruising Club which has 4 representatives on the WHMMT board and are well informed. The other club in the town is the Onerahi Yacht Club. They will be given direct invitations to the public consultations or to see the display in the marina office.

## Economic Evaluation

Market Economics Ltd has written an economic Impact report. This has outlined:

- Direct economic income of \$21M
- Ongoing economic impact of \$9.5M/annum
- Construction will generate employment for 133 people over the two year period
- Indirect generation of 94 new jobs per annum once the berths are fully occupied

## Financial Plan

The Trust has engaged Market Economics Ltd to produce a comprehensive business case which includes a cash flow module allowing variables such as financing options and terms, occupancy rates, capital costings and rental rates to be modified as the project progresses. The Statement of Financial Performance covers the operations of all three marina sites as one operation going forward.

Financing is to be sought via cash reserves, grants and borrowings.



## Project Plan

The new marina will be constructed over a two year period and is estimated to cost \$11 to 12 million. Resource consent was lodged in March 2018. Once consenting and design has been completed and financing determined, construction of the site may begin.

Soon after dredging has begun the rock retention batter wall and land fill placement can begin so as to allow time for consolidation. The construction of the first berth pier should be timed in with the opening of the shore facilities. The following piers may be staged as demand and finances expand if it is not seen as viable to complete them simultaneously.

## Time line

Date	Mths	Activity
Mar-19	3	Preparation of Land fill site
Apr-19		Resource Consent confirmation
May-19	2	Design and construction detail planning
May-19	1	Preliminary Roding for landfill access
Apr-19	14	Reclamation : Preloading landfill, rock batter walls
May-19	12	Dredging program start
Aug-19	4	Roding & services
Oct-19	3	Final marina design & procurement
Jun-20	4	Facility building construction
Jan-20	9	Marina Pier & Services Construction
Jun-20	3	Boardwalk & landscaping
Aug-20		Employment & staff training
Nov-20		Official opening in time for the Summer 2020/21 season

## Marketing Plan

A full marketing action plan will be developed upon the granting of resource consent.



## Annexes

### Attached -

**Pro forma Cash Flow & Statement of Financial Performance CONFIDENTIAL**

**Letters of Support**

- Riverside Drive Marina
- Gulf Group Marina Brokers
- Infracom
- Rudolfs

### **Current Customer Feedback**

Please request links by email. [info@whangareimarina.nz](mailto:info@whangareimarina.nz) -

### **WHHMT Trust Deed**

32 pages

### **Resource Consent Application**

By Reyburn & Bryant is accessible by dropbox online

646 pages

### **ME Economic Impact Assessment**

39 pages

### **Whangarei Marine Promotions Guide Book**

32 pages

Whangarei Harbour Marina Management Trust								
Cash Flow	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Town Basin & Kissing Point Revenue	800,000	840,000	700,000	725,000	750,000	750,000	775,000	800,000
Okara Revenue note 1.	-	232,562	465,124	620,165	697,686	736,446	736,446	736,446
<b>Total Activity Revenue</b>	<b>800,000</b>	<b>1,072,562</b>	<b>1,165,124</b>	<b>1,345,165</b>	<b>1,447,686</b>	<b>1,486,446</b>	<b>1,511,446</b>	<b>1,536,446</b>
Okara Operating Expenditure	2,500	168,925	123,250	129,000	171,875	173,313	173,313	173,313
TB & KP Operating Expenditure	603,504	610,000	540,000	560,000	580,000	580,000	580,000	610,000
Interest 4.5%	34,396	146,807	184,365	179,756	175,147	170,537	165,928	161,319
<b>Total Activity Expenditure</b>	<b>640,400</b>	<b>925,732</b>	<b>847,615</b>	<b>868,756</b>	<b>927,022</b>	<b>923,850</b>	<b>919,241</b>	<b>944,632</b>
<b>Total Activity Surplus/Deficit</b>	<b>159,600</b>	<b>146,830</b>	<b>317,509</b>	<b>476,410</b>	<b>520,664</b>	<b>562,596</b>	<b>592,205</b>	<b>591,815</b>
Capital Expenditure	4,423,956	5,744,843	2,152,136	-	-	-	-	-
Replacement of existing Assets	-	-	-	50,000	-	-	-	100,000
Loan Repayments 40yr	-	-	-	102,425	102,425	102,425	102,425	102,425
<b>Total to Fund Surplus/Deficit</b>	<b>(\$4,264,356)</b>	<b>(\$5,598,013)</b>	<b>(\$1,834,627)</b>	<b>323,985</b>	<b>418,239</b>	<b>460,171</b>	<b>489,781</b>	<b>389,390</b>
Cash Reserves Surplus/Deficit	500,000	-	-	323,985	418,239	460,171	489,781	389,390
Grants	3,000,000	3,000,000	-	-	-	-	-	-
Lease Sales 10-12	-	100,000	1,000,000	-	-	-	-	-
Borrowings	764,356	2,498,013	834,627	-	-	-	-	-
<b>Funding Required</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Notes								
1. Okara Occupancy level	0%	30%	60%	80%	90%	95%	95%	95%
Loan Amount	-\$ 764,356	-\$ 3,262,369	-\$ 4,096,996	-\$ 3,994,571	-\$ 3,892,146	-\$ 3,789,721	-\$ 3,687,296	-\$ 3,584,871
All ex GST, not adjusted to inflation								
Max Income Calculated	\$ 775,207							
Total Cap Ex	\$12,479,935							

Whangarei Harbour Marina Management Trust								
Statement of Financial Performance	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Town Basin & Kissing Point Revenue	800,000	840,000	700,000	725,000	750,000	750,000	775,000	800,000
Okara Revenue	-	232,562	465,124	620,165	697,686	736,446	736,446	736,446
Grants	3,000,000	3,000,000	-	-	-	-	-	-
Lease Sales	-	100,000	1,000,000	-	-	-	-	-
Interest Received - ANZ	20,000	-	-	6,480	8,365	9,203	9,796	7,788
<b>Total Revenue</b>	<b>3,820,000</b>	<b>4,172,562</b>	<b>2,165,124</b>	<b>1,351,645</b>	<b>1,456,051</b>	<b>1,495,650</b>	<b>1,521,242</b>	<b>1,544,234</b>
Okara Operating Expenditure	2,500	168,925	123,250	129,000	171,875	173,313	173,313	173,313
TB & KP Operating Expenditure	603,504	610,000	540,000	560,000	580,000	580,000	580,000	610,000
Interest 4.5%	34,396	146,807	184,365	179,756	175,147	170,537	165,928	161,319
Depreciation	168,718	695,610	788,763	680,216	580,394	495,485	438,248	374,531
<b>Total Expenses</b>	<b>809,118</b>	<b>1,621,341</b>	<b>1,636,378</b>	<b>1,548,971</b>	<b>1,507,416</b>	<b>1,419,335</b>	<b>1,357,489</b>	<b>1,319,163</b>
<b>Surplus/(Deficit) for the year</b>	<b>\$3,010,882</b>	<b>\$2,551,221</b>	<b>\$528,746</b>	<b>(\$197,327)</b>	<b>(\$51,365)</b>	<b>\$76,315</b>	<b>\$163,753</b>	<b>\$225,071</b>

52 Riverside Drive Marina  
PO Box 1709  
Whangarei

Phone: 09 438 2248 Fax: 09 438 2261  
Email: [rdm@riversidedrivemarina.com](mailto:rdm@riversidedrivemarina.com)



26/05/2017

To Whom It May Concern:

Re: Proposed Okara Marina Development,

This letter is show support for the proposed new Okara Marina Development in Whangarei.

We believe The Whangarei Harbour Marina Management Trust (The Trust) proposed Okara Marina Development will benefit our industry and am writing to express our support.

Riverside Drive Marina has successfully worked alongside the existing Whangarei Marina for many years. We are both supporters of The Whangarei Marine Promotions group which are dedicated to growing the Marine Industry in Whangarei. As a result the number of both overseas cruising vessels and local vessels have increased substantially and more often than not both our marinas are full from November through to June each year and we regrettably have to turn vessels away. This would indicate the demand for a new marina is there and would benefit the economy in Whangarei to an even greater extent.

If you have any queries, please contact me.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Karl Roberts', is written over a light blue horizontal line.

Karl Roberts  
Manager  
Riverside Drive Marina

MARINA HARSTAND TRAVEL LIFT

To whom it may concern

I have lived in Whangarei since 1989 and owned the Pembroke Motor Lodge from then until 1994. Following that I owned the Water Street café until 1996 so have been involved with business in Whangarei for many years. I was also involved with the layout plans for the Marsden Cove Marina.

I started Bruce Leggatt Marine Brokers Ltd in 1994 having spent two years prior to then as the Sales Manager for Beacon Brokers Ltd in Whangarei. I then purchased Gulf Group Marine Brokers in 2003 and I am currently one of the two Directors.

I therefore feel that due to the significant experience I have working in the area and in the Marine industry I can wholeheartedly support the proposed Okara marina.

I believe that the marina offers great potential for business growth, in that it will attract larger vessels, both internationally and nationally, giving business owners the opportunity to employ more staff and to grow the wider business region.

The marina will also attract tourism and trade surrounding the tourism industry and will therefore increase employment which will provide the much needed attraction to and enhancement of district.

Gulf Group Marine Brokers Ltd have now moved offices in to Quayside Town Basin where we are dealing with both local and offshore boat owners on a much increased basis.

The shortage of berths in the current Marina make it sometimes impossible to satisfy the demand.

The proposed new Marina will certainly alleviate most of this pressure and will enable more of the boating fraternity to enjoy the close proximity of services and retail businesses right from their transom step.

The additional parking facilities adjacent to this new marina will also take a lot of pressure off the existing parking and that in itself will be most welcome.

This proposal has my total support and anything I can do to assist it's establishment would be gladly given.



### **Whangarei Needs This Marina**

To Whom it may concern

I bought "Infracom" 18mths ago. It is a Radio Telephone & Marine Electronic Sales & Service business. We have 10 staff with a huge amount of experience in both the technical & sales areas.

These markets are difficult at the best of times so to have this new Marina go ahead would be a great opportunity to ignite the potential I think we have.

Not only will it tidy up the entrance to Whangarei Town Basin, but we also have an iconic bridge that would be amplified with the new marina.

Access for service businesses / vehicles would be very beneficial.

I have been looking at how to market my business for growth and the marina would be the boost required to help mine and many other businesses grow.

I have mature staff and realise I must get new young blood on board to solidify the future of the business but growth is required to obtain the work flow required sustain these changes. Training and Apprenticeships are very costly but necessary to keep Northland trades & businesses growing and staying professional to keep attracting visitors with repairs, refurbishments or even buying boats and equipment.

This proposed development will benefit all Northlanders as well as providing tourists another reason to visit Whangarei.

Regards

Laurie Fraser

Managing Director

Infracom

021 166 0676



**RUDOLPHS**

Blasting & Coating Since 1971

209 Port Road,  
PO Box 11033,  
Whangarei 0148  
New Zealand  
P: 09 438 8637  
E: [info@rudolphins.co.nz](mailto:info@rudolphins.co.nz)  
[www.rudolphins.co.nz](http://www.rudolphins.co.nz)

30<sup>th</sup> May 2017

Mr Brian Caulton  
Marina Manager  
Whangarei Marina 37 Quayside, Town Basin  
Whangarei 0110

Dear Brian,

**Re: Okara Marina Development – Proposed New Marina  
Whangarei Harbour Marina Management Trust**

Rudolphins Ltd provides abrasive blasting and coating applications to the marine sector which is an integral part of our business. We have been operating in Northland for over 45 years specialising in the marine sector for the last 25 years and since 2002 have operated in a yard in Port Road adjacent to Dockland 5.

Our Company fully supports the new marina development proposal based on the following:

- Extra berth facilities to attract local, national and international vessels that can accommodate extra vessels and some larger size vessels is a huge plus. A dedicated marina parking area is also a significant plus.
- Excellent proximity to local marine associated businesses (Port Road) including ourselves. Excellent location to Okara Shopping Park.
- Excellent site location that we believe will only enhance Whangarei's image from water and land with our iconic bridge as a backdrop. Will significantly improve existing area and assist in linking and connecting the city.
- Potential to increase revenue for the region not only in the marine sector but throughout the community. Visitor \$ spend in tourism activities, food, entertainment, etc supports the local economy and should not be undervalued nor should the potential impact with increased employment and training opportunities directly within the diversity of the marine sector.

We believe this proposed development will give create an opportunity for Rudolphins to further grow our own business in the services we provide at the Port Road Yard. This in turn creates job opportunities, training and skill development.

Rudolphins have worked closely with Northland Inc and New Zealand Trade and Enterprise over the past five years through the Regional Business Partnership Programme investing in governance, capacity and capability, training and staff development.

Our total FTE has grown from 26.5 in March 2015 to 45 as at March 2017.

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Whangarei 0110

*Whangarei Harbour Marina Management Trust*

*22 December 2018*

21

We would like to include recent email correspondence from one of our overseas clients that we shared with the Whangarei Marine Promotion Group. Relevant comments highlighted in yellow.

**From:** David J Haigh [<mailto:haigh.djw@gmail.com>]  
**Sent:** Friday, 19 May 2017 3:16 p.m.  
**To:** Fraser Johns - Rudolphs Ltd  
**Subject:** SAhula

Hi Fraser,

Sahula is now at the Whangarei Marina. She looks wonderful in her red and black "livery". It is a credit to the work done by Rudolphs.

Thanks to you, Wayne, Ray, and your team, office and yard, for the friendship and expertise that has guided Sahula's skipper, over the months she stood in the yard. It was quite exceptional. Very Kiwi and Whangarei.

I will have no hesitation in recommending Rudolphs to other yacht owners. I would also have no hesitation in complementing Whangarei as THE place to have maintenance done. The range of boating related services has, in my experience, no equal, internationally.

As you know I intend to remain in NZ till next summer completing the "job," then Sahula will cruise to the South Island fjords and Stewart Island before heading in the winter to Fiji, Vanuatu and home.

Again my best to all.

And thanks.

David  
yacht "Sahula"  
(Townsville  
Australia)  
Blog [www.travelpod.com/members/sahula](http://www.travelpod.com/members/sahula)

- Whangarei already has the marine service provider infrastructure to support this marina
- Whangarei needs this extra high quality marina facility.
- We would definitely LOVE IT HERE! refer Consultation Concept Layout B 160302-002.

**WHANGAREI**  
**LOVE IT HERE!**  
Northland - New Zealand

Yours sincerely,

Wayne and Caroline Erceg  
Directors

P: 021 438863

E: [caroline@rudolphs.co.nz](mailto:caroline@rudolphs.co.nz)

## Current operations Customer feedback

*Definitely the best marina we have kept our boat at, and sing your guys praises often!*

French Polish

.....

*Hey Sharron, thought we'd drop a line....we're in GoldCoast Australia, at The Boatworks...huge facility, real focused people, all the trades you could want on one site....and it doesn't hold a candle to Whangarei Marina. Stuck out in nowhere, hard to connect to transportation, one so-so restaurant - miss being there! "Don't know what you've got till you're gone..."*

Norm & Wili, SV DreamCatcher

.....

*Whangarei is a great marina to be in, not too big, so well run, and a magic location! We have really enjoyed our shift north.*

Bruce & Margaret Hunt

.....

*Once again, we had a fabulous time in NZ and staying with you at the Town Basin, was one of the highlights of our trip so far. There will always be a warm welcome for you both in UK.*

Dee & Eric

.....

*Happy to hear from you! Finding a word 'Whangarei' among the inbox messages brings back memories of the wonderful time we spend in New Zealand. Among all the marinas we've been to your is definitely the best.*

Evgeny and Pauline Shkaruba

*I once more wish to thank you both for world class service (I have been in many marinas!) during my stay in Town Basin. Furthermore, I have appreciated the competence and the very high service level of the marine industry in Whangarei and Opua, including the very good services in the general stores/shops as well as in the public sector.*

Frank H. Moncrieff

.....

*Just want to let you guys know that Whangarei marina has bent by far the most enjoyable and helpful marina I've ever been in.*

Many thanks Tony Lawton

.....

*I just wanted you to know my satisfaction. I have been sailing half the word since 1978, and I never met such a quality of life in any marina. Mainly, I want to present you my congratulation for the choice of the management team of your marina. Always efficient to keep a high standard of their marina, friendly, and very helpful for cruisers, they are the main value of Town Basin Marina.*

*So I thank you for the quality of your marina.*

*Best regards.*

Michel Chasles, french S/Y Carmina, Noumea

[\[ NEW SEARCH | PREVIOUS SEARCH \]](#)

<b>Number</b>	569734	<a href="#">View Certificate Of Incorporation</a>
<b>Name</b>	THE WHANGAREI HARBOUR MARINA MANAGEMENT TRUST	<a href="#">[ EMAIL CERTIFICATE ]</a>
<b>Incorporated</b>	10-NOV-1992	
<b>Current Status</b>	REGISTERED	
<b>Organisation Type</b>	Charitable Trust	

[Print This Page](#)

## Previous Names

No Previous Names on record

## Address Details

### Registered Office

37 Quayside Town Basin  
Whangarei

### Address for Communication

37 Quayside Town Basin  
Whangarei

## Officers/Trustees

Details of officers/trustees have not been provided. This information is optional.

## Documents Registered

(not all documents registered before 1-DEC-1996 will be listed in this summary.)

Date	Barcode	Description	File Size Available
 <a href="#">22-FEB-2005 10:29:07</a>	<a href="#">10047475237</a>	<a href="#">Change Of Address</a>	<a href="#">30.8 Kb</a>
<a href="#">22-FEB-2005 10:29:05</a>		<a href="#">Particulars of Organisation Address</a>	
 <a href="#">10-NOV-1992 08:53:25</a>	<a href="#">10041936982</a>	<a href="#">Alteration Of Rules</a>	<a href="#">759.4 Kb</a>

[Click to download viewing software.](#)

Printed: Monday, 4th March 2019 11:08:06 NZDT
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## Charity Summary

**Registration Number:** CC37579  
**Registration Date:** 30/06/2008  
**Charity Name:** The Whangarei Harbour Marina Management Trust

## Charity Details

**Trading Name** Whangarei Marina

### Registration Details

**Registration Status:** Registered  
**Balance Date:** June 30  
**IRD Number:** Restricted  
**NZBN Number:** 9429042892274

### Address for Service:

**Charity's Postal Address:** Whangarei marina  
37 Quayside  
Town basin  
Whangarei 0110

**Charity's Street Address:** Whangarei marina  
37 Quayside  
Town basin  
Whangarei 0110

### Charity's other details

**Phone:** 09 438 2033  
**Fax:** 09 438 2036  
**Email:** [info@whangareimarina.nz](mailto:info@whangareimarina.nz)  
**Website:** <http://www.whangareimarina.com>  
**Facebook:**  
**Twitter:**  
**Social Network Name:**

## Areas of Operation

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New Zealand:	Northland
Percentage spent overseas	0

## Purpose & Structure

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### Purpose

To encourage, establish, develop, provide and maintain recreation and leisure time occupations and pursuits and in particular those associated with boating and aquatic activities for the public benefit in and around the Whangarei Harbour and elsewhere.

### Entity Structure

The Whangarei Harbour Marina Management Trust has four elected Trustees from members of the Whangarei Cruising Club. In addition the Whangarei District Council appoint two Trustees. The Marina employs additional staff, being Marina Manager, Assistant Manager, an Administration employee and cleaners.

### Activities

Main Activity:	Other (please state)
Activities:	Other: Grants to maritime organisations, particularly youth education

### Sectors

Main Sector:	Other (please state)
Sectors:	Other: Provides berthage for pleasure craft

### Beneficiaries

Main Beneficiary:	Children / young people
Beneficiaries:	Children / young people, Voluntary bodies other than charities, Other: Youth involved in maritime activities

## Annual Returns

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Date Submitted	For Year Ended	Total Income	Total Expenditure	Reference
20/12/2018	30/06/2018	886,294	713,291	AR013
21/01/2018	30/06/2017	871,050	754,482	AR012
02/02/2017	30/06/2016	815,854	671,242	AR011
17/12/2015	30/06/2015	743,704	682,019	AR010
21/01/2015	30/06/2014	738,254	723,672	AR009
23/12/2013	30/06/2013	654,612	535,173	AR008
10/01/2013	30/06/2012	635,591	625,099	AR007
04/01/2012	30/06/2011	625,886	545,031	AR005
10/01/2011	30/06/2010	586,104	457,824	AR004
22/12/2009	30/06/2009	615,000	549,000	AR003

## Officer Details

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### Current Officers

Name	Officer Type	Position	Position Appointment Date
Richard Bland	Individual	Trustee	27/01/2017
Brian Attwood	Individual	Trustee	10/11/2014
Noel Douglas	Individual	Chairman	10/11/2014
Shelley Deeming	Individual	Council Representative	05/01/2018
Brian McLachlan	Individual	Honorary Secretary/Treasurer Appointed Council Representative	01/02/2017
Ronald Miller	Individual	Trustee	01/01/2012

### Past Officers

Name	Officer Type	Position	Last Date as an Officer
Nigel Baddeley	Individual	Trustee	10/11/2014
Ronald Faber	Individual	Trustee	10/11/2014
Ian Grey	Individual	Trustee	09/12/2013
John Groves	Individual	Trustee Secretary	09/12/2013
Mervyn Williams	Individual	Trustee	09/12/2013
Gary Corkin	Individual	Trustee	01/12/2015
Brian McLachlan	Individual	Trustee	01/11/2016
Chriton Christie	Individual	Trustee	01/11/2016
Ron Miller	Individual	Trustee	01/07/2016
Ian Grey	Individual	Trustee	01/07/2015
Sheryl Mai	Individual	Trustee	01/01/2012

Whangaruru North Residents and Ratepayers Association

# Community Funding Application Form

If you need help to complete this application form or would like to discuss your application, please contact the Community Funding Officer well before the closing date of the round you are applying to. Call 09 430 4200 or email [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz) to make an appointment.

Funding information and closing dates are at [www.wdc.govt.nz/funding](http://www.wdc.govt.nz/funding).

Application summary	
Organisation name	Whangaruru North Resident & Ratepayers Association Inc
Amount requested	\$ 120,000
Project name	Whangaruru North Community Centre

## Section 1: Applicant Details

*Tell us about your organization/group*

Group's postal address	10 Ngatiwai Place Whangaruru North RD 4	
Postcode	0184	Hikurangi
Group's bank account name:	Whangaruru Residents \$ Ratepayers Association Incorporated	
Group's bank account number:	12-3101-0096762-00	
Group's GST number	Nil	
Describe your group's purpose (e.g. "to provide mobility aids for the disabled in Northland")		

Community Interest; To promote and enhance the interests of the people of Whangaruru North and the environment in which they live; to promote the interests of all its members collectively and promote development of the community.

Representing Members opinions; To make representations on behalf of its members to any local body, authority or representative on matters affecting the members and community of Whangaruru North.

Who are your group's main contact(s) for this funding application?

Primary contact's name	Trevor Turnock
Position in group	Project coordinator
Email	sales@sierraasiapacific.co.nz
Daytime phone number(s)	0274 953 776
Second contact's name	Jude Thompson
Position in group	Chairperson
Email	Judeandtai@gmail.com
Daytime phone number(s)	021 445 504

## Section 2: Eligibility

Have you received funding from Whangarei District Council in the last three years?

☒ No

☐ Yes – if yes, ensure you have completed your grant reports and have met your grant obligations.

Does your group have a legal status?

✓ Yes – please provide:

- Your incorporated society or charitable trust registration number: 878147
- Certificate of Registration Charities Commission CC46818
- A copy of your latest statement of financial performance
- Evidence of your bank account details.

☐ No\* – you will need to either:

- Gain legal status (see <http://www.societies.govt.nz/cms/customer-support/faqs>), or
- Apply under the umbrella of a group that does (refer below).

### \*Umbrella Group Guarantee

Applicants that are not a registered charitable trust or incorporated society must apply under an umbrella group that is.

An umbrella group knows the applicant well and is willing to vouch for them and their project, and are prepared to accept legal liability and responsibility.

Grants are paid to the umbrella group for disbursement to the applicant in accordance with the grant agreement.

If the grant conditions are not met, Council may request the grant monies to be returned and/or may place restrictions on granting funds to the applicant and the umbrella organisation in future.

The following section is to be completed by an authorised officer of the umbrella group.

Umbrella group name	Not applicable
Society or trust number:	
Contact person	
Email	
Daytime phone number(s)	
GST number (or n/a)	

I confirm that our organisation is willing to guarantee and receive any monies granted to:

Applicant organisation: .....

Project name: .....

Signature

Date

Please provide evidence of umbrella group's bank account details and a copy of the latest financial statements.

## Section 3: The Project

Tell us what you want to do – Who, What, When, Where, Why, How

Describe your project in terms of the following:

Name of project	Whangaruru North Community Centre
Amount requested	\$120,000
When will this take place?	May 2019
Where will this take place?	Punipuni Rd, Whangaruru North
Who and how many people will benefit?	Current and future local community and visitors to Whangaruru North, Estimated to be in excess of one thousand people.

Ethnicities of likely beneficiaries of this project – tick as appropriate and include a percentage estimate for each that you think will benefit from this project:

<input type="checkbox"/> NZ European	Estimate %: 40
<input type="checkbox"/> Maori	Estimate %: 50
<input type="checkbox"/> Pacific Peoples	Estimate %: 5
<input type="checkbox"/> Other European	Estimate %: 3
<input type="checkbox"/> Asian	Estimate %: 2
<input type="checkbox"/> Middle Eastern/Latin American/African	Estimate %:
<input type="checkbox"/> Other ethnicity	Please specify: _____ Estimate %:

### Area of work

To help us understand where support is being requested, please select which of the following relate most closely to your project.

- ✓ **Arts and Culture** – Projects and activities that facilitate education and enjoyment of the arts and of culture for the people of our District.
- ✓ **Heritage and Environment** – Projects and activities that preserve and promote the heritage of our District and that protect and enhance the environment in which we live.
- ✓ **Recreation and Sport** – Projects and activities that enable participation and engagement in recreation and sport for people in our district of all abilities, ages and life stages.
- ✓ **Community Connectedness and Wellbeing** – Projects and activities that strengthen community cohesion and connectedness in ways that cultivate healthy, happy and positive relationships across our District.

**Tell us** about your request in the following questions. Be succinct and clear.

**The Idea** – Briefly explain what it is that you want to do:

We want to build a multi-purpose Community Facility/building at Bland Bay which is a much needed, supported and sustainable facility.

In this application we are seeking seed funding of \$120,000 to enable us to then make application to the NZ Lotteries Commission for the balance of \$180,000 . Lotteries require at least 30% own funding before they will consider any application such as this.

This has brought together all the requirements for funding and supporting information that proves it offers an excellent facility which will be sustainable and managed by an established and well respected Association which is at the heart of the Whangaruru / Bland Bay community.

**The Need** – How do you know there is a need for your project, programme or service?

The scope is to provide a much-needed multi-purpose community facility to be used by the whole Whangaruru North / Bland Bay community. Currently there is no such facility available other than the local Wharekai which is not always readily available and if a Tangi needs to be held there, then any other event has to be cancelled or postponed which is not ideal for all concerned.

The working relationship that has developed between Whangaruru North Residents and Ratepayers Association and Whangarei District Council has created the opportunity whereby securing external funding will enable the community building to be built.

The new facility aims to benefit the community as a whole and will provide and enhance the WNRRA provision of community services for the community members and the environment. The facility will enable the various community groups to undertake their activities and fundraising. All profit from fundraising and similar activities will be for the provision of community services, as described below, and will include but not limited to the following examples:

- Annual Bland Bay Family Fun Day (including sand castle competition, running / sack races, golf competition, sausage sizzle etc.)
- Raffles
- Pot Luck Community Dinners
- Market Days
- Whangaruru First Aid Emergency Trust fundraising activities
- WNRRA First Response fundraising activities
- Library / Book Exchange
- Pest Eradication Group
- Civil Defence Training / Meeting Facility and shelter
- Tramping Group Meetings
- Craft / Dancing Groups
- Exercise Programmes and Sporting Activities

It will also enable the WNRRA to have a single location / home and provide a sense of community cohesion.

<p><b>The Impact – What difference will your project make?</b></p> <p>Currently there is no such facility for the various community groups in Whangaruru North and when the community groups do have a meeting it is usually in a private home. A single Multi use facility as we propose will enable all the various community groups to have a base to which they can meet, hold fund raising activities and store their equipment when needed.</p> <p>The facility will improve the community health and well being by providing an area for community exercise programmes and sporting activities. Such as Pilates and Boxing which are currently being held in a private garage. Indoor bowls and Line dancing which are currently held in a number of different locations depending what is available.</p> <p>The facility will provide a base for Pest Control, Civil defence training, first aid and community awareness programs to be held.</p> <p>The Community at large will have a facility that will bring the total community closer together.</p>
<p><b>Your Readiness – What controls and checks do you have in place to manage the funding?</b></p> <p>Griffiths and Co have been our appointed Project Managers from the outset of this project. They have provided a comprehensive feasibility report which if requested we would happily provide. Griffiths will provide a monthly report on all aspects of this project once funding is in place.</p> <p>The associations financials are audited every year and the committee has a clear and defined process for the payment of invoices. Two signatures are required on any cheque raised by the Association.</p>
<p><b>Your Readiness – How ready is your organisation to deliver the project, programme or service?</b></p> <p>An in depth Feasibility study has been completed by Griffiths and Co and a copy is attached.</p>
<p><b>Collaboration – Who will you work with to deliver your project, programme or service?</b></p> <p>The funders involved, Local contractors, Griffith and Co as Project Managers.</p>
<p><b>Your Approach – How will you demonstrate value for money and the impact of your work?</b></p> <p>The impact of the Community Centre will be demonstrated by the value and improvement it will have on the whole community and well being of both the people and the environment of the Whangaruru North Area. This can be demonstrated by the fact that the centre will be provide the community groups a base to undertake their activities as below;</p> <ul style="list-style-type: none"> <li>• <i>Whangaruru First Aid Emergency Trust</i> Will be able to hold their fundraising activities such as the annual Pot Luck dinner which has previously held in the local Wharekai , which is hired for the event. Secondly they will be able to hold First Aid Training days.</li> <li>• <i>WNRAA First Response</i> Will have a base for storage of equipment, training and meetings. Along with a place to hold fundraising activities.</li> </ul>

- *Library / Book Exchange*  
A central place for the community Library / book exchange to be based at rather than scattered around various private garages in the area.
- *Pest Eradication Group*  
This small group of dedicated volunteers can use the venue for much needed fund raising for the supply of poison bates and new Gas operated pest removal devices. Also for training and meeting with DOC staff and Council staff re our ongoing pest eradication programme.
- *Civil Defence*  
Training / Meeting Facility and shelter, Whangaruru North is a very small and isolated community and in the event of any emergency the community facility will be the central point of gathering and providing shelter and assistance for those in need of it.
- *Tramping Group Meetings*  
Currently this very active group of trampers have no where to call home for their meetings and occasional fund raisers, this will become their base / home to meet and plan their various adventures.
- *Craft / Dancing Groups*  
We have a number of very dedicated Line Dancers who will use this facility on a weekly basis to practice their routines and develop new ones with the 4 public displays they perform each year, currently at a members large garage.
- *Pilates and Boxing Classes*  
Through trained volunteers the community has weekly Pilates and Boxing classes which are in a private garage. The facility will enable these sessions to grow and develop more
- *The Emergency Shelter*  
The Bland Bay Camping ground is north facing occasionally the camp ground may get hit with very heavy wind and rain during the cyclone season in the South Pacific and as a result campers can have their tents blown down and families holidays ruined due the storm. With the community centre we will be able to provide warm dry shelter to those families misfortunate enough to suffer that fate.

**Your Approach –** How does your project, programme or service meet best practice and is it evidence based?

As an Association we have worked with the Community over a number of years to identify the need and had a feasibility study completed which is evidence based (attached). We acknowledge the importance of professional project management particularly for a community project and to that end have engaged Griffiths and Co as our project managers. Griffiths and Associates are highly experienced in maintaining control of small to large scale projects, and we have confidence they will be both inclusive and transparent and ensure Best Practice across all facets of our project.

Once the facility has been completed the Whangaruru North Residents and Ratepayers Association will take over the ownership and management of the centre. The Association has prepared budgets and ongoing maintenance plans for the facility. This will then provide the committee the opportunity to hold fundraising events in " Off Their Own" .

In this application we are seeking seed funding from Council to the Value of \$120,000 which when added to our own contribution of \$30,000 we will then make application to the NZ Lotteries Commission for the remaining \$180,000 to complete the necessary funding to finish the project. Lotteries have advised us that in order to qualify for any funding from them we need at least 30 % of the Total Capital Project cost.

## Section 4: Project Budget

Provide a full list of your project income, fundraising and expenses. If your budget is detailed, provide a summary below and attach your budget separately.

Are you registered for GST?	<input checked="" type="checkbox"/>	No – your budget figures must <u>include</u> GST where applicable
	<input type="checkbox"/>	Yes – your budget figures must <u>exclude</u> GST where applicable
GST number		
<b>Project income</b> e.g. ticket sales 50 x \$10 = \$500.	Amount	
Whangarei District Council (Provisional approval)	\$120,000	
Lotteries Commission (Dependent upon Council seed funding approval)	\$ 180,000	
	\$	
	\$	
Total of other grants and donations	\$	
Own contribution / fundraising	\$ 30,000	
<b>(A) Total income expected</b>	\$ 330,000	
<b>In-kind support – please list</b> e.g. volunteer numbers, estimated hours work, plus any donated materials, equipment		
<b>Volunteer Numbers: 10</b>	<b>Estimated Hours Work:</b>	250
<b>Total project costs</b> Include <u>all</u> your project costs. e.g. materials, venue hire, promotion, equipment hire, personnel costs. If you have quotes, please attach them. You may be requested to provide quotes as evidence of some costs.		
<b>Skyline Construction 15m long x 10.2 wide single story building</b>	\$163,000	
<b>Concrete works</b>	\$ 22,547.07	
<b>Plumbing</b>	\$ 39,300	
<b>Drainage</b>	\$ 25,000	
<b>Fire protection</b>	\$ 23,000	
<b>Electrical</b>	\$ 18,000	
<b>Floor covering</b>	\$ 6,000	
<b>Painting</b>	\$ 9,002	
<b>Car Parking</b>	\$25,000	
<b>(B) Total expenses expected</b>	\$ 330,849.00	
<b>(C) Income less expenses</b>	\$	

## Section 5: Declaration

I undertake that I have obtained the consent of the group/organisation to make this application and provide these details.

I declare that the information supplied here is correct. If the application is successful, I/we agree to:

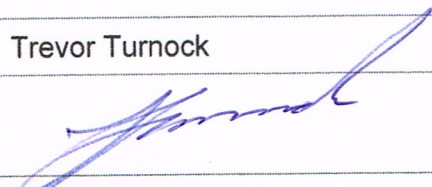
- provide a tax invoice to Whangarei District Council for the amount of the grant within one month of being advised of the grant for the event
- acknowledge Whangarei District Council in all publicity
- spend the grant on the purpose for which the application was made within 12 months of funding being approved
- return any unspent money to Whangarei District Council if the event is completed under budget
- meet any additional terms and conditions that may be set by the Community Funding Committee
- acknowledge that we will be liable to return any monies granted should any breach of the above conditions occur.

We will submit an Impact Report within two months of the completion of the project to Whangarei District Council attaching copies of all invoices and/or receipts accounting for the full amount of the grant. We understand that failure to do so will affect future funding applications.

We consent to the Whangarei District Council recording the personal contact details provided in this application, retaining and using this information to send us relevant Council information.

We understand that my name and/or the name of my group/organisation and brief details about the project/event may be released to the media or appear in publicity material.

We are aware that we have the right to have access to this information held by Council. This consent is given under the Privacy Act 1993.

Name	Trevor Turnock
Signature *	
Position in Group	Project Co Ordinator
Date	23/2/19

\* We prefer to receive applications by email (send to [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz)). To include your signature, print and sign this page then attach a scan or photo of it to your application email. Alternatively, you can post or deliver the printed form to us or pop in to sign it.

Final check – make sure you have:

- ☒ Checked that the budget balances and have accounted for GST
- ☒ Attached quotes where available
- ☐ Attached your group's (or the umbrella group's) bank account details e.g. Bank Deposit Slip
- ☐ Attached your group's (and the umbrella group's) most recent set of financial accounts

Send your completed application with supporting documents to [funding@wdc.govt.nz](mailto:funding@wdc.govt.nz).

◦ \     'Proof of Legal Status

- Incorporated Society
- Certificate of Registration Charities Commission
- 2018 Financial Statements
- Bank Deposit Slip

# CERTIFICATE OF INCORPORATION

## WHANGARURU NORTH RESIDENTS AND RATEPAYERS ASSOCIATION INCORPORATED

878147

This is to certify that WHANGARURU NORTH RESIDENTS AND RATEPAYERS ASSOCIATION INCORPORATED was incorporated under the Incorporated Societies Act 1908 on the 30th day of September 1997.

*Neville Harris*

Registrar of Incorporated Societies  
28th day of November 2008





# Certificate of Registration

## **Whangaruru North Residents and Ratepayers Association Incorporated**

This is to certify that Whangaruru North Residents and Ratepayers Association Incorporated was registered as a charitable entity under the Charities Act 2005 on 29 July 2011.

Registration number: CC46818

Sid Ashton  
Chair

Trevor Garrett  
Chief Executive

# Whangaruru North Residents & Ratepayers' Association Inc.

## Chairperson:

Megan Cunningham-Adams  
P O Box 19321  
Avondale 1746



## Secretary:

Dianne Hughes  
2 Punipuni Rd  
Bland Bay

## Whangaruru North Residents & Ratepayers Association Inc. Financial Statements for the 12 months ended 31 December 2018

### Statement of Income & Expenditure

	2018	2017
<b>Income</b>		
Subscriptions	\$ 1,570	\$ 1,430
Interest	\$ 832	\$ 766
Grants		
Whangarei District Council - Admin Grant	\$ 700	\$ 700
Net Surplus Family Fun Day	\$ 995	\$ 295
Net Surplus Outdoor Movie Nights		\$ 232
Give A Litte Page		\$ 50
Fundraising - Raffles / Marketdays	\$ 1,132	\$ -
Donations for Community Projects		
General	\$ 69	\$ 94
Road to Boat Ramp	\$ 566	\$ 1,367
Pests	\$ 7,978	\$ 2,146
First Response Fire	\$ 10,882	\$ 1,025
	<u>\$ 24,724</u>	<u>\$ 8,105</u>
<b>Expenditure</b>		
Community Projects		
Camera	\$ -	\$ 308
Pest Eradication	\$ 5,149	\$ 2,294
The Base	\$ 611	\$ -
First Response Equipment Expenses	\$ 158	
First Response Ongoing Running Costs	\$ 406	\$ 477
Donation to Rawhiti Fire (From Members)	\$ -	\$ 550
Vehicle Insurance - 3rd Party Insurance - First Response	\$ 288	\$ 259
Public Liability Insurance - Pest Eradication & First Response Fire	\$ 1,150	\$ 1,127
Charities Commission - Registering Financial Accounts	\$ -	\$ 51
General Expenses	\$ 76	\$ 194
Rent - The Base	\$ 575	\$ 575
2018 Fun Day Expenses	\$ 263	\$ -
Road to Boat Ramp	\$ -	\$ 2,047
	<u>\$ 8,674</u>	<u>\$ 7,882</u>
<b>Excess of Income over Expenditure</b>	<u>\$ 16,050</u>	<u>\$ 223</u>

### Statement of Financial Position as at 31 December 2018

<b>Accumulated Funds</b>		
<b>Balance Brought Forward</b>	\$ 30,967	\$ 30,744
Excess of Income over Expenditure for the year	\$ 16,050	\$ 223
	<u>\$ 47,017</u>	<u>\$ 30,967</u>

### Represented by:

#### Current Assets

ASB Bank Ltd - Cheque Account	\$ 6,945	\$ 6,734
ASB Bank Ltd - Fast Saver	\$ 16,096	\$ 1,016
ASB Bank Ltd - Term Deposit	\$ 18,614	\$ 18,015
ASB Bank Ltd - Term Deposit 2	\$ 5,361	\$ 5,204

#### Total Assets

<u>\$ 47,017</u>	<u>\$ 30,967</u>
------------------	------------------

These Assets are represented by the following categories:

Whangaruru North Residents & Ratepayers	\$ 25,389	\$ 23,304
First Response Fire Reserve Fund	\$ 1,000	\$ 1,000
Punipuni Road Reserve Fund	\$ 3,593	\$ 4,020
Donations Pest Control	\$ 5,461	\$ 2,643
Donations/Fundraising First Response Fire	\$ 11,574	
	<u>\$ 47,017</u>	<u>\$ 30,967</u>

**ASB**

ASB BANK LIMITED  
KAMO

Depositor's Name \_\_\_\_\_

Reference ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Credit account of \_\_\_\_\_

WHANGARURU RESIDENTS & RATEPAYERS  
ASSOCIATION INCORPORATED

Funds included in this deposit cannot be drawn against until proceeds have been cleared.

## Deposit

Notes	No.	Amount
\$100		
\$50		
\$20		
\$10		
\$5		
Coin		
Cheques (per back)		
\$ _____		

⑈ 1231011: 0096762000 ⑈ 50

## Appendix Two – Griffith Associates Feasibility Study

# Whangaruru North Residents and Ratepayers Association Incorporated

## FEASIBILITY REPORT



Prepared by Griffiths & Associates Ltd Darren  
Tantau, Trevor Griffiths, Nerida Hawkins March  
2016

[www.griffithsandassociates.co.nz](http://www.griffithsandassociates.co.nz)



For everything property and construction

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## EXECUTIVE SUMMARY

The feasibility report and information attached seeks to encourage completion of a 15m (length) x 11m (wide) Multi-purpose Community Facility Shed at Punipuni Road, Bland Bay, Northland. The Multi-purpose Community Facility Shed will provide the local residents with a large facility to hold community events and create a sense of community cohesion.

The Multi-purpose Community Facility Shed is to be built on land owned by Whangarei District Council. The land for the development is leased from the District Council by the Whangaruru North Residents and Ratepayers Association Incorporated (WNRRA).

The completed multi-purpose building will be owned and managed by WNRRA which currently does not have a base to work / operate from.

The development of the Multi-purpose Community Facility building which has a cost of \$304,142.80 (incl. GST) for the entire project has been worked upon for a number of years.

During this time WNRRA have secured seed funding from Whangarei District Council amounting to \$20,000, and have committed \$10,000 of their own funds to help get to the funding application stage. The WNRRA requires additional funding of \$284,142.80 (incl. GST).

This is predominantly a capital project that will improve both the recreational and community infrastructure of Whangaruru North and have a wide impact throughout the Bland Bay District by encouraging greater community participation in events.


The building will have facilities to hold meetings, community events, a book club library storage, line dancing club activities and all community related events for the Residents and Ratepayers. The building will also include provision to install toilets and kitchen facilities.

The Association is very well established in the local community as it was formed by the local residents in 1996. Through various activities, both community and environmentally minded, the WNRRA continues to cement its presence and help the community grow and develop.

The Association is committed to encouraging full use of the new facility by external groups and community organizations. It will adopt a management policy for this new amenities block to enable a strong community identity to develop. It has a policy of being fully inclusive to all recreational, cultural and community group activities.



The Whangaruru North Residents and Ratepayers Associations plan is clear and the development of this building will enable them to strengthen their services in the community and provide a valuable community facility. Their financial status and cash flow forecast shows that they can sustain the proposed new building.



---

**Signed:** T C Griffiths – Fellow NZIOB, RCM, HNC, ONC, Certified Building Professional  
**Date:** April 2016



## GENERAL INFORMATION

### PURPOSE

The purpose of this feasibility report is to show that the proposed new WNRRA Multi-purpose Community Facility building at Bland Bay is a much needed, supported and sustainable facility.

This has brought together all the requirements for funding and supporting information that proves it offers an excellent facility which will be sustainable and managed by an established and well respected Association which is at the heart of the Whangaruru / Bland Bay community.



### SCOPE

The scope is to provide a much needed multi-purpose community facility to be used by the whole Whangaruru / Bland Bay community.

The working partnership relationship that has developed between Whangaruru North Residents and Ratepayers Association and the Whangarei District Council has created the opportunity whereby securing external funding will enable the community building to be built.

The new facility aims to benefit the community as a whole and will provide and enhance the WNRRA provision of community services such as fundraising activities. All profit from fundraising and similar activities will be for the provision of community services, as described below, and will include but not limited to the following examples:

- Annual Bland Bay Family Fun Day (including sand castle competition, running / sack races, golf competition, sausage sizzle etc.)
- Raffles
- Pot Luck Community Dinners
- Market Days
- Whangaruru First Aid Emergency Trust fundraising activities
- WNRRA First Response fundraising activities
- Library / Book Exchange
- Pest Eradication Group
- Civil Defence Training / Meeting Facility and shelter
- Tramping Group Meetings
- Craft / Dancing Groups

It will also enable the WNRRA to have a single location / home and provide a sense of community cohesion.

## LOCATION

The bare land (highlighted) is situated on Punipuni Road, Whangaruru North.

WNRRA lease part of this block.

WDC Property Information Maps and District Plan Maps – Refer Appendix 1.



---

## PROPRIETORS

The land is owned freehold by Whangarei District Council. The Council have agreed to lease part of the land (9076 square meters) at Punipuni Road, Whangaruru North.

The terms of lease is Thirty Five (35) years and will commence on 1<sup>st</sup> October 2012 and expire on 30<sup>th</sup> September 2047. (Lease Agreement attached, Refer Appendix 2).

**Exert from the Lease Agreement** (page 4) : Required Use : ‘Bare land upon which the Tenant can construct community facilities, such to comprise initially a bay five shed and office with concrete floor, a wash down area and a metal carpark, and such other appropriate associated facilities as the Tenant requires to provide and enhance its provision of community services.

The Whangarei District Councils Infrastructure and Services Department administers the bare land. The land has been classified as a reserve and Council takes responsibility for the rates. The management responsibility for the upkeep of the building will be controlled by WNRRA.

---

## CERTIFICATE OF TITLE PLAN AND PROPERTY DATA

### Certificate of Title

- Identifier : 40708
- Land Registration District : North Auckland
- Date Issued : 31 May 2002

### Whangarei District Council - District Plan Environment

- Legal Description: Lot 4 DP 120472 as contained in CFR 40708
- Assessment Number: WDC0030005202
- Property ID: 106718
- Address: 0 Punipuni Road, Hikurangi
- Land Area: 2.5786
- Land Area Leased: 9076 square meters

WDC – Certificate of Title Plan and Property Data – Refer Appendix 3



## BACKGROUND – ORGANISATION INFORMATION

The Whangaruru North Residents and Ratepayers Association has a long history in this small rural community.

It began with the inaugural meeting being held on 28<sup>th</sup> December 1996 with a local resident, Alan Moore, as the first elected chairman.

Since that early meeting Annual General Meetings have regularly been held, and an elected committee has worked with council and supported them in their actions to make our community a great place to be.

Tar sealing of roads, erection of a security camera, establishment of a pest control programme, signage, development of Te Akau Bay Reserve, establishment of a Civil Defence co-ordinator, support for the establishment of a First Aid group, are but some of the work that has been done over the last 16 years by the WNRRA.

---

### INCORPORATED SOCIETY

Whangaruru North Residents and Ratepayers Association Incorporated was incorporated under the Incorporated Societies Act 1908 on the 30th day of September 1997.

Incorporation number: 222389 – Certificate of Incorporation – Refer Appendix 4.

The affairs and business of the Association is controlled and managed by the Management Committee consisting of 8 volunteers. These committee members are made up of a mix of local residents and bach owners. This group of people provide stability and excellence in the management of the association. Details of the committee are contained in Club Membership (page 15).

The Association currently does not have a base that they can call home and they hold their monthly meetings in one of the members' basements, which is not ideal for meetings.

---

### REGISTERED CHARITY

Whangaruru North Residents and Ratepayers Association Incorporated was registered as a charitable entity under the Charities Act 2005 on 29 July 2011.

Registration number: CC46818 – Registered Charity Certificate – Refer Appendix 5.

---

### RULES

Association Rules – Refer Appendix 6

---

### MEETING MINUTES

Meetings are held monthly – Refer Appendix 7

---

### RELEVANT STATEMENTS

- Relevant Bank Statements – Refer Appendix 8
- Financial Statements Year End 31 December 2015 and Audit Report – Refer Appendix 9
- Exemption Certificate for Tax – Refer Appendix 10

## WNRRA – PROJECT PLAN, AIM, PURPOSE, VISION

The plan for this project began because the Associations activities have continued to steadily grow and it currently does not have a cohesive base.

Some of the local community activities that the Association supports include first aid, pest control and first response. Each of these activities have a lot of equipment, gear and material associated with them. All this equipment, gear and material is currently scattered throughout the area at various local residents properties. As this is not ideal the members of the WNRRA discussed developing a multi-purpose community facility within the Bland Bay Area.

This facility will create a sense of unity and provide a location for people to participate in community events in one dedicated location and continue to support the community.

The committee worked with the Whangarei District Council to secure the lease on the property at Punipuni Road and some seed funding to get the project to the point of being able to apply for funding.

The WNRRA agreed to contribute some of its reserve funds and to continue to fundraise to support this project and make it the WNRRA's main focus throughout 2015/16.

A significant amount of work has gone into the planning of the project. Griffiths & Associates Limited have been involved in advising the WNRRA on issues regarding the funding feasibility application, building consent and application.

Plans are completed, building consent BC1600484 and PIM PM1600108 have both been lodged. (Refer – Appendix 11)

When Building Consent is received, building can be started subject to funding being secured.

---

### AIM OF THE PROJECT

To provide the local community with a large multi-purpose community facility shed to hold community events thus creating a sense of community cohesion.

The multi-purpose building can/will feature:-

- Be easily accessible for the disabled
- Have adequate parking
- Indoor Bowling club equipment and meetings
- Storage of pest control equipment, books, records
- Be available to community groups to hold dances, training, exercise classes, meetings
- Emergency shelter for Campers in storms

---

## ASSOCIATION PURPOSE

The objects of the Association are as follows:

**Community Interest:** To promote and enhance the interest of the people of Whangaruru North and environment in which they live; to promote the interest of its Members collectively and to promote development of the community.

**Representing Members opinions:** To make representations on behalf of its Members to any local body, authority or representative on matters affecting the Members and community of Whangaruru North.

---

## THE VISION

To contribute to the provision of a local community facility to hold community events thus creating a sense of community cohesion in one single location.

Not only will the facility be able to store vehicles, equipment and files relating to each community activity which will enable each group to perform their duties more effectively, the facility as a whole will benefit the community immensely and provide a sense of community spirit.

---

## WNRRA – PROGRAMME, BUILDING PLANS, BUILDING CONSENT APPLICATION

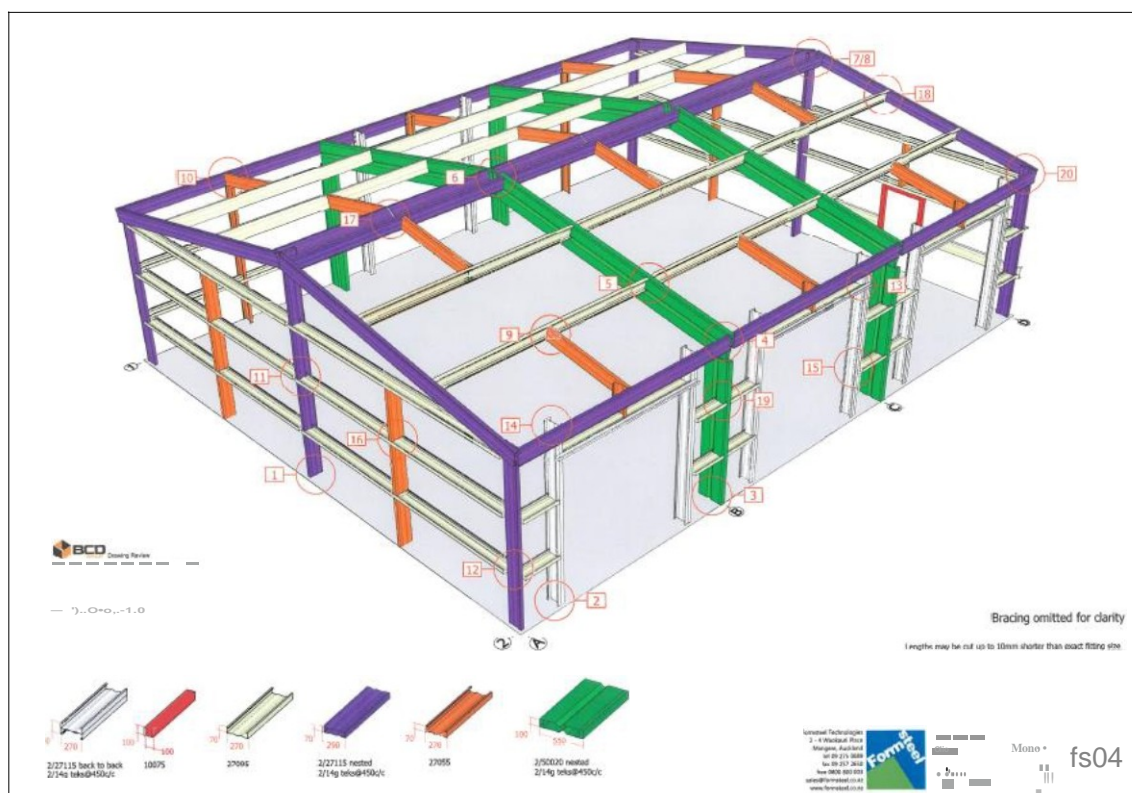
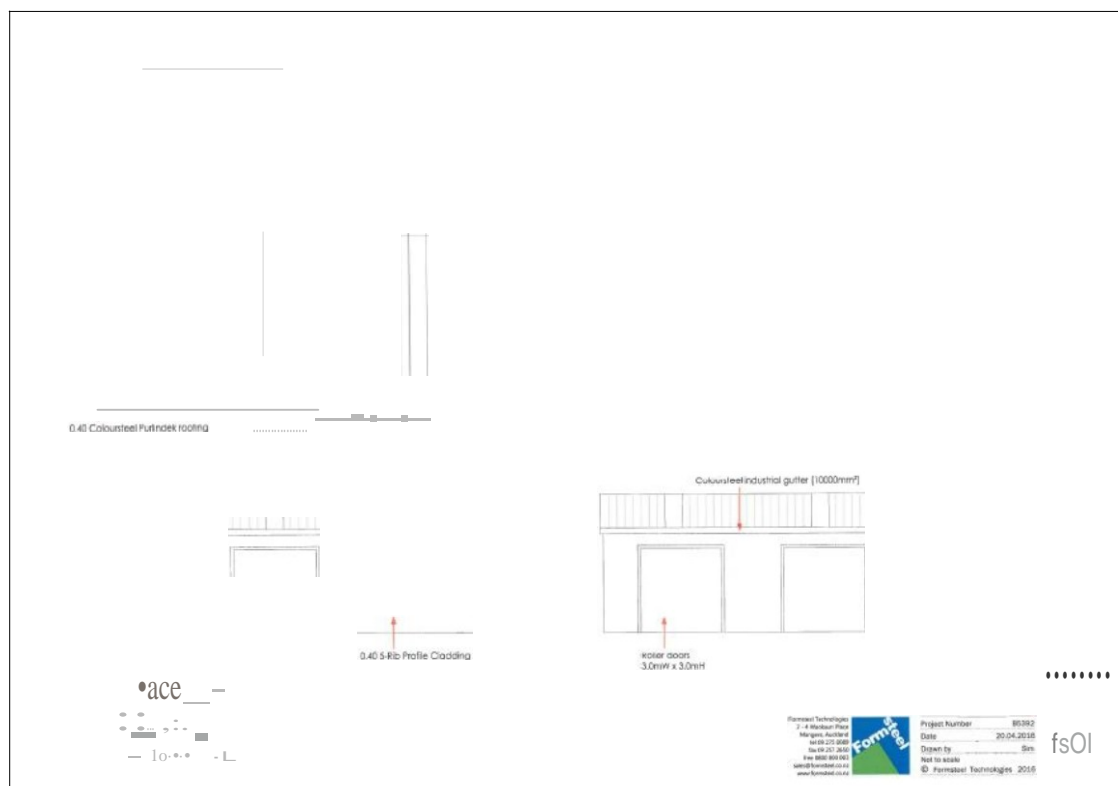
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## PROPOSED TIMELINE

<b>April 2016</b>	Lodge Building Consent (completed)
<b>May 2016</b>	Apply for funding to Foundation North (completed)
<b>June – July 2016</b>	Building Consent Received
<b>August 2016</b>	Apply for funding to Lotteries Commission
<b>September 2016</b>	Await funding decision from Foundation North
<b>October 2016</b>	Apply for funding to Ministry of Civil Defence
<b>November 2016</b>	Await funding decision from Lotteries
<b>December 2016</b>	Await funding decision from Ministry of Civil Defence
<b>Jan – Feb 2018</b>	Start Civil works and foundations
<b>Feb – April 2018</b>	Complete facility construction

## WHANGARURU NORTH MULTI-PURPOSE COMMUNITY FACILITIES BUILDING PLANS

Full set of plans are attached. BC1600484 and PM1600108 have both been lodged 29th April 2016 with the WDC-Refer Appendix 11



## EXISTING FACILITIES

Currently the WRNNA does not have any existing facilities.

## PROPOSED NEW FACILITIES

The feasibility report and information attached seeks to encourage completion of a 15m length x 11m wide Multi-purpose Community Facility Shed at Punipuni Road, Bland Bay, Northland.

The Multi-purpose Community Facility Shed will provide the local residents with a large facility to hold community events including meetings, training, fun days and fundraising activities adding to a sense of community cohesion.

The building is to be able to hold meetings, training sessions and many community events. It perform training exercises for Civil Defense Residents and Ratepayers equipment, assets and files. As well as the many and varied activities of the different groups within the surrounding community.

A full set of plans of the building layout have already been completed – Refer Appendix 11.

The design of the building ensures security is paramount. The location is easily accessible by local residents. The design provides possibility for the future as the community grows.

---

## ENVIRONMENTALLY SUSTAINABLE

The new community facility has been designed with practicality and ease of function in mind.



## MANAGEMENT OF PROPOSED NEW FACILITY

The community facility will be managed by the existing WNRRA management team using the existing resources and structure of the club.

Funding for ongoing maintenance and running costs for the community facility are minimal and have been planned and budgeted for. It is expected that the WNRRA membership numbers will grow as a result of having the new facility and the increase in subscriptions will help fund some operating costs.

The WNRRA does however plan to continually fundraise and may apply for grants from time to time to help cover their operating and maintenance costs.

## ROLES AND RESPONSIBILITIES FOR COMMITTEE

- To establish and maintain an identified Purpose, Mission, Vision and Aims
- Conduct affairs of the Association subject to the direction of General Meetings
- Provide good governance for the Association
- Maintain financial objectives
- Act in good faith and in the best interest of the Association and its Members at all times
- Develop a Management Plan for the proposed new facility

## NEAREST SIMILAR FACILITY

There are no similar facilities within the Whangaruru Area.

Within the local area there are two Maraes, however these charge for holding any community or social events, they are not always available on a daily basis and advanced bookings can be cancelled at any time by the Marae Committee. Unfortunately neither Marae is available to store equipment or files related to the community groups.

## NEED FOR THE PROJECT

This project is very important to the Whangaruru North Residents & Ratepayers Association as it will help encourage community participation, create the sense of unity and provide a location for people to participate in community events along with supporting the community.



The WNRRA activities continue to grow each year and it currently does not have a cohesive base. Some of these activities include supporting first aid, pest control, indoor bowls, first response and civil defence and each of these activities has a lot of equipment, gear and material associated with them. All this equipment, gear and material is currently scattered throughout the area at various local residents properties which is not ideal.

Through these activities both community and environmentally minded the WNRRA continues to help the community grow and develop.

Without the multi-purpose community facility building, it will be hard to grow and develop the community and create a sense of purpose and unity. Secondly the assets of the WNRRA would continue to deteriorate as they are left out in the open exposed to all the elements.

Attached letter to confirm the use/purpose of the multi-purpose community facility shed – Refer Appendix 16.

## CLUB MEMBERSHIP

Currently the WNRRA has a membership of 45 financial members.

However the wider Whangaruru Area has a usual resident population of 150 people based on the 2013 Census Data. This does not take into account the weekend bach owners who regularly visit the area and are an important part of the local community. We estimate that this would increase the local population by 100 to 150 people on any given weekend.

We believe once we build a community facility that the membership of the WNRRA would increase as the facility would increase the sense of community and give people a place to gather for community events.

The WNRRA structure consists of a Management Committee and sub committees relating to specific projects.

The Management Committee consists of the following people:-

- Chairperson – Megan Cunningham - Adams
- Secretary – Dianne Hughes
- Treasurer – Serena Turnock
- Committee Member – Roy Hughes
- Committee Member – Don Webb
- Committee Member – Jim Martin
- Committee Member – Tony Eastern
- Committee Member – Alex



The WNRRA has the following sub committees:-

- Pest Control
- First Response
- Punipuni Road Project

In 2012/2013 the Whangarei District Council undertook a Coastal Peak Population (refer appendix 12). This survey estimated that over peak periods the population of the wider Whangaruru Area swells to over 3,500 people. This is an important factor for this project as the community facility would provide a base for the WNRRA to hold community events for visitors to help fundraise.

## PREFERRED LOCATION AND SUITABILITY

The site at Punipuni Road that has been leased from the Whangarei District Council is the only available piece of land that is suitable and affordable to build the community facility.

The GeoTech engineering requirements for the building platform have been prepared by Derek Booth Consultancy t/a DBCON (Engineering, Surveying, Planning). DBCon have undertaken a full geotech report on the site. The chosen site is above the water table and meets the requirements for being the best site for this community facility.

Refer Appendix 13 – DBCON Engineers Soil Tests and Site Assessment Report

## IMPACT ON NEIGHBOURS

The site is in an area which comprises of rural and low level residential activity. The proposed multi-purpose community facility will have no adverse effect on neighbours.

The local community is fully supportive of the new multi-purpose community facility.

Refer Appendix 14 – Letters of Support



## PROPOSED USERS OF THE FACILITY

- Whangaruru Residents and Ratepayers Association
- Whangaruru Civil Defence
- Whangaruru First Aid Emergency Trust
- Whangaruru Pest Control
- Whangaruru First Response Group
- Whangaruru Line Dancers
- Whangaruru Trampers
- Bland Bay Motor Camp
- Local Area Community Groups
- Local Indoor Bowls Group

The WNRRA is currently in discussions with the following potential future users of the multi-purpose community facility:

- Coast Guard
- Local Exercise Groups - Yoga, Pilates and Cross/Fit Training Classes
- Friendship Group
- Local Fishing Group
- Neighbourhood Watch

---

## SUMMARY OF USES

- Meetings, dances
- Community Clubs and Societies, Playgroup, Exercise Classes
- Training and Education
- Charity Functions
- Storage of operation records/equipment

Refer Appendix 15 – letter to confirm use of multi-purpose community facility shed



## COMMUNITY SUPPORT

The WNRRA has received overwhelming support from a wide range of groups and individuals.

The Whangarei District Council have given their full approval and support to the development of the multi-purpose community facility on their land and have provided the seed funding to help the WNRRA get to the application for funding stage – refer to first letter of support from Mayor Sheryl Mai.

The following community groups have given their support of the Community Facility – refer Appendix 14 – Letters of Support

- WDC – Office of the Mayor Sheryl Mai
- Whangaruru First Aid Emergency Trust
- Whangaruru Pest Control Group
- Whangaruru Line Dancers
- Bland Bay Camp Ground
- Whangaruru North Civil Defence Coordinator
- Whangaruru Tramping Group
- Bland Bay Book Club
- WNRRA First Response Group

## VIABILITY OF PROJECT

Notwithstanding the fiscal reasons for support of the project, forecast growth, bank balance and local support, then this project is the right one in the right place and is to be run by an established Association with a good reputation within its local community.

- The Whangarei District Council supports the development of the site as it suits its growth model for improving community facilities
- The Whangarei District Council has shown financial support by way of a contribution to project costs
- The project has chosen a local supplier
- Griffiths & Associates manage these situations regularly and control the cheque book as ‘gate keeper’ during the build process
- Local Community involvement/use and support will be substantial

## FINANCIAL SITUATION

The costs to run the facility have been estimated to be in the region of \$2,000 pa. This is based on the nature of the facility and the degree of use by the community. This will account for annual lease fee, power and insurance together with a sum for general maintenance and upkeep.

This is also backed up by the large volunteer force that will help with upkeep in terms of general maintenance, cleaning and security within the community facility.

The WNRRA is well managed by a group of skilled individuals that bring operational, fiscal and construction knowledge to the fore, not to mention lots of time and energy contributed to help bring the community together.

The club has committed a total of \$10,000 of their own funds to the project and they still have reserves to cover any shortfalls and the members are committed to undertake regular fundraising activities.

### Whangaruru North Residents & Ratepayers Association - New Facilities

1 April 2016

ITEM	DESCRIPTION	COST p.a.
1	Annual Lease Fee	\$ 500.00
2	Insurances – Building	\$ 800.00
3	Maintenance	\$ 200.00
4	Power	\$ 500.00
	<b>TOTAL</b>	<b>\$ 2,000.00</b>

## COST PLANNING FOR PROPOSED MULTI-USE COMMUNITY FACILITY

The initial feasibility budget sum of \$312,972 was prepared by the WNRRA by obtaining quotes from Wide Span Sheds, Total Span Sheds and Trigg Construction on a supply and build basis.

The budget cost has been reviewed by Trevor Griffiths (RCM, HNC, ONC, FNZIOB, City & Guilds Civil Eng.) of Griffiths & Associates Ltd and a further budget sum has been obtained from Trigg Construction.

Trigg Construction Estimate Information is contained in Appendix 16.

A breakdown of the indicative cost items is below and refer to Appendix 17.

The Whangaruru North Residents & Ratepayers Association requires funding of \$284,142.80 incl. GST to complete the building project.

The Whangarei District Council have provided \$20,000 seed funding towards this project.

Due to the various closing dates for funding, applications will also be made to The Lotteries Commission and Ministry of Civil Defence & Emergency Management.

If any form of funding or contribution is received during the funding review process each funder will be notified of any change in circumstances of the shortfall sum.

- **Total sought from Foundation North** **\$284,142.80**

### *Proposed Multi-Purpose Community Facility Schedule Estimate*

<u>Description</u>	<u>Estimate</u>
<b>Construction</b>	-
<i>Foundations</i>	\$ 31,481.00
<i>Multi-purpose Community Facility Shed</i>	\$ 61,128.00
<i>Plumbing, Drainage, Electrical</i>	\$ 9,000.00
<i>Allow for all Preliminary and General, Margin, initial design</i>	\$ 28,225.00
<b>Sub Total</b>	<b>\$ 129,834.00</b>
<b>Services</b>	
<i>Fire &amp; Electrical Services</i>	\$ 24,000.00
<i>External Works - power to boundary</i>	\$ 37,250.00
<i>Access drive and hardstand area</i>	\$ 23,500.00
<i>Allow for Contingency 5%</i>	\$ 16,188.00
<i>Professional / Designer / Engineer / Survey / Fire Report</i>	\$ 29,500.00
<i>Consent (WDC)</i>	\$ 4,200.00
<b>Sub Total</b>	<b>\$ 134,638.00</b>
<i>Subtotal excluding GST</i>	<b>\$ 264,472.00</b>
GST	39,670.80
<b>BUILD TOTAL ESTIMATE including GST</b>	<b>\$ 304,142.80</b>
<i>Less the seed funding granted by WDC of \$20,000</i> <b>- Build Total Estimate (incl. GST)</b>	<b>\$ 284,142.80</b>

The application is being made under the category of **Places** Funding. The project fits with the criteria of enhancing facilities which enable greater community participation and allows an excellent community facility to become a well recognised community asset as well.

This feasibility is accompanied by completed application form applicable to Foundation North.

WNRRA are aware that funding granted won't be 100% of funds asked, therefore the Association will be applying for funding from both:

- Lottery Community Facilities – closing 31 August 2016
- Ministry of Civil Defence & Emergency Management – closing 1 October 2016





Whangaruru Civil  
Defence

Whangaruru Pest Control Group



A training and education facility is much needed to help support the fantastic work of this **voluntary group**. Be able to help store valuable equipment and a poison shed.





Whangaruru Tramping Group



Bland Bay Motor Camp

## CONSULTANTS

Project Manager

Griffiths & Associates Ltd  
127 Bank Street, Whangarei  
[www.griffithsandassociates.co.nz](http://www.griffithsandassociates.co.nz)  
Ph: (09) 430 3072



Clients representative

Serena Turnock (Treasurer WNRRA)  
Ph: 027 547 2264

Contractor

Trigg Construction



## Appendix Three – Letters of Support

## Office of the Mayor

29 April 2016

Foundation North  
PO Box 68-048  
Newton  
Auckland 1145.

To whom it may concern,

### **Whangaruru North Community Facility Project**

I am writing in support of the funding application from the Whangaruru North Residents and Ratepayers Association Incorporated (WRNNA) for their Community Facility Project.

We believe that this project will enhance the Associations ability to provide community services and create a much needed sense of community spirit within the area.

We have already committed to the project by providing \$20,000 seed funding to enable the project to progress to the stage where the Association can apply for capital funding.

We have given a further commitment by entering into a long term lease agreement of 35 years with the WRNNA for the land. This land has been classified as a reserve and Council takes responsibility for the rates.

I fully endorse this application. Both the Whangaruru community and Whangarei will gain from this facility and I therefore request that this application for funding meet with favourable review and a successful outcome.

Yours faithfully,



**Sheryl Mai**  
**Mayor of Whangarei**

**Whangaruru North Residents & Ratepayers' Association Inc.**

**Chairperson:**  
Megan Cunningham-  
Adams  
P O Box 19321  
Avondale 1746



**Secretary:**  
Dianne Hughes  
2 Punipuni Rd  
Bland Bay  
09 927 2703  
09 817 4327

1 May 2018

The proposed Community facility to be built at Punipuni Rd, Whangaruru North would be a great asset for our Civil Defence group.

We totally support the application by the Whangarmu North Residents and Ratepayers Association as a facility such as proposed would be a great benefit for Civil Defence training exercises, which we hold twice a year but have no fixed base to operate from. We will also be able to store our emergency equipment and supplies in this building.

We hold one major and another smaller Civil defence exercise during each year and in the past we have only been able to use a public space as our Control Centre, Community Facility will enable our group to have a fixed based and will be advertised as such to the community at large at Whangaruru North.

The larger of our two training exercises involve Civil Defence, Coast Guard and St John's and the Police and had to be cancelled in 2015 due to inclement weather and no suitable facility to use as a Control Base.

Diane Pascoe  
Whangaruru North Civil Defence Coordinator



Whangaruru North Residents and Ratepayers Association (WNRRA)

12 May 2017

To whom it may concern,

I am a founding member and Chairperson since 2008 (recently retired) of the WNRRA Pest Control Group.

I helped organise the setting up of the Bland Bay Community Pest Control Area in conjunction with the Northern Regional Council in 2008 and the group has been active since. Providing trapping and baiting of pests on most of the Whangaruru North Peninsular private land.

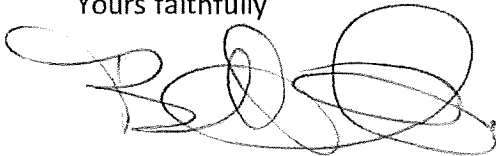
We fundraised for a poisons shed, for safe storage of all our poisons, which to date has been situated on private land. It should ideally be contained within a Community facility, together with equipment associated with this ongoing program.

Therefore we are very supportive of a community based facility as proposed in Punipuni Road as this would provide much better accessibility and security.

Whangaruru North is an active community, with a number of services and groups with equipment etc. that need storage and security.

We are very much hoping that the funding application will be successful to provide a shed base from which all the community services can operate.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Bill Hurst', with a large, stylized flourish at the end.

Bill Hurst

Retired Chairperson of the WNRRA Community Pest Control Group

# WHANGARURU FIRST —AID EMERGENCY TRUST

Registered Charitable Trust: CC401 19

Whangaruru North Residents and Ratepayers Association  
(WNRRA)

Secretary:Linda Melville  
RD4 Hikurangi  
Ph: (09) 4336888

[E-mail: raylin@xtra.co.nz](mailto:raylin@xtra.co.nz)

23 June 2016

To Whom it may concern,

Re Application from WNRRA for funding for Community Shed Facility in Puni Puni Rd Bland Bay

We endorse and support the application for funding for the proposed Community Centre facility which we see as providing enormous benefit to the community at large and in particular for us.

We are a group of trained First Aiders involved in the provision of a voluntary 24 hours day 7 day a week first response call Out for medical emergencies in this area. We attend 120 call outs a year on average. This service has been provided since 1999.

Over the course of those years the First Aid trust has accumulated both First Aid supplies and equipment. We also have a 4 wheel drive vehicle registered as an Ambulance and used solely for providing first response call out to emergencies requiring first aid.

We understand the community centre facility will be utilized by several other community groups who we work in conjunction with, viz, Bland Bay First Response to Fire group, Whangaruru North Civil Defense and Whangaruru Coast Guard. We do regular joint training exercises with these groups and this facility will prove invaluable for these exercises.

Yours faithfully



Claire Hurst (Treasurer) 094336566  
Linda Melville (Secretary)



Whangaruru Line Dancers  
Secretary  
E.B. George  
R.D. 4  
Hikurangi  
NORTHLAND

12 June 2017

***To Whom It May Concern***

We here in our Whangaruru Community are very fortunate to have the Whangaruru First Aid Response Group in our area. They do a marvellous job and make us in the community feel relieved that help is just down the road should we need help - and not an hour or more drive to the nearest medical centre.

Our Whangaruru Line Dancers like to have dancing classes once or twice a week - but it only happens when the Marae is available. We find that the exercise we get from line dancing helps to keep us physically well which in turns helps to keep us in good health.

We are in full support of the Whangaruru Residence & Rate Payers group to build a Community centre and would definitely utilize the facility for more classes should they be successful in their application for funding to help erect such a building.

Etere Betty George

Email -rgmail.corn  
Phone: 4336729

27th July 2017

Bland Bay Camp Ground  
765 Whangaruru North Rd  
Whangaruru North 0184

To Whom it May Concern.

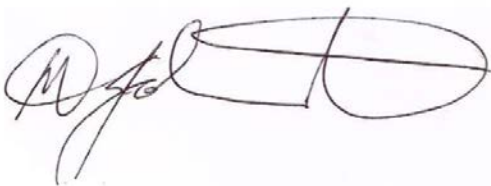
We would like to register our full support of the proposed Community Building that the Whangaruru North Residents and Rate Payers Association are seeking to build at Puni Puni Rd, Whangaruru North.

It is proposed that the local first aiders will be housed in the Community Building. As the Camp ground Managers my wife and I occasionally have to refer campers to the local first Aiders who provide an excellent service around the clock and this proposed building will only enhance that service for all the local community.

Another possible use for us at the camp ground in association with the Local Civil Defence Co-ordinator is that during the course of the summer months we can endure a severe storm from time to time which can flatten or damage tents with wind and rain and cause a lot of stress for families and their young children. The proposed Community Building has been offered as shelter for families during an evacuation in these storms.

Currently we have no such facility that we can call on in short notice for just such a situation as occurred on New Years Eve this year, which had we, it would have saved a lot of families children and possessions from wind and rain damage.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Wayne Johnstone', followed by a large, stylized oval flourish.

Wayne Johnstone  
Bland Bay Camp Manager

Bland Bay Book Club Bland  
Bay  
Whangaruru North  
Northland

28th March 2016

To Whom it may concern.

The above Book Club is an informal group of locals, some weekenders and some fulltime residents, who provide and use the books from our library. As we do not have any permanent facility to hold our library we do very much support the building of the proposed Community Hall. Currently our books are stored at various members houses in Cartons which is less than ideal.

By being able to be based at the Hall would enable our group to grow in numbers and enlarge our library which is available for all to use and be a part of.



Jenny Couper  
(Jenny Couper)

Whangaruru Tramping Group  
Jill Northey, organiser  
26 Ohawini Rd,  
Oakura Bay  
Northland

25 July 2017

To whom it may concern

The Whangaruru Tramping Group is pleased to give our full support to the proposed community building that the Whangaruru North Residents and Ratepayers Association are hoping to build in Bland Bay.

Our's is an informal group which has been running fortnightly tramps for over 12 years. Most of the group live or holiday in the Whangaruru area with others joining us from the Bay of Islands and Whakapara. We have a current email list of 64, many of whom are couples.

We would be very happy to have a facility available of a size suitable for us to hold meetings and social functions.

Yours sincerely

Jill Northey

Whangaruru North First Response Group  
Group Coordinator  
Alan Moore  
Bland Bay  
Whangaruru North

1st April 2017

To whom it may concern.

The Whangaruru First Response Group is a sub group of the Residents and Ratepayers Association. It is made up local residents and bach owners who have been donated fire fighting equipment. The aim of the group is to provide the local community with basic fire fighting protection while awaiting the arrival of the New Zealand Fire Service.

To this end we have a small van and two trailers equipped with tanks, pumps and hose's and other such equipment which currently stored outside and at various local residents properties. Being outside all the time is not good for the longevity of our van and equipment, The opportunity to store the Van and equipment in one location in the proposed Community shed would me more than welcome.

It would also enable our small group to hold some further training from time to time when the weather does not permit outside activities.

We totally support the Community Shed / hall project for the Whangaruru North Residents and Rate Payers Association.

Yours Faithfully

Alan Moore

## Appendix Four – Community Centre Plans and Quotes



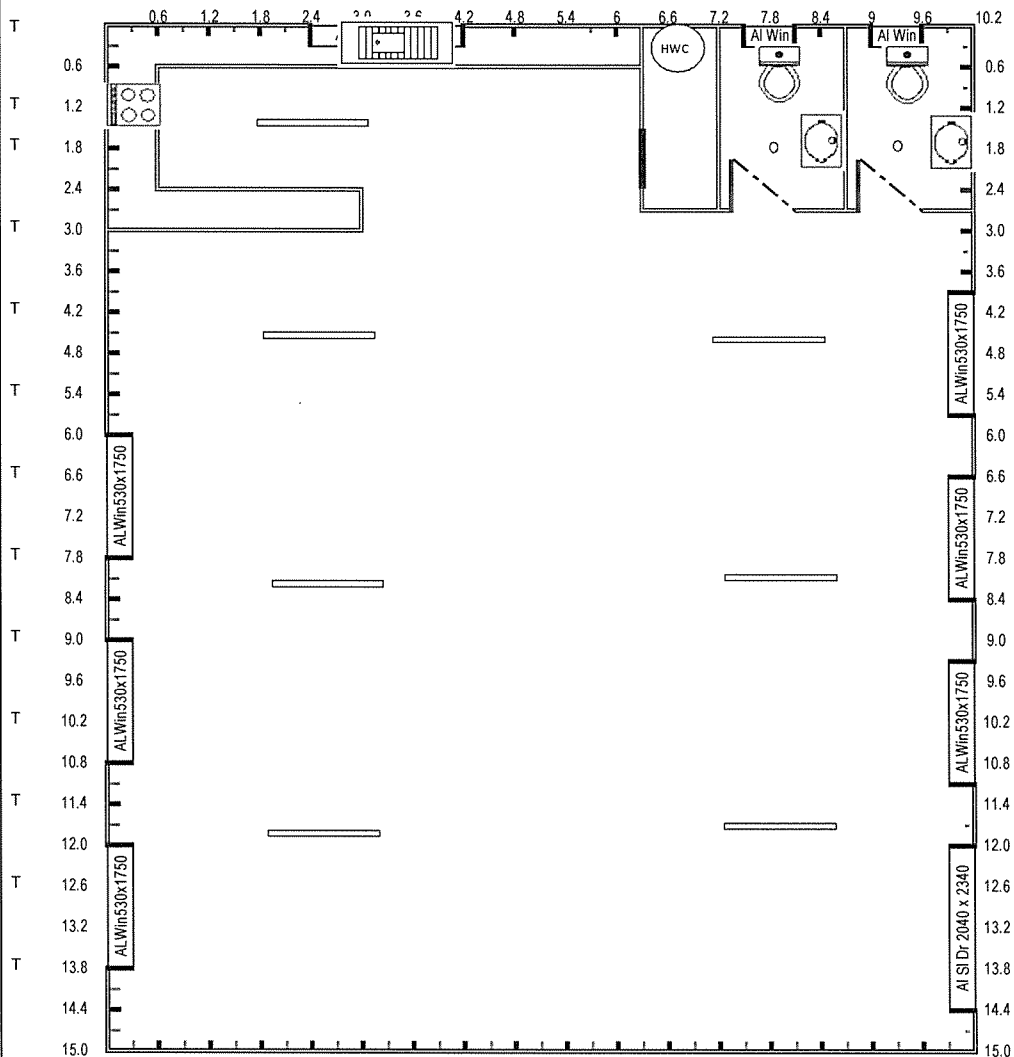
Customer	Ratepayers Whangaruru	Distributor	Schedule 3
Site Address:	Puni puni Road, Whangaruru	Skyline Buildings Ltd	
Location	Whangarei	P O Box 12261, Penrose	
Phone No		Whangarei	
Account Address	Puni puni Road, Whangaruru	Phone	09 438 1994
Email		Wind Zone	High

Date 16/10/2018

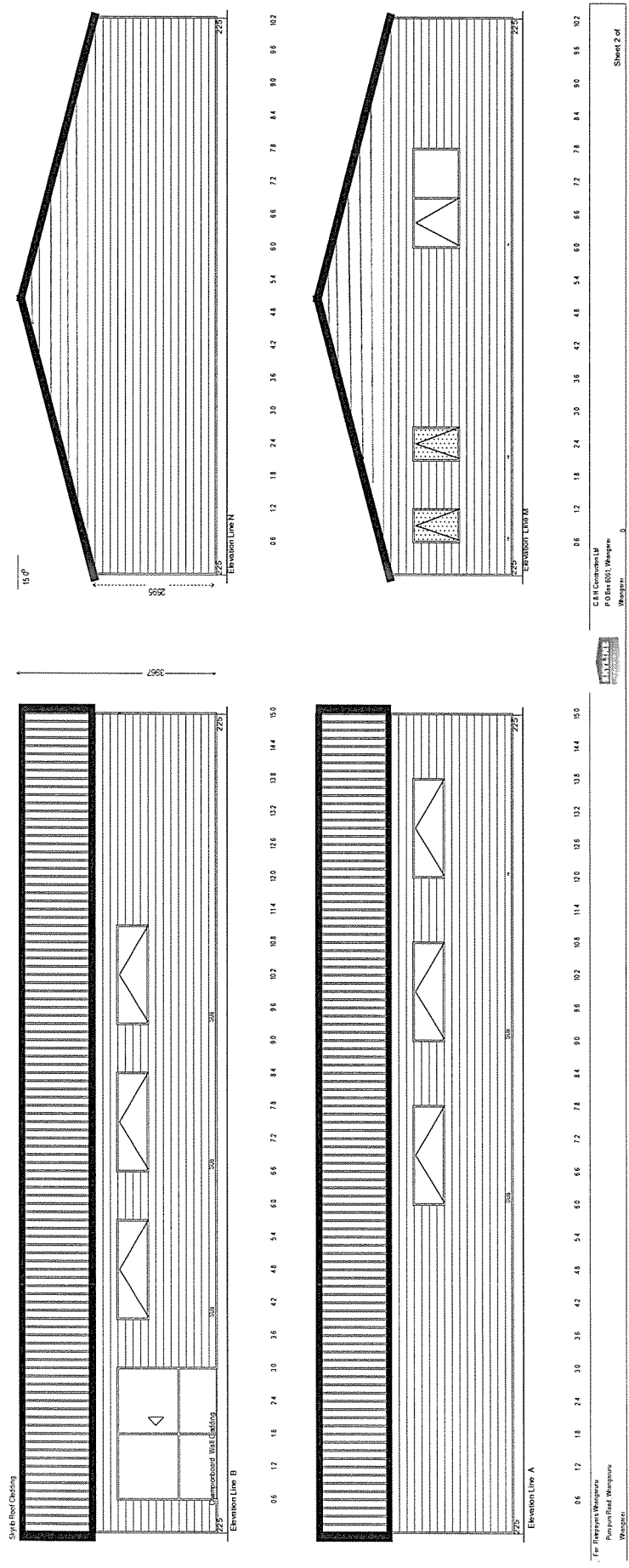
15 x 10.2 Cottage with No Garage Doors Erected By C & H Construction Ltd

Concrete Floor For Habitable Building - Includes Polythene and Mesh - Level Site

Stud Height :	2.4 mtrs 90 x 45 SG8 Studs	<u>Frame Specifications</u>		<u>Timber Treatment</u>
Roof Pitch	15 Degrees	Trusses	90 x 45 @ 1.2m centers	H 1.2
Standard Gable Overhang	Front & Rear Standard	Purlins	70 x 45 SG8	H 1.2
Wall Cladding	Championboard Standard Colour .40mm	Bottom Plate	90mm x 45 LVL jFrame	H 3.2 Tanalised
Roof Cladding :	Skyrib Standard Colour .40mm	Top Plate	90mm x 45 LVL jFrame	H 1.2
P.A. Door:	No P. A. Door	Studs SG8	90mm x 45 LVL jFrame @ 600mm ctrs	H 1.2
Barge Colour :	Standard Colour		90mm x 45	H 1.2
Main Door Colour	Standard Colour			
Thermacraft Heavy Weight Building Paper Under Roof Cladding		2.4 mtrs 90 x 45 SG8 Studs		



Price For Building As Shown In schedules 1 3 Includes 15% Gst	0.00	Signed Purchaser	
Payment Terms	Signing Order	0.00	Date / /
	Issue of Building Consent	0.00	Purchasers Name Ratepayers Whangaruru
	Floor down	0.00	Signed Distributor
	Shell Completion	0.00	Sales Persons Name Jill Willcox
	Balance Due On Completion	0.00	





# C & H CONSTRUCTION LTD

## Building and Concrete Contractors

Saturday, 23 February 2019

Mr T Turnock  
Whangaruru Ratepayers  
Puni Puni Road  
Whangarei

sales@sierraasiapacific.co.nz

**Dear Trevor**

We are pleased to offer this Quotation to erect a **15m long x 10.2m wide Skyline Building** for:

**\$163,000.00 including GST**

**Our price includes:**

25MPA Concrete Floor with Polythene & Reinforcing Mesh – .225mm above ground  
Championboard Cladding – Standard Colour  
2.4m Stud height  
15-degree roof pitch  
Skyrib Roofing (Sea Spray) - Standard Colour  
Building Paper under roof & on walls  
Gable Overhangs to front and rear of building  
Steel Gutters & PVC Downpipes  
Trusses @ 1200mm centres (Engineered)  
Studs at 600mm spacings  
90mm x 45mm LVL J Frame - H1.2 Treated Framing  
90mm x 45mm LVL J Frame - H3.2 Tanalized Bottom Plate  
90mm x 35mm Extra top plate  
2 x rows of nogs  
Partition walls as per floor plan  
**To gib line & insulate exterior walls & ceilings**  
10mm Gib to interior walls  
Gib stopped to a paint quality finish  
2 x Paint quality interior hinged doors (toilets)  
1 x Paint quality Cavity sliding door (HWC cupboard)  
2 x .865h x 555w Aluminium obscure toughened awning windows (toilets)  
1 x .865h x 1755w Aluminium awning window (kitchen)  
6 x .565h x 1755w Aluminium awning windows (hall area)  
1 x 2065h x 2355w Aluminium sliding door  
**To pipe out and install the following:**  
2 x Ruby Close Coupled Toilet Pan & Flush Cistern  
2 x Small Hand basins  
1 x Rheem 180litre Electric Hot Water Cylinder  
1 x External Hose Tap  
1 x Kitchen Tap  
All tapware Raymor Armada  
**Kitchen PC sum of \$5000.00**  
**To wire out and install the following:**  
1 x Stove connection  
1 x Hot water connection  
7 x Double power points  
2 x Internal baton lights (toilets)  
7 x Fluorescent lights (hall area & kitchen)  
1 x Exterior light  
Plans drawn & Specifications  
Building Consent

**Our Completed price does not include** site preparation, water tanks / pump, connection to services, floor coverings, internal decoration, stormwater disposal, driveway, or ramps.

**Our price is based** a High Wind Zone on a Clear and Level Site with vegetation removed, suitable vehicle access, power and water to site.

**Quotes are subject to a Site Visit, Council Conditions & Engineering Specifications**

**Please note:** Quotes are based on NZS 3604:2011 "Good Ground"

**Owner to ensure Boundaries are identified.**

**We thank you for this opportunity to price this work. If we can be of any further assistance, please contact me.**

Yours sincerely

Jill Willcox  
T/A SKYLINE – Whangarei  
E&OE: This quotation is valid for 30 days

***All the appropriate Insurances are the responsibility of the owner.***

**Phone: 09 438 1994 - Fax: 09 438 1917 - Address: 38A Porowini Ave - Postal: PO Box 6061, Otaika, Whangarei - Email: [chc@skyline.kiwi.nz](mailto:chc@skyline.kiwi.nz)**



**C & H**  
**CONSTRUCTION LTD**  
Building and Concrete Contractors

24<sup>th</sup> January 2019

Whangaruru Community Centre  
Punipuni Road  
Whangaruru 0184  
Russell

Attn: T Turnock

**Dear Trevor**

Re: Trade Summary for Building Consent Requirements: -

Concrete Works	22,547.07
Plumbing	39,300.00
Drainage	25,000.00
Fire Protection	8,000.00
Electrical	18,000.00
Floor Covering	6,000.00
Painting	9,002.00
Car Parking	25,000.00

Sub Total	<u>\$152,849.07</u>
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GST	22,927.36
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TOTAL	<u>\$175,776.43</u>
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**C & H CONSTRUCTION LIMITED**  
**TRADING AS – SKYLINE WHANGAREI**

Phone: 09 438 1994 - Fax: 09 438 1917 - Address: 38A Porowini Ave - Postal: PO Box 6061, Otaiaka, Whangarei - Email: [chc@skyline.kiwi.nz](mailto:chc@skyline.kiwi.nz)

END