

Te Newhanga Kāpiti Community Centre

Project update

April 2024

What we'll cover today

1. Recommendations from the latest building condition assessment.
2. Findings from the social needs assessment.
3. An update on the Meanwhile Space.
4. Next steps.

Background



- Te Newhanga was built by the community for the community and opened in 1996.
- Weather tightness concerns were identified in 2019 with a monitoring plan implemented.
- The community centre was closed in June 2021 due to the presence of toxigenic mould spores.

Building condition assessment

A further building condition assessment was undertaken in December 2023.

Together with a review of earlier reports, the assessment found:

- building is subject to significant weathertightness failure
- confirmed presence of high levels of moisture which has led to decay in some areas
- traces of toxigenic mould spores are still present, with the high levels being hazardous to health
- the highly complex external building envelope design would be at risk of future weather tightness issues if the same envelope design is maintained.



Building condition assessment

- Recommendation is to demolish the current building and;
- Replace with a new build with a new “rectangular” footprint, with improved internal layout and connection to outside.
 - Single story build estimate \$7m (based on same size footprint)
 - Two story build estimate \$11.5m

Kāpiti Coast District Council

Te Newhanga Kāpiti Community Centre – Community and Social Needs Assessment

Prepared by Mobius Research and Strategy 2023-
2024





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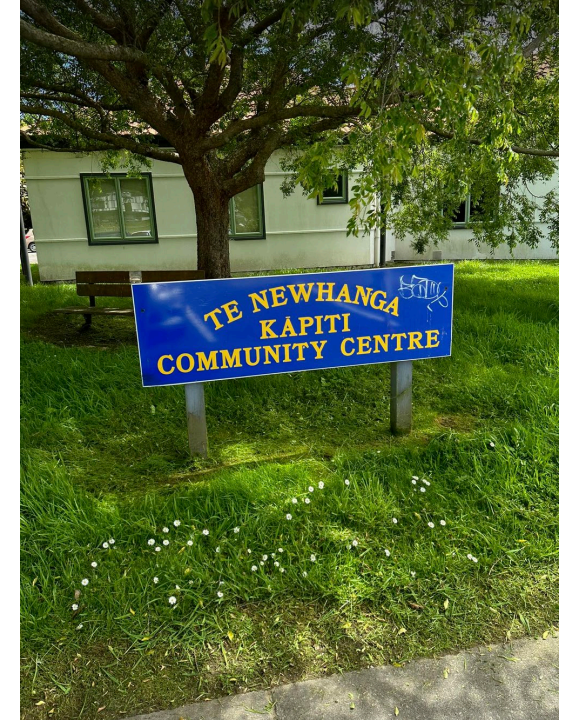


01. Objectives and approach

Overall project objectives

To assist in a decision about the re-development of a space for the community which is inclusive and responsive to existing and future community needs, Council commissioned a social and community needs assessment to:

- Gain a detailed understanding of what the community wants and needs from a community space, and to
- Develop a comprehensive understanding of the gaps in the sector, and the current and future needs of the community that could be met by a refreshed community space.

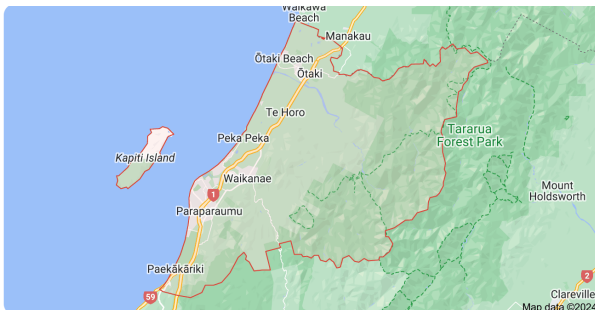


Approach

This was a **mixed method approach including desk research, surveys and interviews. There was a high level of engagement and input from the community.**

The catchment area in scope: Paraparaumu, Paraparaumu Beach, Raumati Beach, Raumati South, Waikanae, Waikanae Beach, PekaPeka and Paekākāriki.

Ōtaki was excluded because of its distance from Paraparaumu and the lack of public transport access



Ōtaki residents were **not excluded** from participating in the community survey however should they have wanted to do so.

- Interviews and meetings were held with Kāpiti Coast District Council **staff members** including the business areas of Parks, Property, Economic Development, Libraries, Strategy (housing developments) and Research and Policy
- A workshop was held with **Elected Representatives**
- **615** members of the Kāpiti community participated in an online survey
- **58** intercept and in-depth interviews were conducted with members of the community (residents) in the core catchment areas for this study
- **45** interviews were conducted with social and community organisations (including previous users of Te Newhanga Kāpiti Community Centre) and other stakeholders
- **25** social and community organisations provided feedback via a short online survey
- **Engagement** was undertaken with Te Ati Awa-ki—Whakarongotai (a workshop/hui and interviews).

Across all of these participating groups, feedback was largely consistent



02. Strategic context and future growth

Across the strategic documents and other reports reviewed as part of this study, two key themes were clear

1. Community facilities are a key part of ensuring the **well-being and sense of belonging** experienced by the Kāpiti community, and
2. Community facilities play a key role in creating a **vibrant, diverse and thriving Kāpiti** – and in **connecting communities** including intergenerationally and culturally.

- These two themes are consistent with what the Kāpiti community has communicated throughout this needs assessment
- This includes what was heard from members of the Kāpiti community (residents) as well as the many social and community organisations providing a wide range of services, activities and programmes to that community
- A key finding here is that while there are a range of community facilities/venues for hire across the district (mainly 'older' halls and meeting rooms) there is currently no managed community centre
- These themes are supported by feedback from iwi, in that there was strong support for a 'community centre' (facility) in Kāpiti which would have the potential to bring the community together/as an important facility for the whole community
- It was emphasised however that the cultural hub for iwi is, and always will be the marae.

The population of Kāpiti is predicted to increase from 58,055 in 2023 to 80,924 in 2054 (using a 50% percentile predicted accuracy)

This is likely to have an impact on the demand for fit for purpose, adaptable, flexible and affordable community facilities

- Population increases are predicted to be across **all age groups**, but most significant increases will be in the 65+ segment and single person households
- Increased high density housing for Kāpiti is likely to place more pressure on activities for people **outside of their homes**
- There is significant high density planned for **Paraparaumu** in particular.





03. Existing facilities

All of the existing Council owned and non-Council owned community facilities across the Kāpiti area are currently operating as venues for hire

While there are a range of Council owned and non-Council owned community facilities across the Kāpiti area – they all currently operate as venues for hire. None are staffed as ‘active’ community centres

- **There are 9 Council-owned facilities (mainly halls, including in Ōtaki and including Te Newhanga) all of which are currently under-utilised but also reported to have a number of issues including:**
 - A lack of, and the inability to be adapted for technology/digital connectiveness
 - Internal configurations that are not flexible which limits the number of users (hirers) at any one time
 - A limited remaining life (reported to be between 4 and 8 years for most – as at 2023)
- **The total number currently operating within the catchment for this study is 7**
- **There are more than 20 non-Council owned community hall facilities:**
 - Mainly schools and church facilities
 - There are range of other meeting rooms (including at the Women’s Centre, Coastlands Aquatic Centre and at a range of other private venues)
 - There are mixed levels of reported capacity, mixed reported ‘anecdotal’ satisfaction levels and some affordability issues



There are two further facilities that operate in a similar manner (to some extent at least) to the way in which Te Newhanga Kāpiti Community Centre most recently operated (as a venue for hire)

The Kāpiti Impact Hub

The Ocean Road Community Centre at Paraparaumu Beach.



- Current hirers of these facilities include **previous hirers** of Te Newhanga Kāpiti Community Centre
- Both report that they have **additional capacity**
- Neither are staffed as active community centres (or currently have a 'drop-in' offer)
- Anecdotal feedback about these venues, as venues for hire, was generally positive



04. Te Newhanga feedback

Te Newhanga Kāpiti Community Centre was a well-regarded community facility (by members of the community and hirers of the centre)

- Te Newhanga was well used for a wide variety of activities and programmes
- Many community members report having attended classes and activities there over many years – 83.7% of survey participants were aware of the centre, and of those, 66.3% had attended an event, activity or meeting there (or had family members that had done so). A further 16.3% had run an event, activity or meeting there
- A key strength of Te Newhanga was that it was considered to be an **open, welcoming and friendly environment** – with bright open spaces and a comfortable and attractive fit-out and with good kitchen facilities and good sized, accessible bathrooms
- The **greenspace** surrounding Te Newhanga was also considered to be a key positive feature, able to be accessed by users of the centre
- Te Newhanga was reported to have a **good mix of meeting rooms and spaces**
- The main reason given for not attending an activity at the centre not knowing what was on offer there (or not having lived in Kāpiti while it was operating)

The community told us ...

“The location of current building is what’s so important. It is a visual reminder, it’s easy to access, and people know it’s there even if they have just driven past. There are other options but this venue was always easily the best”

“It is without doubt one of the favourite places to have community based public meetings, workshops and other community activities. We enjoyed what we had before it was closed”

“When I moved in the area three decades ago, the centre was a centre for the community where I could find a lot of information to know my way around. It was very important to know about the community which helped so much to become an integral participant to this community”

“It is the Soul of the District by allowing a Hub/Space for multi-ethnic groups to be able to use for their individual gatherings”

“It’s a well serviced facility that can be used by anyone. It is close to the centre of town and transport services. It is a non-biased and safe space for like-minded people to gather. IT IS GREATLY MISSED, also ideal for those with disabilities”

“The community centre used to work well as it was a COMMUNITY centre. Activities were centralised and it was used all the time”



There was some feedback however that it lacked a clear sense of purpose, especially in recent years

- There was a sense that it **lacked a clear purpose** – mainly as a result of the operating model for the centre changing over time, including from:
 - Having an on-site ‘manager’ – who ran the centre in a ‘meet and greet’ role and who was a point of contact for users/hirers, to
 - Operating simply as a venue for hire, to
 - Operating as a permanent space for some community organisations (Volunteer Kāpiti, the Kāpiti Foodbank), to
 - Most recently – a council-facilitated ‘drop-in centre’ (where activities were organised, kai provided etc.) - feedback on these events was very positive
- There was some feedback that the layout of Te Newhanga did not work effectively as a ‘drop in space’ – there was no area where members of the community could come in and spend time (if they were not attending an event or activity)
- The permanent space used by the Kāpiti Foodbank was confusing to some members of the community – anecdotal feedback suggests that some members of the community assumed it was ‘The Foodbank’
- There was limited ‘marketing’ of the community centre as a community centre.

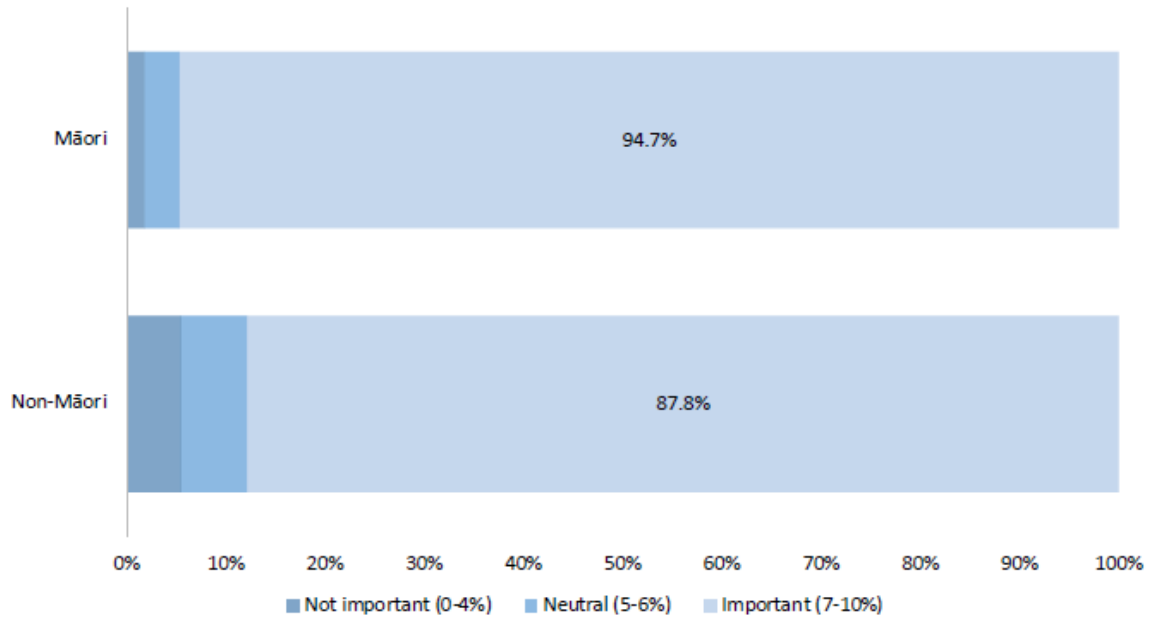
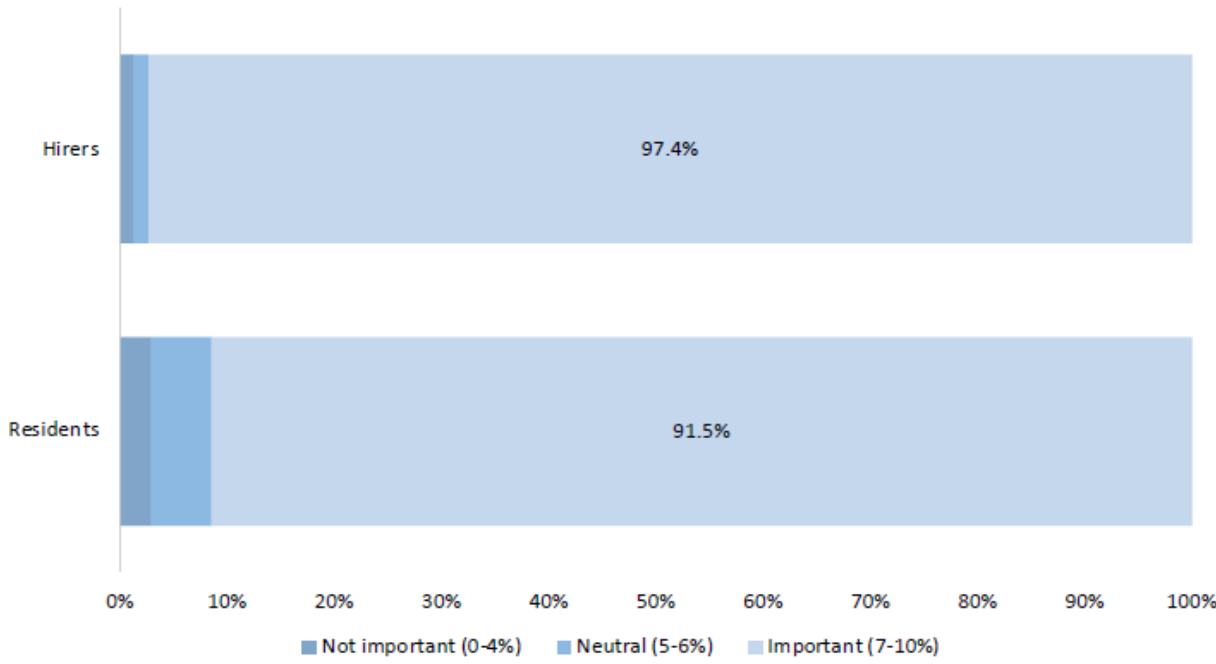


05. Support for a
redeveloped
community space

There is strong community support for the redevelopment of Te Newhanga Kāpiti Community Centre

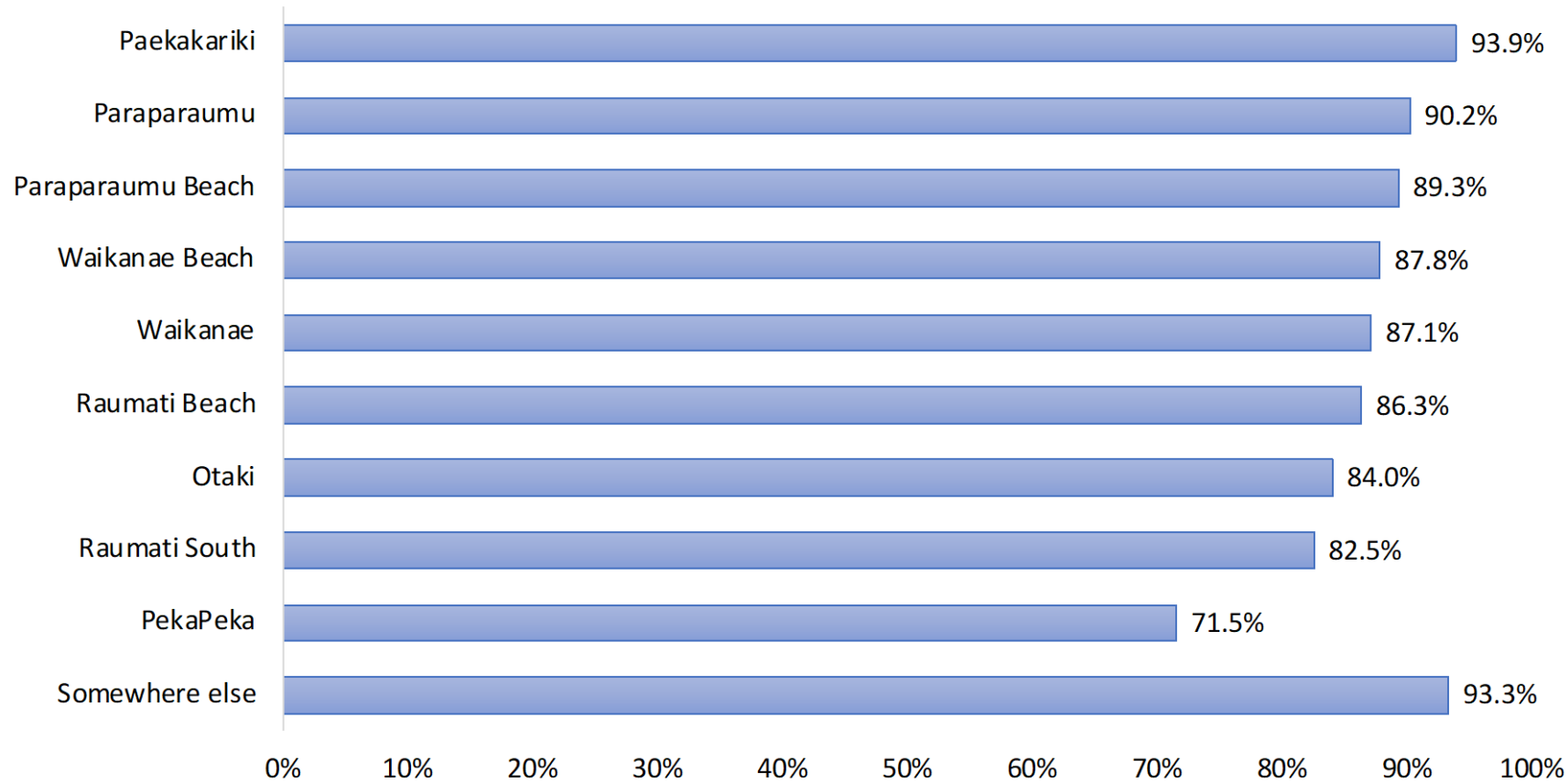
More than 90% of all community survey participants believe that community spaces like Te Newhanga are important (giving a score of 7-10 out of 10 for this question). 71.5% gave a score of 9 or 10 out of 10, and 65% gave a score of 10 out of 10 for this question

Slightly more Māori said that community spaces like Te Newhanga are important



Importance of community spaces like Te Newhanga - by area

% Important (7-10)



Why are they important key themes

The **key themes** in terms of why community spaces like Te Newhanga Kāpiti Community Centre are important were as follows:

- **Sense of belonging:** Community spaces help to create a sense of belonging and strengthen communities
- **Low cost/subsidised:** Community and social service groups need low/reasonable cost facilities – which means activities and services are accessible to a wide range of community members
- **Health and well-being:** Community spaces contribute to a healthy society/societal well-being
- **Diverse groups together:** Community spaces bring diverse groups of people together (who may not otherwise meet each other)
- **Safe spaces:** Community spaces are safe spaces for any member of the community/anyone is welcome
- **Central place/source of information:** Community spaces are places that members of the community know they can go to and find the information they need (and/or be referred to someone/an organisation who can help them).



The community told us ...

“A community hub bonds people of all walks of life, essential in our multicultural society”

“Most groups require a meeting space where members can come together for their activities. It's good to have a neutral space where everyone can feel comfortable. Good community buildings help build communities”

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“Having a strong community connection as an individual is empowering and strengthening as well as good for mental health”

“It is important for the community to have a space to socialise in, a centre or hub people know and can congregate in. Healthy society needs a place where we can gather and get to know each other and care for each other”

“Depending on the event it's an opportunity to bring our diverse community together to catch up with old friends, meet new ones and learn with and from one another”

“People are the heart and soul of a community. People need community centre's so they have a place to meet and connect with each other”

“In an increasingly difficult, financially hard time it is more than ever important to have community spaces”



Residents who had never heard of or visited Te Newhanga also considered community spaces to be important

Among the Kāpiti residents taking part in this community survey:

- **16.3% had never heard** of Te Newhanga
- Of those that had (83.7%), **17.3% had never attended** an event or activity there
- This means that **N=189** people who completed a survey had never heard of, or had never attended anything at Te Newhanga.
- Three quarters (74.5%) gave a score of 7-10 out of 10 when asked if thought community spaces like Te Newhanga were important, and
- Just under half (49.6%) gave an importance score of 10 out of 10.

“Community Spaces allow more choice and more accessibility when it comes to event holding. Also, they provide a space where everyone in the community feels welcome and allows different groups and people to coexist, communicate, collaborate and create with one another. Also, derelict and empty buildings, especially community ones or council owned ones reflect negatively on a community. Look Good, Feel Good. Do Good, Be Good”

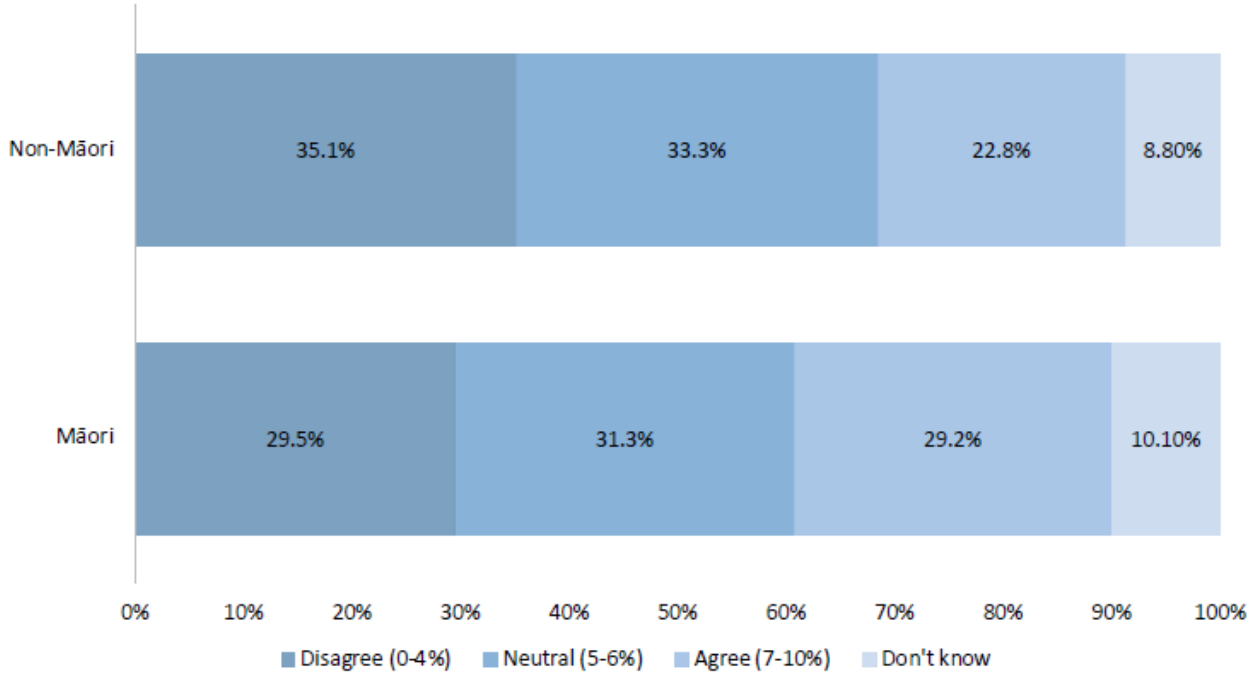
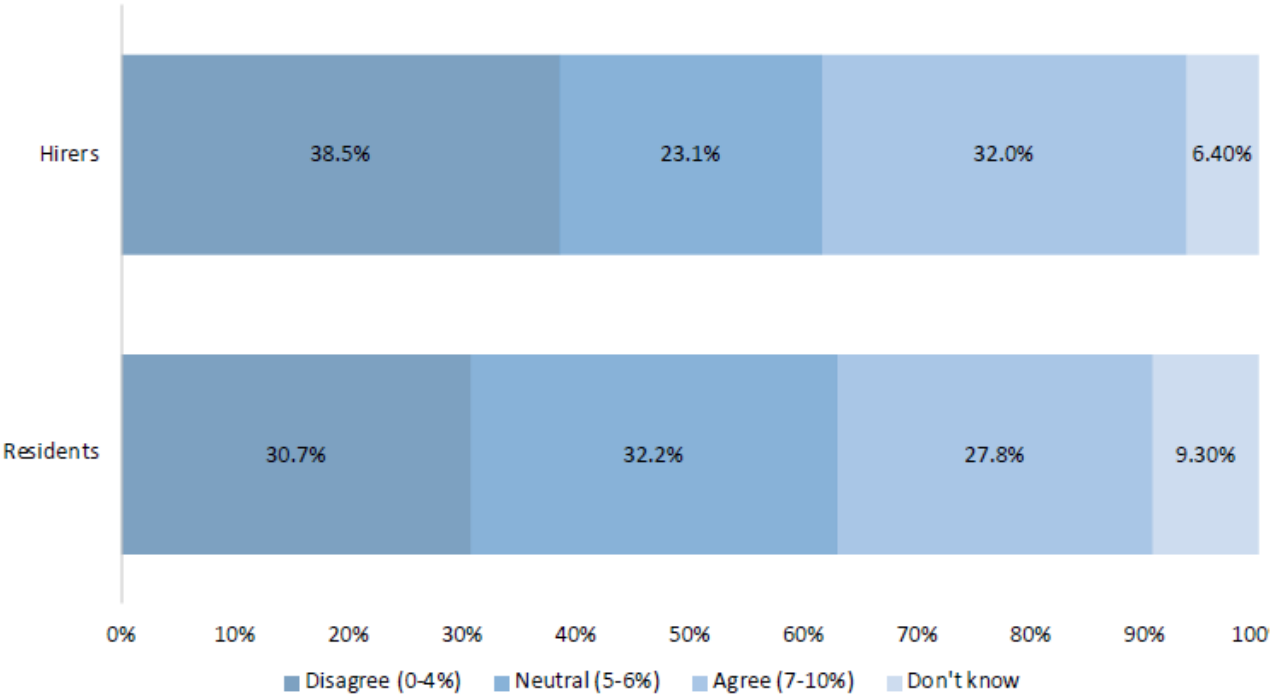
“Because the community needs a safe and welcoming common space to connect, collaborate, learn, a be supported when in need”

“In an increasingly difficult, financially hard time it is more than ever important to have community spaces”

“Connection, meeting others in the community, accessing informal supports for parents (Kāpiti is not good at this

“Modern life means there are far fewer opportunities for people to come together and participate with others, especially if they don't have school age children or play sport. Not everyone wants to join a club or go to every community event on offer, but there should be a broad range of events offered in communal spaces so there is something for everyone whatever their interests and stage in life”

Are there already a good range of community spaces in Kapiti?



Reasons why people answered the way they did ...

Why did the community disagree that there is a good range of community spaces in Kāpiti? (scores of 0-4 out of 10)

- Community spaces being spread out and hard to find
- Current community spaces not fit for purpose for a wide range of user types and user needs
- Current spaces are not always are disability-friendly
- There is no drop-in space
- Kāpiti has fewer intergenerational options than other places – particularly spaces for youth
- Less centralised options create barriers for people

Why did the community agree that there is a good range of community spaces in Kāpiti? (scores of 7-10 out of 10)

- Note that there were a number of people who gave a score of 7-10 here but were actually in favour of another community space for Kāpiti
- Reasons why people think **there is a good range** included:
 - That current facilities are not well-used
 - That there are a lot of clubs and sports activities
 - That there are things to do if you look for them

There are a wide range of social needs impacting the Kāpiti community, most of which are consistent with other towns and cities across New Zealand.

In terms of social needs gaps, the most relevant to any redevelopment of Te Newhanga Kāpiti Centre are that ...

- There is **no community space** in Kāpiti that operates as a ‘managed’ community centre where members of the community can spend time (unless they are participating in an organised programme or activity)
- Social and community organisations report difficulties in finding appropriate **low cost space to rent/lease** on a permanent basis (as a base/office) – either full-time or part-time (and at the right location) – including on a **hot desk** basis
- Some also report difficulties in finding appropriate **low cost space to hire** as required for workshops/meetings/activities/training etc. (note that appropriate includes a convenient, central and accessible location – with a vibrant and welcoming atmosphere)
- Some report difficulties in finding **consistent locations** to deliver workshops/activities out of – which can create challenges for attendees in terms not having one consistent venue at which to attend events/programmes/activities (i.e. as part of a course/training/support) – although we note that this may not always be possible even at a redeveloped Te Newhanga
- There is a reported **lack of networking opportunities** across community and social service organisations – including the ability to share resources, ideas etc.
- Social and community organisations report that they **lack visibility** in the community – they suggest that a redeveloped Te Newhanga presents an opportunity to be a central source of information for the members of the community they serve

Social and community organisations, and other stakeholders taking part in this study support the redevelopment of Te Newhanga

The main reasons given for the importance of facilities like Te Newhanga are that they:

- Help to create a sense of belonging and strengthen communities
- Enable community and social service groups to access low/reasonable cost facilities – which means activities and services are accessible to a wide range of community members
- Contribute to a healthy society/societal well-being
- Contribute to a vibrant community
- Are able to encourage diverse groups of people to come together (who may not otherwise meet each other)
- Provide safe spaces for the community to meet and spend time
- Are (or could be) places that members of the community know they can go to and find the information they need (and/or be referred to someone/an organisation who can help them).

Community organisations told us ...

“The Community centre building as it exists has visually, physically and spiritually been very successful as a community space in Kāpiti life. To demolish is short-sighted and seems reactive to a public sense of the 'fashionable' and panic over 'mould and moisture' issues. Sustainability in both physical and social well-being terms would be to remediate and restore and confirm with designers like myself the highly positive aspects of the design of this space as community focus spaces that need to be retained, highlighted and celebrated as uniquely successful local architecture ambient spaces”

“Having the same regular staff at the reception area so they can develop relationships with our clients which makes them feel safe and that they belong. This is really important for people with dementia. One facility where all our Paraparaumu activities can be based from- again provides familiarity. There are no small rooms for hire that I am aware of, which are appropriate for smaller family meetings. There are not many Dementia Friendly spaces. Large cold halls are not very inviting, the large size and echo can be very distressing for people with dementia. Providing information about services to everyone, accessibility, attractive community events for all ages/cultures/abilities”

“Once upon a time the community centre was a hub, it was a space where people could just go and be ... a place of belonging, so whoever walks into that space they can feel like this is my space as well, I belong here ... for our children, our women, our men, a place of belonging”

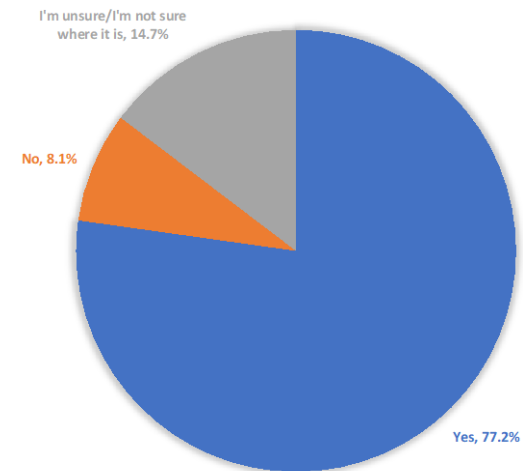
“My vision for a community centre is that it needs to go back to being a hub ... I would like to see a number of different charities in there, almost like an HQ where they can talk to each other and connect with each other. There are a lot of charities and NGOs in the region but they are not necessarily connected efficiently”

“I love the location. It was so accessible for our clients and near train and bus stops and coastlands. Unusable community centre was the best building to utilise for many reasons, easy to find, great facilities”



There is strong support for any redevelopment of Te Newhanga Kāpiti Community Centre to be at the same location

- 77.2% of survey participants and most of the social and community organisations taking part in this study believe that this is the right location for any redevelopment of Te Newhanga
- The key reasons given for this are that:
 - It is part of a hub of other facilities: It is nearby to other facilities such as Paraparaumu Library, Council offices, Coastlands Aquatic Centre, Coastlands and the Women's Centre (and the community feels that it makes sense to be located alongside these other facilities)
 - It is close to public transport
 - The parking is generally considered good
 - It is accessible to a wide range of people, including from other parts of Kāpiti.





06.
Recommendation
and other
considerations

Recommendation
for consideration –
based on the
feedback from this
community and
social needs
assessment

The overarching recommendation arising from this needs assessment is that consideration be given to the redevelopment of Te Newhanga Kāpiti Community Centre at its current location.

But we also recognise that there are other considerations ...

It is also recommended however that consideration be given to:

- The outcome of the **feasibility study with respect to the indoor recreation centre** – particularly in terms of how it may work as part of the wider precinct in which Te Newhanga would be part of, and in terms of any proposed community space/meeting rooms that would be offered as part of an indoor recreation centre
- How the ‘hub’ of community facilities in and around Te Newhanga’s location **might be better connected** (physically and visibly)
- Any **intended community space plans/development as part of the Wellington Company’s** proposed housing development – and how this might work/be incorporated alongside any development of Te Newhanga
- **How the greenspace around Te Newhanga** could be incorporated into any redesign of the centre – the greenspace is valued by the community and there may be an opportunity to create a better indoor-outdoor flow
- The **operating model** for any redevelopment of Te Newhanga - to ensure that Te Newhanga doesn’t become just another venue for hire – this will have implications in terms of cost, and the layout and design of the centre

But we also recognise that there are other considerations ...

- The **wider role of any redeveloped Te Newhanga** in terms of its role as a central source of information for the community, a space that might be able to showcase/present local arts, culture and history – as well as a future proofed and vibrant community space. There was support among iwi as well as the wider Kāpiti community for a redeveloped community centre to also showcase local history and culture. This also supports the Long-term Plan's focus that “our community facilities are also core to preserving, presenting and celebrating culture and heritage, and establishing community identity”
- The **impact of any redevelopment of Te Newhanga on other community spaces including the Ocean Road Community Centre and the Kāpiti Impact Hub**
- A further consideration is that a developed Te Newhanga Kāpiti Community Centre may not necessarily address the needs identified by, and with respect to Kāpiti youth (and in this sense may not meet the strategic goal of being an ‘intergenerational space’):
 - Feedback from youth, the general public, some schools and from the Kāpiti Youth Council suggests that more ‘active’ recreational facilities would be of more interest (and value for youth) than a community centre
 - In this respect a community centre may not meet the needs of youth unless there were specific youth-oriented activities there. Most youth taking part in this study said they would be unlikely to use a community centre simply as a drop-in/hang out space

To conclude...

1. There was **strong interest and participation** from the Kāpiti community in this social and community needs assessment – which considered the future role (if any) of the Te Newhanga Kāpiti Community Centre
2. This needs assessment has found that there is **strong support** for a redeveloped community space – and from a community perspective, ideally one which is run as a managed community centre – and not simply as another venue for hire
3. There was strong support for a community space to be **located on the same site** as the Te Newhanga Kāpiti Community Centre
4. There was strong support for a redeveloped community space to **better integrate with the surrounding open (green) space**
5. People who had **never used** Te Newhanga (or had never heard of it) were also strongly supportive of a redeveloped community space
6. Significant planned high density residential development (particularly in Paraparaumu) will mean that residents will increasingly need **access to places outside of their homes** for recreational and other activities
7. **A key gap** identified through this study is that there is currently no ‘community space’ in Kāpiti where the community can drop-in/spend time - without having to be attending a course/programme or meeting
8. **Further gaps** were identified from the perspective of community and social organisations – including a lack of networking opportunities, a lack of hot desk opportunities, a central venue where members of the public can access certain key services, a lack of a central and visible source of information for the community, and no venues through which to showcase Kapiti.



Thank you

The Meanwhile Space

- Brings the community together
- Collaborated with local community organisations.
- Developing programme to support reactivation of the space.



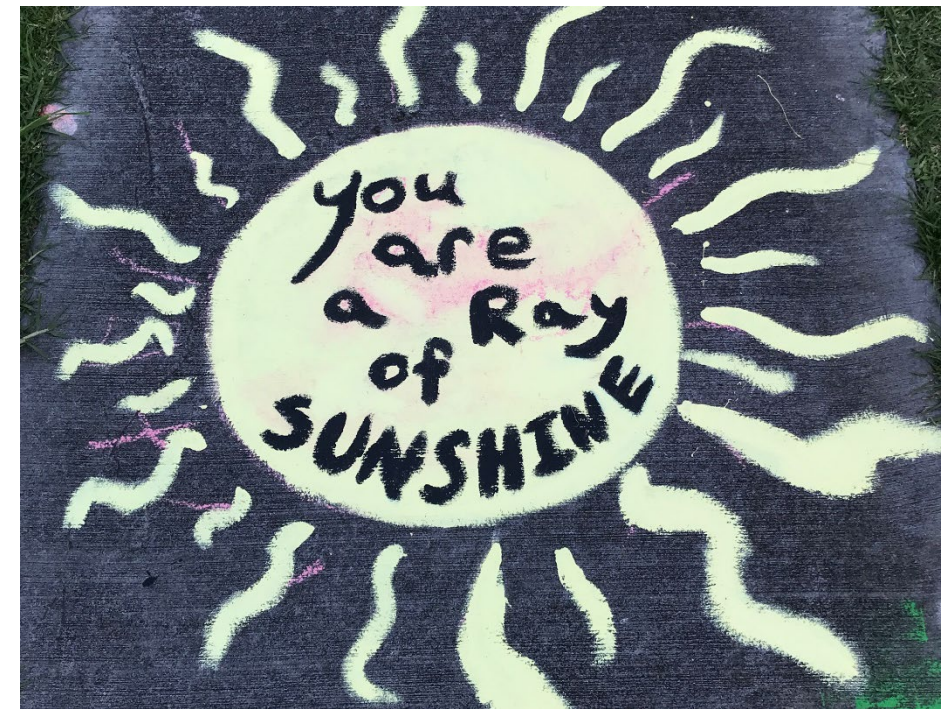


Meanwhile Space Outcomes



Encouraging reconNECTIONS





Creating opportunities for sharing stories and organic engagement



Trialing different uses of space and connection



"I think you've transformed the area into something wonderful for the community. I count us lucky to be able to sit on the doorstep and watch the interaction you've sparked by creating the Meanwhile space. The area has now become a fun place, and from our windows we often observe people, especially children, enjoying the treasures it contains – and that feels good"



Meanwhile Space - Open

- Positive shift in behavior
- Safer and welcoming
- Successful events
- Positive organic engagement and feedback



Financials

There is currently funding in the LTP 2024/44 from 2027/28

Financial Year	Budget
2027/28	\$365,000
2028/29	\$2,222,000
2029/30	\$2,908,000
Total	\$5,495,000

Next steps

We'll bring recommendations to Council on 30 May on building options:

- demolish the building in 2024/25; and
- look at options and opportunities in line with the LTP and the town centre development
- put together high-level options to fill the gaps.

Questions?