

**A NEW, CENTRALISED, MULTI-PURPOSE
CULTURAL AND RECREATIONAL FACILITY
IN GOLDEN BAY?**

Feasibility Study

**Golden Bay Work Centre Trust
May 2009**

Funded by Lottery Community Facilities Fund

Vandeskog
Social Research

Dr. Bjarne Vandeskog
Abbi Vandeskog

CONTENTS

Page

- Executive summary**..... 3
- Introduction** 4
 - Project Brief..... 5
 - How to investigate need..... 6
 - Description of Golden Bay..... 7
 - Description of study..... 10
- Findings**..... 11
 - Previous and existing ideas and projects..... 11
 - Description of existing halls and venues..... 15
 - Current user’s satisfaction with halls and venues..... 16
 - Public support and resistance toward a new facility..... 17
 - Snap poll at the Saturday Village Market..... 21
 - Submissions to the LTCCP..... 21
- Discussion of findings**..... 22
 - Does Golden Bay really need a new facility?..... 22
 - Upgrade of existing venue(s)?..... 24
 - Which functions?..... 26
 - Multi-purpose?..... 29
 - Location..... 30
- Funding options**..... 31
- Requirements for organisation responsible for proposed project**..... 32
- Conclusion**..... 33
- Recommendations and proposed action**..... 35

- References..... 38

- Appendix A: Project Brief..... 39
- Appendix B: List of halls and venues in Golden Bay..... 40
- Appendix C: List of users/hirers of halls and venues..... 41
- Appendix D: Halls and venues Questionnaire..... 42
- Appendix E: Users/hirers Questionnaire..... 44
- Appendix F: General Public Questionnaire..... 45
- Appendix G: Comments, General Public Questionnaire..... 47

Executive summary

The project brief for this study was to determine if there is a real need for a new facility in Golden Bay and whether or not this need is widely held by the community. It included stock-taking with regards to existing halls/venues/facilities, mapping of present and potential user groups and usage, and exploration of the best use of funding (i.e. whether to build a new facility or renovate an existing building). Seven different avenues for data collection have been used: workshop and extensive interviews with stakeholders, three different surveys to owners and users of venues, as well as the general public, a "snap poll" at the Saturday Market in Takaka, and an assessment of recent submissions to the TDC 2009-19 LTCCP.

The main finding from this study is that there is about equally as much support for as opposition to a new facility, across the different populations we have studied. Golden Bay has a large number of venues that are not used to their capacity, and most people are generally happy with them. However, it is the frequent users with extensive knowledge of existing venues who are more likely to want a new facility. The findings from this study consequently give no clear mandate whether to proceed with a project to build a new facility, or not. It is worth noticing though, that a common reason for being against a new facility is that the funding should rather be spent on upgrading existing ones. People in Golden Bay have clearly expressed that existing venues, particularly community halls, are highly valued, and any project that would involve upgrading is likely to receive broad support. It is probable that a renovation/ conversion project would gain greater backing across the population than a new building.

It is clear that existing venues do not adequately meet all identified needs. There is no covered swimming pool nor a youth centre in Golden Bay. Existing venues that can be used for performances are perceived as inadequate. A number of activities take place in "non specific multi-purpose rooms" and there is a need for more and better quality rooms. The I-site is too small and unattractive and there is no designated, non-commercial display area to promote local art. The museum has outgrown its premises and the existing building is inadequate. There is support in the general population for improved provisions to meet these needs, and the above list is ranked in accordance the level of support (i.e. highest support for a covered pool, least support for museum). However, meeting these diverse needs require projects of different complexities. Location is a critical issue, and would be determined by the functions attached. There are various reasons why all identified functions cannot be located in the same place. Achieving a multipurpose facility that would cater for all or most of the identified needs in one new building is probably not possible. Any organisation wishing to proceed must make a selection of which functions to include.

From our findings we draw the conclusion that there are four options to choose from with regards to further actions:

1. Build a new facility catering for a limited range of functions.
2. Renovate old venue(s) to cater for a limited range of functions.
3. Adopt a comprehensive and co-ordinated approach, drawing on a number of funding sources and forming a network of a selection of existing halls/venues to achieve optimal upgrades, alterations and consorted flow-on effects.
4. Nothing.

This study reveals that to date there has not been a coordinated approach with regards to how venues in Golden Bay are administered, maintained and developed. Any project to build new or renovate old venue(s) have the potential to create domino-effects, as organisations might move and premises become freed up for others to take over. A comprehensive project aiming to coordinate sub-projects and the generated flow-on effects might have a greater chance at meeting a wider set of needs than a project only aiming at constructing or upgrading one building.

Introduction

Project Brief

How to investigate need

Description of Golden Bay

Description of study

Over the last decade a number of ideas for new facilities and/or venues have been mooted by several different organisations and individuals in Golden Bay¹. At the time they were proposed some of the suggestions were investigated in great detail, to the extent that feasibility studies were undertaken and plans drawn for a new building. Others have not been developed beyond the level of loose ideas. Common to all is that they either have not progressed into clearly described proposals, or actual projects have folded. Consequently, at present no specific and explicitly formulated proposal for a new multipurpose facility exists. However, most of the ideas are still alive within different groups in the community. Together with the re-establishment of the Lottery Community Facilities Fund (LCFF) in 2007, and the prospect of money being earmarked for Golden Bay from the Tasman District Council Facilities Rate in 2012/13 this situation led to an agreement between some stakeholders to commission a feasibility study to investigate if there is a need for a new, centralised, multi-purpose cultural and recreational facility in Golden Bay (hereafter called a new facility), into which several of the existing ideas could be incorporated.

It is our impression that the idea to construct one, new, sizeable, multi-purpose building has been introduced by the major funding providers. Under Tasman District Council (TDC) Community Facilities Rate's Goals it says that the "Facilities Rate are levied to meet part of the costs of capital funding for *new, large, community, recreational, sporting or cultural* District or Regional projects" (italics by authors). LCFF's mission statement is "To provide opportunities for the development of and access to community facilities that contribute to community cohesion". The concept of one facility that can serve several purposes is most likely based both on efficient use of resources, and a wish to foster community development by encouraging organisations to cooperate and share premises.

¹ These discussions will be presented in detail below.

During the period that this study was conducted, the TDC Long Term Council Community Plan (LTCCP) 2009-19 opened for submissions. The LTCCP proposes that “an allowance of \$3.4 million has been made in 2012/13 towards the cost of a new community facility in Golden Bay.” Even though this study began without any prior knowledge that TDC intended to propose this funding, once the draft LTCCP was published the proposal became an important part of the debate and strengthened the concept of a new building serving multiple purposes.

Project Brief

The ebb and flow of the various discussions, and the fact that none of the suggested projects have been successful, had also created a sense of insecurity among stakeholders with regards to the support for a new facility in the community. In 2008 Golden Bay Work Centre Trust (GBWCT) accepted the responsibility to be a lead agent for commissioning a feasibility study to establish whether there is “a real need for a new centralised community-based, multi-purpose facility in Golden Bay”. They obtained funding from NZ Lottery Grants Board, and Vandeskog Social Research was contracted to carry out the study.

The “Project Brief” (Appendix A) from GBWCT to the researchers states that the goal of the research is to determine if there is a real need for a new facility and whether or not this need is widely held by the community. The research would also take stock of the existing halls/venues/facilities, map the present and potential user groups and usage of a new facility and explore the best use of funding (i.e. whether to build a new facility or renovate an existing building).

Feasibility studies are generally conducted when a specific proposal exists, and investigate not only whether the proposed project is needed, but also how feasible it is that it will be successful (Lottery Community Facilities Fund Feasibility Study Guide, April 2007; Te Papa National Services Te Paerangi Resource Guides: Feasibility Studies. June 2006). The present study has been conducted much earlier in the process than what is usual, prior to any specific proposal being launched. Many aspects commonly included in feasibility studies can therefore not be fully examined. Questions like potential usage and whether to renovate or build a new facility, the robustness of the lead agency/organisation, adequacy of funding etc. can only be determined after a specific project has been conceptualised.

How to investigate need

In this report the question about need will be examined along two different parameters and assessed from different perspectives under each of those parameters. The two parameters are:

1. The existence of a need. This parameter can also be expressed as questions: Is there a (unmet) need? What is the need?
2. The magnitude of the need, which can be expressed as: How great or important is the need?

The existence of a need can be investigated from both a subjective and an objective perspective. In the subjective perspective the point would be to discover how individuals experience or perceive a need. In this perspective if a person says that he/she has a need, then that expression is evidence that the need exists. Subjective need can also be expressed in the form of support or resistance to a proposed project, and in this text we use the words need, support and want interchangeably when analysing subjective need.

The objective perspective means looking for objective indicators that a need exists. By objective indicators we mean information that is independent of the person who has expressed the need, and which either confirms or refutes that it exists outside that person's imagination. In this study we have gathered data about the physical condition of venues, how much they are used, how satisfied users are with the venues they use, if there are specific shortcomings with any of them etc., which we use as objective indicators that either support or contradict the subjective need expressed by individuals.

Establishing that a need exists is not sufficient to determine if resources should be allocated to meet the need. It is also necessary to establish the magnitude of the need. In other words, is the need great or small? This question can also be examined from several perspectives, but basically it is a question of whom and how many it will affect and what the consequences will be of meeting (or not meeting) the need. When considering the magnitude of a need it should be kept in mind that meeting the needs for one group of people may directly undermine the satisfaction of other needs for other people. When meeting needs it is of course not always

possible to achieve a win/win solution and when assessing needs it is not always possible to map all positive and negative consequences for all people.

This study investigates the needs for a new facility in Golden Bay as they are reported by a number of stakeholders; by owners (committees) and users (hirers) of existing facilities; as well as by members of the general public. It describes both the support and the resistance to a new facility as expressed by members of all the aforementioned categories of informants. The study also investigates if there are objective indicators of the existence of a need for a new facility and how great that need might be. Recognising that satisfaction of the need for a new facility may undermine other people's needs for something else, the study also examines some of the reasons and motivations for opposing a new facility.

Description of Golden Bay

In order to appreciate the following presentation of findings it is necessary to give a broader description of some key features of Golden Bay.

Geographically the area is both isolated and large. For most practical transport purposes the only one way in and out is by motor vehicle over Takaka Hill. The highest point on the road is 791 metres above sea level, and it is both winding and narrow. The Takaka Hill makes the 100 km between Takaka and Nelson into a 2 hour journey; adding approximately 50 % to the travelling time between the destinations.

Golden Bay is a destination in its own right and not a place that people pass through on their way to somewhere else. Within Golden Bay distances are substantial, with people spread out over a 60 km stretch along the coast (from Wainui Bay to Triangular Flats), 25 km from Waitapu Wharf to Upper Takaka, and approximately 30 km from Collingwood to the beginning of the Heaphy Track. Administratively Mangarakau, Westhaven and the West Coast to Kahurangi Point, as well as Awaroa in the Abel Tasman National Park, are parts of Golden Bay, but for the purpose of this study these areas have not been included. The distance from Takaka (where it is most likely that a new facility would be built) to Mangarakau and Awaroa is so far that they have been judged outside the catchment area for a new facility.

There are approximately 5000 permanent residents in Golden Bay (4960 according to the 2006 Census) and the population is unevenly distributed throughout the area. Most residences are clustered in local communities with their own identities, like Upper Takaka, East Takaka, Kotinga, Pohara, Puramahoi, Onekaka, Bainham, Rockville, Pakawau and Puponga (note: this list is not exhaustive). The two townships, Takaka and Collingwood, serve the eastern and the western ends of Golden Bay respectively, but Takaka, with a population of 1170 (24% of the total population of Golden Bay) is by far the larger and dominant centre. It has not been possible to obtain accurate figures, but calculations on the basis of available data shows that approximately 80% of the total population of Golden Bay live within the Takaka catchment in the sense that they would usually use services in Takaka rather than in Collingwood. The Takaka catchment encompasses all areas to the east and North of Takaka as well as within a 10 km radius of the township. Between 600 and 800 people live within the Collingwood catchment (12-16% of the total population in Golden Bay), and the 300-400 residents of the Onekaka/Tukurua area (hereafter referred to as the transition zone) sometimes use Collingwood and other times Takaka for services and business purposes. These areas are of importance to people in Golden Bay for a number of reasons such as sense of belonging, identity, ownership, use and support of local venues; ease of access to venues etc.

Takaka is, in other words, the centre of Golden Bay with regards to administrative and economic services, with the rest of Golden Bay delegated to various degrees of periphery. Highlighting the existence of these two catchment areas is significant for this study, as we assume that residents in the Takaka catchment area would be the main users of a possible new facility. This is important with regards to how the word 'centralised' in the brief has been interpreted; this study investigates the need for a new multi-purpose facility in or close to Takaka.

The total size of the population has not changed significantly over the last three decades, but there have been significant demographic changes. Golden Bay saw an influx of younger people in the seventies and the eighties. Most of the newcomers were New Zealanders, but a substantial number of immigrants from northern Europe and North America also arrived, and have stayed. Consequently Golden Bay is now an unusually diverse society embracing a number of different lifestyles, ways to make a living, political and religious outlooks, artistic expressions and personal identities. It is outside the scope of this study to investigate potential changes of population characteristics in the future.

As in the rest of the top of the South Island the population is aging. The newcomers of twenty–thirty years ago either brought small children or quickly started forming families, creating a local baby boom. Members of this baby boom cohort are now in their late teens to early thirties, and many of them have left Golden Bay to obtain education, skills, employment and life experience elsewhere. During the same period the property market has seen some radical changes. Throughout the seventies, eighties and nineties it was still possible to acquire affordable land and dwellings, but in early 2000s property prices doubled and nearly tripled in a few years. Lack of affordable property, together with a lack of employment opportunities for young people, particularly high skilled jobs, have lead to many young people leaving, and few arriving. Combined with a growth in holiday homes and people retiring to the area the result has been a relatively rapidly aging population (New Zealand Statistics, 2006)

Eight percent (369 persons according to the 2006 Census) of the Golden Bay population identify as Maori. The Maori history of Mohua (Golden Bay), though most fascinating in itself², does not significantly impact on the issue of a new facility. A significant proportion of the Maori population in Mohua have constructed and maintain the Onetahua Marae, and representatives of the Marae committee have expressed that their needs are met by the Marae and other existing venues. Manawhenua ki Mohua were invited to an interview to express their views on the issue, but were unable to attend. A spokesperson for Manawhenua ki Mohua later sent us an email saying: “... the current facilities that we use are adequate for our needs. And (...) should a new facility be built there may be times where we may use it for extra large events...”

Throughout this large and thinly populated area a number of halls and venues have been constructed during 160 years of continuous Pakeha settlement. A list of 44 venues available for public use, from small meeting rooms to large gymnasiums, had been compiled by a member of the Golden Bay Community Board and presented to us at the beginning of the study. This list is presented as appendix B. This means that Golden Bay is in a rather different situation to e.g. Upper Moutere and Murchison, where no proper facilities existed prior to the recent constructions of the new multifunction community facilities.

² The book “Te Tau Ihu O Te Waka. A history of Maori of Nelson and Marlborough” (2004) by Hilary & John Mitchell is highly recommended for those wishing to learn more about this history.

Description of study

For the purpose of this study both qualitative and quantitative methods have been used. Qualitative methods (like interviews and focus groups) are well suited to obtain rich information about the issues involved, the discussions that have taken place, the meanings of unfamiliar concepts, etc. Quantitative methods (like questionnaires and polls) are necessary to produce statistical data, e.g. about the distribution of opinions and beliefs, the percentage of a population who are in favour or opposed to a multi-purpose facility etc.

The researchers came to this study with no prior knowledge of the topic, the issues involved, the previous discussions and attempts to develop new facilities in Golden Bay. The first task at hand was therefore to obtain data about these factors, and a workshop/focus group was chosen as the preferred method. The contracting agency, i.e. Golden Bay Work Centre Trust, supplied a list of groups and organisations who have participated in discussions about new facilities and representatives from 9 different stakeholder groups were invited to a workshop. Eight individuals attended, representing the following organisations: Tasman District Council, Golden Bay Community Board, Golden Bay Community Workers, Golden Bay Recreation, Golden Bay Arts Council, Onetahua Marae, and Golden Bay Work Centre Trust.

The workshop established a number of issues and questions that needed further investigation and suggestions about whom else to talk to were also provided. A total of 20 individual interviews were conducted following the workshop.

After the workshop and the interviews we proceeded with establishing more detailed knowledge about existing halls and venues (hereafter referred to as venues), as seen both from the perspectives of the owners/operators and the users/hirers. Two different questionnaires were constructed, one for venue owners, another for users/hirers (appendix D and E). Questionnaires were sent to the committees of 25 venues (appendix B) and to 48 user organisations or individual hirers (appendix C).

Finally, an investigation of the need for a new facility in Golden Bay would not be complete without a survey of the general population (see appendix F). Based on the information gained through workshops and interviews a questionnaire was constructed and sent to every fifth

household (randomly selected) throughout Golden Bay. A total of 350 questionnaires were sent out. The data were analysed using SPSS.

On the day the general public questionnaire was due to be returned one of the researchers conducted a ‘snap poll’ at the Saturday Village Market in Takaka. The main purpose of this exercise was to raise awareness about the study and to encourage people who had received a questionnaire to fill in and return. However, the ‘snap poll’ did also establish data, albeit with wide margins of inaccuracy, about the market-goers immediate reaction to the question: Is there a need for a new multi-purpose facility in Golden Bay?

The LTCCP both opened and closed for submissions during the study period. TDC has kindly supplied us with data about the submissions regarding a new facility in Golden Bay, which we will use to some extent.

Findings

- Previous and existing ideas and projects
- Description of existing halls and venues
- Current user’s satisfaction with halls and venues
- Public support and resistance toward a new facility
- Snap poll at the Saturday Village Market
- Submissions to the LTCCP

Previous and existing ideas and projects

The initial workshop and subsequent interviews provided information on a number of ideas and discussions about new facilities in Golden Bay over the last decade. These ideas and projects have been developed by different groups, and have reached various stages of development before they have “fizzled out” or reached a state of inertia. Ownership, funding, belonging and identity seem central to understanding why they have not progressed into actual building projects. Below is a list of the projects and visions presented to us by stakeholders (note that the order is coincidental and not indicative of e.g. priority):

1. **Playhouse II.** “The Golden Bay Performing Arts Centre”, Takaka Drama Society. The existing facility at Park Avenue has been described as old, cramped and many-times extended. It is not purpose-built as a performance venue and has a number of shortcomings. There is an expressed need for a larger, acoustically purpose-built, more up-to-date and safer space for audience, stage as well as back-stage requirements (Randall, 2005a/b). A discussion went on for quite some time among members of the Drama Society about how to meet these needs. At the beginning of this decade a project to develop a new Playhouse began, and by 2007 concrete plans had been made to demolish the old building and construct a new multi-purpose performance venue. The new venue would cater for a number of performing arts groups like the choirs, the brass band, the orchestra etc. The project for a new Playhouse was, however, voted down by the Drama Society AGM in 2007 (Letter from C W A Randall to TDC, 2007). A member of the Drama Society has informed us that the main stumbling blocks were loss of ownership and control of the venue and having to fit in rehearsals and performances to suit other users. The members were also not willing to demolish the existing building in order to build a new theatre. As of today we have not recorded any plans to build a new Playhouse.

2. **Generic Performance Venue.** Some informants have expressed a need for a purpose-built performance venue (but not the same plans as Playhouse II described above) with smaller, various sized rooms attached for other organisations and activities. Main requirements would be good acoustics and an auditorium lay-out, as no other readily available venues presently fulfil these requirements. This facility could also serve as a conference centre, and could incorporate a foyer with arts gallery/display area.

3. **Arts Display/Gallery/Marketing Showcase in connection with Visitor Information Centre.** The I-site has expressed a need for larger premises and members of the Arts Council have expressed a need for a non-commercial display area for Golden Bay arts. Discussions between GB Community Arts Council, Golden Bay Promotions and Latitude Nelson led to a project early this decade to develop a “gallery” space in the I-site and possibly also to extend the I-site. A Feasibility Study (Steer, 2003) commissioned by GB Community Arts Council, consulted with 34 people representing GB Arts, TDC, and various community organisations. This Feasibility Study reported wide support for the idea among the people consulted. The

project came to a halt some years ago, allegedly as a result of disagreements between Arts Council and the I-site over practicalities and funding. We have not recorded any activity at present with regards to finding a solution to the needs of the I-site and Arts Council.

4. **Youth (Service) Centre.** Several individuals and representatives of organisations, in particular the Golden Bay Community Workers and the Youth Council, have mentioned a need for a facility for young people. In a submission to TDC dated November 2006 the Youth Council points out that Golden Bay has not had a Youth Centre since 2003 (Tasman Youth Council, Golden Bay Cluster, 2006). Attached to the submission was a petition containing more than 700 signatures supporting the need for a youth/recreation centre. The visions for this facility vary from a multi-service centre that can be used by all organisations/agencies that service youth, to a supervised “drop in” centre. Some claim there is a need for all youth, others claim there is predominately a need for youth who fall in the cracks between all the other activities for youth. No detailed or concrete plan for a youth facility has been formulated.
5. **Community Workers offices.** The current premises were built twenty years ago, and they are now reported to be inadequate with regards to servicing present needs. There are no specific plans with regards to what new accommodations should provide, however, and there seems to be issues with regards to rent. The present building is owned by TDC and the Community Workers lease the building at a peppercorn rent in exchange for managing the operation of the building. Whether a similar rent agreement can be arranged in a new facility needs to be taken into consideration when planning new office space, whether inside or outside a multi-purpose facility.
6. **Golden Bay Museum** states that their present premises are inadequate with regards to size, climate control, work space and proper storage of artefacts. There are also structural problems with the existing buildings as it was not built to museum standards. Consequently they are in need of a purpose-built and larger facility. They presented a submission to TDC in September 2008 describing their visions for such a facility, more than double the size of the existing one. They envisage a new arts and cultural centre that will showcase the district’s cultural heritage and can see themselves sharing premises “with Visitor Information Centre, Arts Council, DoC,

community workers, (..) playhouse (..) performance venue, (..) youth recreation space and (..) advisory groups” (Golden Bay Museum, 2008).

7. **Covered swimming pool.** The present outdoor pool is located within the High School grounds. It is used by students during the day and available to the public after school hours. We have been informed that it is not used during winter. A number of individuals and representatives of community and health organisations have expressed a need for a covered and heated pool that could be used all year for competitive and recreational swimmers. A covered pool would be beneficial for a wide range of people with health issues like arthritis and mobility impairments. Proponents of a covered swimming pool can see it as part of a new facility also catering for other needs. The possibility of taking advantage of the cooling water from the milk factory has also been pointed out, but this would mean building a new pool and restrict where it could be located.

The potential location of a new facility is also a controversial issue. The choice of site will influence which purposes it can accommodate, how it will be used and by whom. The information we have accessed suggests that there are two options for building sites: One in Takaka township (the old Waitapu Engineering car park area), the other in Park Avenue. The former option raises issues around adding more infrastructure to flood-prone areas and the latter option is not suitable for organisations depending on availability for people to just “drop in” from the street.

During the initial workshop and interviews we also recorded a number of arguments for why there is *not* a need for a new facility in Golden Bay. The arguments ranged from beliefs about the sufficiency of present facilities to an opposition to further rate increases to pay for maintenance. The contra arguments have obviously not been presented to us as one, coherent “suggestion” and does not belong in the above list of ideas and projects, but below is a jumbled and non-exhaustive list of the more common arguments for why a new facility should not be built, collected throughout this study (an extensive list of counter arguments given by the general public is presented as part of appendix G):

- There are many venues already and they are underutilised.
- A new facility will only duplicate something we already have.

- A new facility will undermine the use (and thus the income stream) of existing venues.
- The money should be spent on upgrading what exists rather than building something new.
- There is a high risk that a new facility may become a “white elephant”.
- Any rate increase would be unwelcome (including an increase to fund the maintenance of a new facility).

Description of existing halls and venues

As mentioned in the introduction 44 venues in Golden Bay that are available for hire by the public have been identified. Of these 16 are located in the centre of Takaka, eight are located within a five km radius of this centre, seven are located within the next ten km radius and 13 are further away. Some of these venues are part of larger complexes, e.g. meeting rooms at the Takaka Library and at the TDC Service Centre, while other venues are part of commercial establishments like the Junction Hotel and the Wholemeal Cafe. Using the previously introduced concept of catchment areas, 31 venues are located within the Takaka catchment, one in the transition zone and 12 in the Collingwood catchment.

In order to assess the present usage of the existing venues questionnaires were sent to 25 venues that are generally regarded as community facilities, including all community halls and all school halls. Excluded were; churches (but not church halls), commercial venues, small or specific venues (e.g. Boat Club or the Marae) and venues that are part of agency offices. A total of 22 venues responded, bringing the response rate to 88%. The Takaka Fire Brigade meeting room is included in this number, but strictly speaking it should have been excluded. This venue is sometimes rented to businesses, but is not generally available for public hire.

The 22 venues that responded are regularly used by more than 50 different organisations and organised activity groups. In addition they are used by individuals and businesses for a variety of functions like AGM’s, public meetings, weddings and funerals. A majority (18) of them are available for hire at all times and the four school halls are available in the evenings and during weekends. Twelve venues charge 10 dollars or less per hour in rent, and all of these can be used by smaller groups for activities like dance, yoga, cards etc. These venues are evenly distributed throughout Golden Bay with six of them located within the Takaka catchment area. Two thirds of the venues (14) never turn away potential users, and the rest reported that

it happens, but very rarely. The 13 responding venues that are located in the centre or within a five km radius of Takaka are used daily, four of them more than once a day. The venues located between five and ten km from Takaka are not used daily, but half of the venues located more than ten km from Takaka are in daily use. Most venues reported that usage has been stable (16) or decreasing (3) over the last five years. Two venues located within Takaka township reported an increase in use. In sum, most existing venues are inexpensive to rent and in frequent use, but availability is still good. Usage has not changed over the last few years.

With regards to the physical condition of the venues not all of the respondents answered all questions. 12 reported being more than 31 years old and seven reported to be less than 30 years of age. Nine reported being 100 square metres or more, and five reported being less than 100 square metres. Eleven venues reported being in good to excellent condition, four reported being in fair condition, one reported being “old”. The questionnaire asks if there are any issues impacting on current use, offering a wide definition of “issues” including changing expectations or needs of users, health and safety, adequate parking, toilet facilities etc. Most venues (14) denied that there are any issues impacting on use, four did not answer this question and three report a variety of issues.

Eight venues reported that a new multi-purpose facility would not impact on them, but five informed that it could have an impact e.g. lead to less use and thus less income or funding for their venue. The school halls reported that a new facility could considerably impact on their ability to maintain their halls.

Current user’s satisfaction with halls and venues

The questionnaire to halls and venues asked the respondents to list the organisations that are regular users/hirers. Based on this information plus the FOUND directory and the “Clubs Organisations and Services in Golden Bay” list (maintained by Heartland Services), questionnaires were sent to 47 organisations and individuals who had been identified as regular users of venues throughout Golden Bay. 25 questionnaires were returned, equal to a 53% response rate and very acceptable for a survey of this kind. The respondents, however, almost exclusively use (or have used) venues within a 10km radius of Takaka. Only one user of a venue in the Collingwood catchment area responded. The data about users is thus representative of users of venues within the Takaka catchment area.

Twelve respondents are weekly users and 13 respondents use venues less than weekly. All users are satisfied with regards to the price, availability and location of the venues they currently hire. In fact 24% (6) of the respondents state that they are satisfied with *every* aspect of “their” venues and 60% (15 users) stated that they are generally happy with the venues they use or have used. 28% (7 users) are not satisfied with heating and general physical condition, and 36% (9) are not satisfied with storage. Five users specified varying aspects they were not happy with, but no patterns emerged with regards to halls or type of use. Four users did not state which venues they were most or least happy with. Two thirds (16) users engage in activities like social meetings, yoga and other forms of small group exercise and require what can be called ‘non-specific multifunction rooms’.

44% (11) of the users do not see a need for a new facility in Golden Bay, and 40% (10) users want a new facility. Two organisations are clear about wanting “something permanently our own”, i.e. not a shared space, and one user specifically wants a covered all year swimming pool. If the latter three are included into those in favour of a new facility the percentage increases to 52%. Nine of those positive to a new facility prefer that it be located in Takaka township, five have no preference. Eight of those who are positive to a new facility are weekly users of venues and among these there is a 50/50 split between those who prefer Takaka or have no preference with locality. Nobody prefers Recreation Park/Park Avenue area.

Public support and resistance with regards to a new facility

In order to assess the general support for or resistance to a new facility a questionnaire was sent to 350 households, i.e. twenty percent of the total number of households throughout Golden Bay. To ensure a representative result, the households were randomly selected from the telephone directory, and checked against a list of ratepayers to exclude holiday homeowners (who receive their rate bills elsewhere). People who do not have a phone, as well as permanent residents who receive their rate bills at addresses outside Golden Bay did not receive a questionnaire. However, excluding such a small group would not significantly impact on the general validity of this part of the study. Of the original 350 questionnaires sent out, three were returned with ‘address unknown’, bringing the number of recipients to 347. A total of 106 questionnaires were filled in and returned, giving a response rate of 30.5%, which

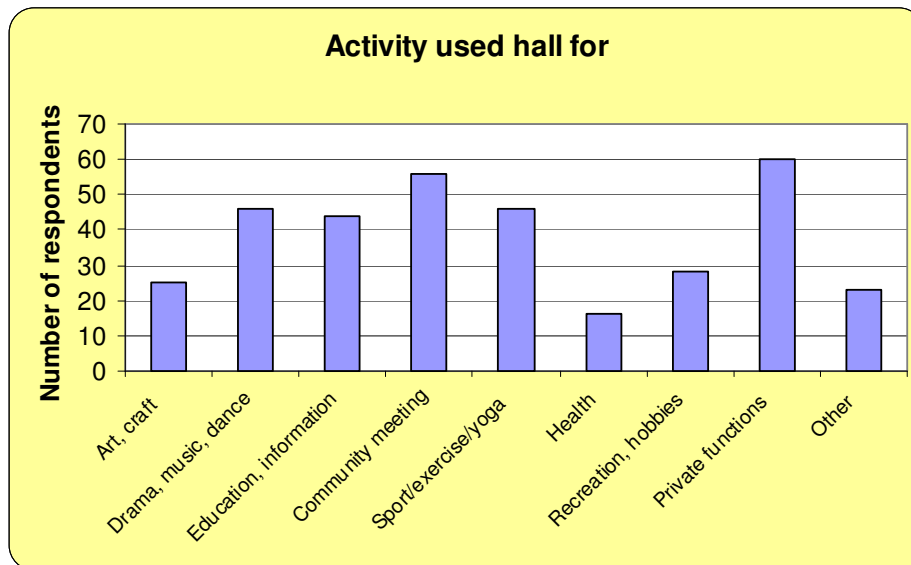
is a common response rate for a survey of this kind and considered acceptable with regards to obtaining a valid result (Cavana, Delahaye & Sekaran, 2001)

Questionnaires were sent to an equal number of men and women, but the respondents are 2/3 female, and 1/3 male. 72 of the respondents are between 40 and 65 years of age, eight are between 18 and 39 years old, and 22 are over 65.

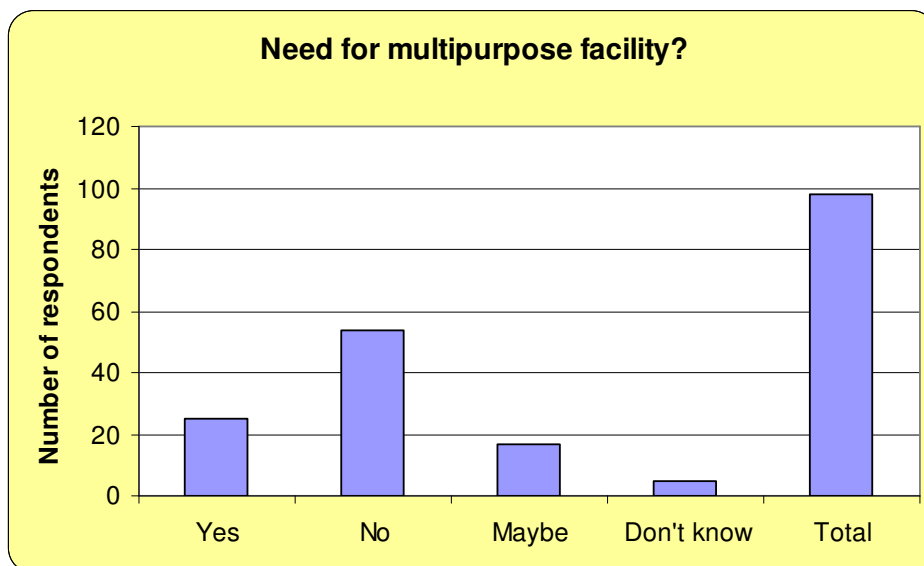
The overwhelming majority, i.e. 79 respondents, live within the Takaka catchment area (i.e. north and east of Takaka, or within a ten km radius), and 28 of them live in Takaka township. Eleven respondents live in the transition zone (Onekaka and Tukuruu) and 15 live within the Collingwood catchment. This corresponds very well with the actual distribution of the total population, as described in the introduction chapter, and confirms the representativeness of the survey.

Pohara or Motupipi are the nearest halls for 28 of the respondents, 29 inform that the nearest hall is in Takaka township and 18 report that their nearest hall is Puramahoi or Onekaka. Only six report East Takaka and Upper Takaka as their nearest venues. This indicates that almost as many people live in the Motupipi - Pohara area as in the town itself and that the population within the Takaka catchment is more concentrated to the east of Takaka than north and west.

Residents of Golden Bay are generally high users of venues. Half of the respondents have hired a venue. 50% have attended an activity at a venue (i.e. used a venue) last week. 63% used a venue last month and 80% used a venue last year. At the same time availability is good; 80 % say that they have never experienced that a venue was not available when they needed it.



The most common use of venues is for private functions (57%) and community meetings (54%). Almost half of the respondents have used venues for sport, exercise, yoga. Drama, music, dance, education and information are activities which slightly over 40% report to have taken part in.

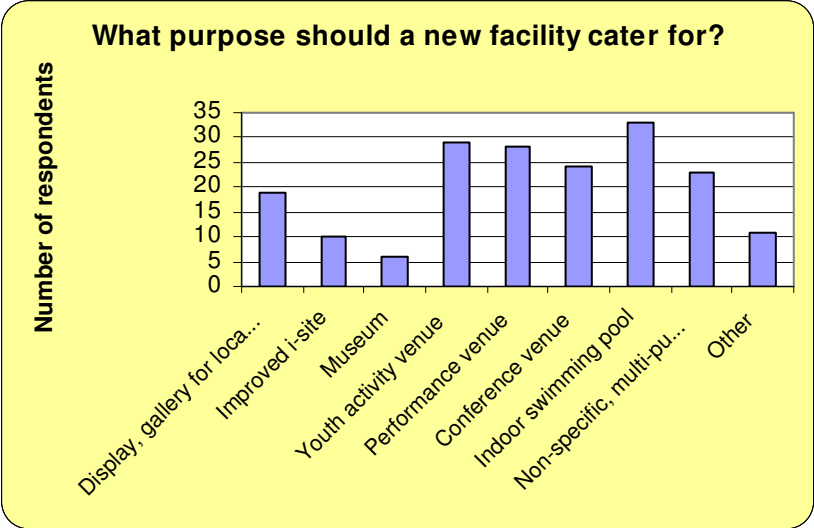


50% (53) of the respondents did not believe there is a need for a new multi-purpose facility in Golden Bay, 23% (25) do believe there is a need, 16% (17) said “maybe” and five persons did not know (two did not answer). When combining the “Yes” and the people who are open to the idea of a new facility (the “Maybe” category) those in favour climbs to 40% (42).

When checking for area of residence it is worth noting that a large majority of the respondents who live in the Collingwood catchment area (11 out of 15 respondents) are against a new facility, whereas the majority of respondents who live in the transition zone are in favour (Yes: 4; Maybe: 3; No: 3).

High frequency users are more likely to be in favour of a new facility. Of the 46 persons who used a venue last week 70% (32) are in favour of a new facility. The same pattern applies to the monthly users, with 74% in favour of a new facility.

Respondents who believe there is a need for a new facility were asked to tick what purposes it should cater for. Eight options (plus an “other” category) were provided, selected from the existing ideas described in the initial workshop and interviews. People could tick several options. The most popular purpose was a covered swimming pool, 33 respondents ticked this option. A youth activity venue came second with 29 ticks, a performance venue got 28 ticks and a conference venue 24. ‘Non-specific multi-purpose rooms’ received 23 ticks, a gallery and art display received 19 ticks and an improved I-site 10 ticks. Only six respondents said a new facility should cater for the museum.



When asked what facilities people would actually use if something new were to be built, a covered swimming pool again received most support with 30 ‘votes’. A performance venue came second with 23 votes, ‘non-specific rooms’ came third with 19 votes. (It should be noted that only eight of respondents are in the 18-39 age group, and the large majority of the

respondents are thus not ‘natural’ users of a youth service centre). The responses to what purposes a new facility should cater for, and what people actually would use are very similar, confirming that there is greater support for a covered swimming pool, a youth activity centre, a performance/conference venue, as well as multi-purpose rooms, and considerably less support for an improved I-site and a new museum. The support for a gallery/display area is somewhat greater than for a new I-site.

Takaka is by far the most popular location for a new facility, with 25 people supporting it. 10 respondents preferred Park Avenue/Recreation Park, and 4 said both areas are OK. Two respondents did not support either location.

Snap poll at Saturday Village Market

As mentioned previously one of the researchers conducted a ‘snap’ poll at the Saturday Village Market in Takaka. Information about the various suggestions for a new facility, as well as other relevant information like funding, was displayed on a poster. People passing the stall were asked if they were residents of Golden Bay, and those who answered affirmatively were asked: Are you for or against a new multi-purpose cultural and recreational facility in Golden Bay. A total of 75 people responded, 70% (53) were for a new facility and 30% (22) against.

Submissions to the LTCCP

Submissions to the LTCCP closed before this study was finished. TDC received 29 submissions on the proposal to set aside funds for a new facility in Golden Bay. 6 of the submissions supported a new facility and 13 were against, while 5 were in favour of upgrading existing facilities and 3 submissions spoke in favour of a new pool.

Discussion of findings

Does Golden Bay really need a new facility?

Upgrade of existing venue(s)?

Which functions?

Multi-purpose?

Location

The main objective for this study is to ascertain if there is a need for a new facility in Golden Bay. This question will be discussed from three different perspectives; the reported subjective needs, indicators of objective needs, and the magnitude of these needs.

Does Golden Bay really need a new facility?

The data leaves no doubt that there is a *subjective* need for a new facility in Golden Bay. A number of people and organisations have expressed a need for one or several new facilities that would cater for a variety of functions such as a covered swimming pool, a performance/conference venue, an improved I- site, a non commercial gallery/exhibition space, a youth activity centre, new offices for community workers, multifunction rooms, and new premises for the museum. A need for a new gymnasium and new changing rooms for soccer players at the recreation park have been mentioned by the general public. In addition to expressing a need for a new facility, many users and members of the public have expressed a need for specific amenities like better heating, better storage facilities, better privacy, better layout, better safety and better acoustics. A majority of people supporting a new facility prefer it to be located in Takaka township. This counts for both the hirers of venues and the general public.

The subjective need or support for a new facility is shared by 40% of the users of venues and 23% of the general public, whereas a further 16% of the general public are open to the possibility that there may be a need for it. This corresponds well with the number of submissions to the LTCCP. This means that three different methods for ascertaining the *magnitude* of the subjective need for a new facility in Golden Bay all show that approximately 25% of the population unambiguously support the idea of a new facility and a total of 40% could support it, depending on the detail and the quality of the proposal. The data also show that 44% of the users, 50% of the general public, as well as 50% of the submissions to the LTCCP are clearly against a new facility. In sum it seems reasonable to conclude that the

Golden Bay population is divided in two almost equally large segments: Slightly less than half of the population are open to or directly support building a new facility and half the population are against it.

One of the stronger indicators of an *objective* need for a new facility is the fact that people who are frequent users of existing venues are more likely to also want a new facility. Frequent users have better knowledge about the existing venues than people who rarely or never use venues and their judgment that a new facility is needed is thus likely to be based on experience about what is lacking at present. Another indicator of an objective need for a new facility is the age of most existing venues. 8 of the venues are 60 - 100 years old, the majority are over 30, and even though the owners state that they are generally in good condition, older buildings were built to a different standard, for different purposes than some of the current usage and *may* lack modern conveniences and/or aesthetics.

Building a new facility might add the positive benefit of freeing up spaces that could become available for groups who presently have inadequate or no premises. This point does not say anything about the objective need for a new facility in itself, but places a possible new facility within a larger context of needs. It was outside the scope of the present study to map out all potential “domino” effects of building a new facility, but the existence of this larger context of needs highlights two issues: The lack of coordination with regards to the existing facilities in Golden Bay, and the benefit of considering the possible flow-on effects of building a new facility for groups and organisations who currently have insufficient premises.

Just as our data give no reason to doubt that a subjective need for a new facility exists, it is also evident that many Golden Bay residents are opposed to the idea. As we reported in the “Findings” chapter 50% gave a very clear NO. One of the more common reasons for being against a new facility is the opinion that there are already many venues in Golden Bay and that these are underutilised. This study has found that there is objective support for that claim: Golden Bay residents convey that they are frequent users of venues (50% of the general public used a venue last week), the venues report of being in regular use; yet potential users are hardly ever turned away. This is a strong indication that existing venues are not used to their capacity. Considering that there has not been any population increase in Golden Bay over the last 30 years, that the population is aging, and that there is no reason to believe that

the population will begin to increase in the near future, these are strong objective indicators that the need of a new facility may not be very great.

Supporters of a new facility might argue that even though there is spare capacity there is still a need for a new facility because the existing venues are old and inadequate. This study does not support that view. In fact 84% of users are “happy with all” or “generally happy” with the venues they use and only 3 of the 22 responding venues reported that there are any issues that impact (negatively) on the use of their venue. Comments from the general public also send a strong message that existing venues (particularly community halls) are much loved and in constant receipt of TLC.

Another reason given for being against a new venue is that the existing halls are inexpensive to hire and that a new facility is likely to be more expensive. At present 12 of the 22 venues who responded to the questionnaire charge \$10 or less per hour in rent, and all of these can be used by smaller groups for activities like dance, yoga, cards etc. These venues are evenly distributed throughout Golden Bay with 6 of them located within the Takaka catchment area. It is, of course, not possible to know for sure what it will cost to hire a room in the new facility, but comparisons can be made with the new multi-purpose Moutere Hills Community Centre. Being multi-purpose it provides a number of different rooms and halls for rent at a variety of charges. The Function Room (180sqm) is rented out at \$15/h for hourly activities (\$10/h for contracted users), and the meeting rooms (suitable for smaller groups) have a minimum charge of \$ 30 per session (Moutere Hills Community Centre Hire Charges, 2008). If hire charges at the Moutere Hills Community Centre are indicative of the future charges at a new facility in Golden Bay, smaller groups who now pay \$6 for a yoga session might have to pay between \$10 and \$30 to hire a suitable room. Of course, the rooms would be of higher quality and as such might warrant the higher charges, but it is an open question whether users in Golden Bay would be willing, and capable of paying the higher price. The present study does not provide any data on this issue. As no specific project has been proposed the question about potential hire charges was seen as too hypothetical to include in our questionnaires.

Upgrade of existing venue(s)?

Many opponents of a new facility argue that rather than building a new facility the money should be spent on upgrading existing halls. The merit of this argument depends on a number

of factors such as what type of facility the TDC Facilities Rate policy would encompass, and which “multi-functions” an upgraded facility were to cater for. The Facilities Rate Policy says that it is “a unique funding source for a wide range of community, recreational, sporting and cultural projects”. The LTCCP for 2009-19 proposes to use Facilities Rate funding for several upgrades, e.g. the Motueka Recreation Centre, the Mapua Community Hall, as well as council owned halls such as Wakefield and Brightwater. Previous upgrades include Tasman Tennis Centre, and contributions to the upgrade of the Theatre Royal and the Trafalgar Centre. Consequently a project to upgrade existing facilities in Golden Bay cannot be ruled out with reference to the policy or existing praxis.

The more important question with regards to whether or not to upgrade is which existing venue (or venues) should be chosen and which improvements in functions the upgrade would achieve? All the functions identified in this study could be part of, or enhanced through an upgrade, but there are no existing venues that could be upgraded to cater for them all. A youth centre, the I-site and the gallery must all be located in or near the centre of Takaka, but as far as we know there is no building in Takaka which could be renovated for that purpose. However, if the aim of an upgrade would be to create a purpose-built performance and conference venue, that venue would not necessarily have to be located in Takaka. Considering that almost as many people live in the Motupipi – Pohara - Tata area as in Takaka, Pohara Hall is a possible candidate for an upgrade to a state-of-the-art performance venue (with multi-purpose rooms) in an area that has seen significant population growth over the last 30 years. It is also one of the most underutilised halls at present, and one that many people find lacking in lay-out and quality, but very attractive in surroundings. On the other hand, this locality would exclude e.g. a youth centre and an I-site.

The possibility to use the Facilities Rate Funding for an upgrade of more than one existing venues seems to hinge on whether there would be an acceptance at TDC to interpret “a wide range of community, recreational, sporting and cultural projects” to include e.g. coordinated upgrade and management of a number of hitherto non-coordinated venues to achieve “new multi-purpose facilities” that would in fact be an organised collection of venues rather than one large new building. The fact that people are attached to and highly value the existing venues for reasons such as identity and a sense of belonging is a strong argument in favour of exploring this possibility.

The opinions we have recorded seem to rest on an assumption that there is an implicit contradiction between building a new facility and renovating an old. A project that would involve both a new building **and** an upgrade of older ones might also be feasible, if well coordinated, and managing to draw funding from a variety of sources. Such a project could have the potential to meet many of the identified needs through a combination of a new building in Takaka and renovations of existing venues within the Takaka catchment. Our data suggest that projects which include upgrades might gather wider public backing than a project to only build something new.

Which functions?

The need for a new facility is obviously linked to the specific functions or purposes that it would cater for. The general public survey shows that whereas 40% is in favour of, or open to a new facility, none of the specific functions are supported by all of these people. 31% of the general public want a covered swimming pool. 26% want a centre for youth and equally many a performance venue. The general public were not asked to give their reasons for wanting any of the listed facilities. However, many comments on the questionnaire indicate that existing venues either do not cater for an existing need, or are inadequate.

Covered swimming pool

Golden Bay does not currently have a covered swimming pool, and our data show that many people would like one. The “covered all-year heated pool” idea was introduced rather late in the study, after the questionnaires to venue owners and users had been constructed.

Consequently we have not gathered data to ascertain if there is an *objective* need for a covered swimming pool. A covered pool is also a different type of facility to the other suggestions and it is not possible to use the data provided by owners and users of venues as indicators of an objective need for such a facility. On the other hand, data from the SPARC 2007/08 Activity NZ Survey show that swimming is the third most popular form of exercise both nationally and in Tasman, and this may be the case in Golden Bay as well.

The information we have gathered suggests that upgrading the existing High School pool is the most likely avenue to achieve a covered all-year pool. Upgrades of the pool are already proposed through the LTCCP 2009-2019 (\$138,000 over the next ten years) and though we have not seen any specific plans, we expect they would not rule out also covering the pool at

some stage. Building a new pool closer to the dairy factory would be difficult to justify as the size of the populations does not warrant two swimming pools in close proximity.

Because of locality, as well as the nature of the pool itself, combining a covered pool with functions like performances, museum, I-site and display area seems impossible. A combination with “non-specific multi-purpose rooms”, and possibly a youth centre might be possible.

Youth centre

There are many clubs and organisations in Golden Bay that provide opportunities for young people to engage in recreational activities. There are, however, no coordinated services for youth, or designated places where they can engage in informal social life. Informal social life takes place in homes, on the streets, on beaches and in the bush. Over the last 5-6 years young people in Golden Bay have asked for a youth centre, and 700 signatures supported their submission to TDC in 2006. Youth centres are difficult to design and manage, however, and experience show they are prone to deteriorate quickly. A youth centre in Golden Bay would require ongoing funding for staff as well as a solid model for running it to ensure some sustainability (Wood, 2006).

Performance venue

Even though there are a number of venues that can be used for performances there are none that are purpose-built, with good acoustics, auditorium audience space and available during school hours. Only the Village Theatre and the Playhouse has an auditorium layout as well as “reasonable” acoustics (according to the information we have received). Both of these venues are available for rent, but because of the nature of their dominant use (a movie theatre and for stage plays), availability is restricted. We have received conflicting information about the acoustics in the High School and the Primary School Hall, but apparently both have shortcomings in that area. None of these venues are auditoriums, back stage areas are inadequate for many types of performances and availability is restricted. As mentioned previously, Pohara Hall is large enough to be a performance venue and readily available, but with the same technical shortcomings as the school halls. There is thus reason to argue that there is an objective need for a new performance venue or a substantial upgrade/conversion of an existing venue for this purpose.

A counter argument would be that the Drama Society might be reluctant to support a new multipurpose performance venue as they want full control over the space where they rehearse and put on shows. A new performance venue might also take away patronage of other existing venues. Performing arts groups like the choirs now perform in school halls, which need to be used by the community to justify continued funding from TDC.

Non-specific multifunction rooms

There are many organisations in Golden Bay who provide services or activities that require what we have called “non-specific multifunction rooms”. The general public report that community meetings; drama/dance/music; sport/exercise/yoga are among the most frequent activities people use venues for. These activities mainly take place in “non-specific multifunction rooms”, which point towards an objective need for such rooms. Only five of the venues who responded to our questionnaire are less than 100sqm. This fact in itself supports that the need for various sized rooms for contemporary use is rather high. Some users and members of the general public who have used the types of venues providing “non-specific multifunction rooms” report that some of them are too big as well as in need of better heating, storage etc. On the other hand our data show that all the respondents who answered the user questionnaire are satisfied with regards to the price, availability and location of the venues they currently hire.

Providing new “non-specific multifunction rooms” would not involve a high level of risk of failure, provided the cost of hiring is reasonable. The people and organisations that provide activities needing these kinds of rooms will use the spaces that offer best value for money. The venue owners of the existing venues providing “non-specific multifunction rooms” report that a new facility would not adversely affect them as they have other sources of income.

I-site, Art display area and Museum

Our data cannot throw light on whether there is an objective need, or the magnitude of the need, for a new I-site, a display area for local art and a new museum, as all these ‘functions’ (display, promotion, education, heritage, tourism) are of a different kind to the functions that the other venues cater for. We have been informed that artefacts may be damaged or destroyed if a new museum is not built, and that the present working environment is obstructing good research. The present museum and I-site buildings, as well as a new non-commercial art display area, may all potentially attract more visitors to Golden Bay and/or achieve higher visitor satisfaction. However, to obtain data which could support or contradict

these claims a separate study would have to be conducted, investigating the present use and conditions of the existing I-site and museum and the opinions of the people who would be the main users if new facilities were to be built (i.e. staff at the I-site, artists likely to use the display area, staff and researchers at the museum, and most importantly, tourists). The “Golden Bay Arts Marketing Showcase Feasibility Study” from 2003 does enlighten some of these issues, but not adequately, and they are outside the brief for the present study. Our data do reveal, however, that the support from the general public is not very high for these projects. In view of the criteria of the Facilities Rate Policy and the Lottery Community Facilities Fund it is questionable that a museum, I-site, and art display area would be eligible for funding from these streams. Consequently it seems reasonable to suggest that if these functions were to be incorporated into a proposal for a new multipurpose facility, they should be regarded as optional ‘add-ons’ and not the core functions of a new facility. Any proposal incorporating these functions should investigate if mixing recreational, promotional and education/research/heritage functions might warrant applications from different funding streams.

Multi-purpose?

Above we have discussed the need for a *new* facility, *new versus upgrade*, and what specific *purposes* there may be a need for. It remains to be discussed whether there is a need for a *multi-purpose* facility as opposed to a single purpose facility. The idea that any new facility should be multi-purpose was taken so much for granted by the people who took part in the initial workshop as well as the interviewees that we did not question it until late in the research process. We have therefore not gathered data to answer if there is a subjective or an objective need for a potential new facility to be multi-purpose or single purpose. The information we have gathered does suggest, however, that the idea about multi-purpose have been introduced by the two major funding sources for community facilities, i.e. the Facilities Rate Fund and the Lottery Community Facilities Fund, and has not grown out of preferences expressed by the community. This study does not provide data about the multi-purpose subject as such, but it is worth noting that two recent projects to build new facilities in Golden Bay, which had reached some degree of maturity, both folded due to difficulties related to “multi-purpose” and the concomitant requirement to cooperate and share ownership and control with other users. To the extent that multi-purpose should prove to be a basic

requirement in order to obtain funding it should be kept in mind that “multi-purpose” can be achieved through an upgrade of several existing buildings, and not only through the construction of one new.

Location

Locality is a problematic issue for a number of reasons. The surveys clearly show that Takaka is the preferred place for a new facility for the general public as well as the users/hirers. Locating a new facility in Takaka township is problematic, however, both because it is a flood zone, and availability of space. We have been informed that the old Waitapu Engineering car park is the only readily available plot in town, and it might be too small (note: accurate data about the size of the area has not been collected) to house a multi-purpose facility catering for a majority of the functions needed. At the same time Takaka would also be the best, or the only place to put several of these functions. A centre for youth would be difficult to operate outside the town centre because most other activities that draw old and young together happen in town. The recreation grounds are an unlikely place for a youth centre because young people do not naturally congregate there unless when playing sport. Consequently it is not a place where it would be natural for them to “drop in”. A youth drop in centre might be possible, however, at the high school grounds as part of a swimming pool complex, but would not be ideal as many young people, particularly those at risk, might not wish to return to the school after hours. The recreation ground and the high school may not suit agencies that service youth. Such agencies would need to be close to other service agencies as their work with youth would only occupy relatively limited parts of their total work loads.

A covered swimming pool may be located at one of two possible sites: The present high school pool site (necessitating modernisations and changes to the existing pool) or close to the dairy factory to take advantage of the hot spill-water. The high school site would make it difficult to combine the covered pool with any other functions, primarily because the entire complex would be inaccessible during school hours. Building a new pool close to the dairy factory would require large expense to buy prime agricultural land, as well as huge building costs. It would also duplicate a service in so far as one outdoor pool is sufficient in summer.

A museum, I-site and display area can only be located in or at the outskirts of Takaka township as they need off-the-street visitors. These facilities primarily cater for tourists who

would not find their way to the recreation grounds unless something particular, like the A&P show, was going on.

A performance centre could most probably be located anywhere within ten kilometres of Takaka.

Funding options

Identifying funding sources for a new (or upgraded) facility in Golden Bay is not possible until a decision has been made about what purposes it should cater for. Any thorough investigation of funding prior to that decision being made would be premature and involve a lot of unnecessary work. As we have mentioned several times already, this study has been undertaken before that decision has been made. Consequently, what follows is not an exhaustive overview of funding sources, merely an indication of possibilities.

The LTCCP 2009-19 earmarks funding from the Facilities Rate for “a new community facility in Golden Bay”, and under this policy the new facility could most likely house a variety of purposes such as a pool, a performance art centre, a youth centre, and multi-purpose rooms. It is unclear, however, if this funding could be used for a museum, an I-site and a display area. The latter ‘functions’ probably need to obtain the bulk of its funding from other sources such as the Lottery Environment and Heritage Grant and the Lottery Significant Projects Fund. Further investigation of this issue is therefore needed by any organisation wishing to pursue these kinds of facilities.

The Facilities Rate policy provides up to 80% of the funding, requiring that the community raise the rest from other sources. A new facility that would meet the criteria of the Lottery Community Facilities Fund (LCFF) could obtain most or all of the remaining 20% from the LCFF. The LCFF’s mission statement is “To provide opportunities for the development of and access to community facilities that contribute to community cohesion”, and it would seem reasonable that a performance art centre, a youth centre, and multi-purpose rooms would meet this criteria, a covered pool might, whereas a museum, an I-site and a display area might not.

To the extent that a project would require additional funding to that provided by the Facilities Rate Fund and the LCFE, a range of opportunities exist and should be investigated by a potential project group. (Fundview: www.fis.org.nz provides the best starting point for any such investigation).

Traditional community fundraising is also a valuable avenue and 27% of the general public, as well as 50% of users/hirers are willing or “maybe” willing to take part in fundraising, in-kind donations and/or voluntary work for a new facility.

If a more complex project is envisaged, requiring negotiations and co-operation among several users and owners of venues it would be advantageous to investigate if the cost of the community development work involved could be funded by the Department of Internal Affairs (DIA) Community Development fund.

Requirements for organisation responsible for proposed project

Regardless of what type of facility were planned, and which functions it was meant to fill, designing and administering a project to build a new facility or upgrade/convert existing is a large and complicated task. Any organisation wishing to take on such a task would need to have a sound organisational structure, project experience and be financially robust. Most feasibility studies investigate if the organisation responsible for the proposed project has these qualities, and in Lottery Community Facilities Fund Feasibility Study Guide (2007) the Lottery Board specifies that a feasibility study should cover:

- The background to the organisation
- The aims and objectives of the organisation
- The outcomes required by the organisation
- The capability of the organisation to manage the project, staffing requirements
- The organisation’s financial status – is it robust?

A feasibility study would also ideally cover the following aspects of the proposal:

- Management and marketing strategies for the proposed facility
- Is there satisfactory management and revenue funding to operate the new/enhanced facility
- Proposed project timeframe
- Is the proposed project environmentally sustainable?

As mentioned in the introduction this study has been conducted at an early stage in the process, prior to any detailed and specific proposal being launched. Consequently it has not been possible for this study to address the above points. This means that if anyone were to proceed and to launch a specific proposal the above requirements must be met by the responsible organisation.

Last, but not least, the viability of a potential new facility does not only rest with what type of facility is built or restored, but depends equally much on a solid system for funding and managing the ongoing operation of the new facility in the future. A system for the day to day management of the new/upgraded facility must be designed as an integral part of the overall project.

Conclusion

Is there a need for a new multipurpose recreational and cultural facility in Golden Bay?

To answer this question seven different avenues for data collection have been used gathering information from stakeholders (workshop and interviews), owners and users of venues, as well as a representative selection of the general public (3 different questionnaires). A snap poll was also conducted, and data from submissions to the LTCCP have been included. The fact that data from several different sources replicate and thus confirm the same main findings show good validity of the study.

Overall the data demonstrates that there is about equally as much support for as opposition to a new facility in Golden Bay. There is consequently mandate in the population both to proceed with a project to build a new facility, and to do nothing! Those wishing to do nothing can rightfully argue that a large number of existing venues are not used to their capacity and the users are generally happy with them. On the other hand, proponents of a new venue can

rightfully argue that when frequent users, building on extensive experience with existing venues, are more likely to want a new venue, this is a clear indicator of the need. As one frequent user said:

“While Golden Bay’s venues are adequate for current usage levels a new purpose-built venue would encourage more events and provide improved facilities.” (Male, 18-39)

A common reason for being against a new facility is that the funding should rather be spent on upgrading existing ones. While the data show that the population is split almost evenly between those in favour and those opposed to a new facility it does not suggest that those in favour of a new facility would oppose a project to convert, renovate or upgrade older ones. People in Golden Bay have clearly expressed that existing venues, particularly community halls, are highly valued and any project that would involve upgrading is likely to receive broad support. It is probable that a renovation/conversion project would gain greater backing from across the population than a new building project.

The data shows that existing venues do not adequately meet all identified needs. There is no covered swimming pool nor a youth centre in Golden Bay. Existing venues that can be used for performances are perceived as inadequate either because they do not have an auditorium lay-out, the acoustics are poor, or availability restricted. A number of activities take place in “non specific multi-purpose rooms” and there is a need for more and better quality rooms. The I-site is too small and there is no designated, non-commercial display area to promote local art. The museum has outgrown its premises and the existing buildings provide inadequate ventilations, storage and workspaces. There is support in the general population for improved provisions to meet these needs, and the above list is ranked in accordance the level of support (i.e. highest support for a covered pool, least support for museum). Many (some informants say most) venues are lacking in amenities like heating and storage.

Meeting the needs above require projects of different complexity. Building a performance venue, improved multi-purpose rooms, a new I-site and a display area would seem quite straight forward. A covered pool, a youth centre and a new museum, on the other hand, require substantial investigation to arrive at solutions that would be technically possible and organisationally sustainable.

Location is a critical issue, as all identified functions cannot be located in the same place. Functions that require ‘off-the-street’ visitors, like a youth centre, an I-site, a museum and a display area, must be located in the centre of Takaka township. A covered pool cannot be located in Takaka township as there is no room for it. A performance venue can be located anywhere, but if it were to be part of a multipurpose facility the locality would be determined by the other functions attached. Achieving a multipurpose facility that would cater for all or most of the identified needs in one new building is probably not possible. Any organisation wishing to proceed must make a selection of which functions to include.

From the above we draw the conclusion that there are four options to choose from with regards to further actions:

- Option 1:** Build a new facility catering for a limited range of functions.
- Option 2:** Renovate old venue(s) to cater for a limited range of functions.
- Option 3:** Adopt a comprehensive and co-ordinated approach, drawing on a number of funding sources and forming a network of a selection of existing halls/venues to achieve optimal upgrades, alterations and consorted flow-on effects.
- Option 4:** No action.

This study reveals that to date there has not been a coordinated approach with regards to how venues in Golden Bay are administered, maintained and developed. Any project to build new or renovate old venue(s) have the potential to create domino-effects, as organisations might move and premises become freed up for others to take over. A comprehensive project aiming to coordinate sub-projects and the generated flow-on effects might have a greater chance at meeting a wider set of needs than a project only aiming at building or upgrading one building.

Recommendations and proposed action

We recommend that a project to provide better community facilities in Golden Bay take into consideration the following factors:

- There are enough facilities and buildings to cater for all the different functions, but they are not effectively used, maintained and upgraded to meet identified gaps in function or purpose.
- There are a wide range of unmet needs.
- Meeting all the identified needs is not possible within one building.
- Closer cooperation between venue owners and a coordination of plans to develop facilities carries the potential to meet a wider range of needs than a project only aiming at constructing or renovating one building.
- A project that would benefit existing venues is likely to gain a wider support from the community than a project aiming solely to construct a new facility.

On the basis of the findings from this study we recommend **Option 3**, i.e. to adopt a comprehensive and co-ordinated approach, drawing on a number of funding sources and forming a network of selected existing halls/venues to achieve optimal upgrades, alterations and consorted flow-on effects. On the strength of the evidence we have gathered we believe a coordinated approach is more likely to have better overall outcomes in that it will meet a wider range of needs, at a lower cost and gain greater support from across the population than any of the other options. It is obvious, though, that this is also the most ambitious option with regards to the work involved, and depends upon good cooperation between organisations, the addition of more than two funding sources, and some flexibility within the Tasman District Council as to the interpretation of how the Facilities Rate funding can be spent.

Proceeding with a project to provide better community facilities in Golden Bay requires the execution of the following tasks:

- a) Formulation of a proposal to carry out a specific project.
- b) Appointment of an organisation, robust enough to manage the project as lead agent.
- c) Appointment of a project group and a project manager.
- d) Successful administering of applications for funding.
- e) Effective management of the building and/or upgrade process.

Steps a, b and c are intimately linked and it is possible that the pragmatically sensible process would be for one capable organisation to take charge from the start, inviting other organisations/stakeholders to the table to create a robust proposal from the results of those

discussions. An organisation motivated by a mission statement to be a community development agent, and not itself in need of a new facility would possibly be a better lead agent as it would have no vested interest in controlling and owning such a facility. This would increase the likelihood of arriving at a neutral decision on a proposal that would serve the community best.

References

Cavana, R. Y., Delahaye, B.L. & Sekaran, U. (2001). Applied Business Research: Qualitative and quantitative research. Wiley: Australia.

Fundview: www.fis.org.nz

Golden Bay Museum (2008): Submission to Tasman District Council, September 2008.

Mitchell, H & J (2004) Te Tau Ihu O Te Waka. A history of Maori of Nelson and Marlborough. Wakatu Inc., Nelson, New Zealand.

Moutere Hills Community Centre Hire Charges (valid from April 2008).

New Zealand Lottery Grants Board: General Information Sheet. July 2005.

New Zealand Lottery Grants Board: Information for applicants to the Lottery Community Facilities Fund (LCFF). March 2008.

New Zealand Lottery Grants Board: Lottery Community Facilities Fund Feasibility Study Guide. April 2007.

New Zealand Statistics (2006) Census: Golden Bay data.

Randall, C W A (2005) "Proposal for Playhouse II", March 2005.

Randall, C W A (2005): "Presentation to Tasman District Council Community Services Committee", December 2005.

Randall, C W A (2007): Letter to Tasman District Council, June 2007.

SPARC (2007/08): Activity NZ Survey.

Steer, Patrick (2003): "Golden Bay Arts Marketing Showcase Feasibility Study", Golden Bay Community Arts Council Inc, September 2003.

Tasman District Council (2006): Long Term Council Community Plan: Community Facilities Rate 2006 -16.

Tasman District Council (2009): Draft Long Term Council Community Plan: Community Facilities Rate 2009 -19.

Tasman Youth Council, Golden Bay Cluster (2006): Submission for a Recreation/Youth Centre, November 2006.

Te Papa National Services Te Paerangi Resource Guides: Feasibility Studies. June 2006.

Wood, S (2006): Good Practice in Youth Drop in Centre's. Literature Review.

Appendix A

Project Brief – Feasibility Study for Multipurpose Community Facility Lotteries Fund

The Golden Bay Workcentre Trust wishes to determine the real need for a centralized community-based, multipurpose facility in Golden Bay. This facility would cater for a range of activities and be accessible to a wide range of groups and individuals within the community and contribute to enhanced social cohesion and the social fabric of Golden Bay.

These activities may include, but are not limited to:

- Cultural events – drama, dancing, musical performances.
- Physical activity – indoor exercise classes, yoga, indoor sports.
- Youth Centre – a dedicated space for youth to use.
- Recreational activities – dance classes, various groups.
- Social Events – for both Whanau type activities such as weddings and for social service activities for the wider community. These may include: public lectures; community event gatherings and celebrations and larger public meetings.
- Associated facilities such as childcare, kitchen.

The feasibility study will also explore options including purpose built or redevelopment of an existing site.

The requirement for such a facility is at present a ‘perceived’ need. There has been some discussion within the community over the last few years regarding establishing a ‘Gateway’ building at the entrance to Takaka displaying local artworks, a new playhouse and a dedicated youth centre. It is the goal of this feasibility study to determine whether or not this need is widely held by the community and provide quantitative data in support.

The consultative process for the feasibility study will be robust and rigorous and community wide and include opinion makers, stakeholders and the wider population. The feasibility study will be conducted by a reputable and experienced consultant overseen by senior management of the Golden Bay Workcentre Trust (manager was recipient of Winston Churchill Fellowship 2000 to study Community Consultation processes).

Existing facilities in Golden Bay are generally old, small, cold and geographically scattered. Often these halls are colonized by a particular activity or group, thereby minimizing the use of the facility by others.

The Golden Bay Workcentre Trust as the applicant has a long history of leading community development projects within Golden Bay. For example: Golden Bay Community Workers, Art Council, Artisans Co-operative, Community Gardens amongst others have all had their genesis as community development project of the Golden Bay Workcentre Trust.

Outcomes of the feasibility study:

- Quantitative data makes concrete the perceived need.
- Best use of future funding i.e. Purpose built as opposed to renovation.
- Potential user groups and usage.
- Formation of a steering committee to further the project.

Appendix B

	Halls and Venues in Golden Bay	Questionnaire recipients (25)
1	Pakawau Hall	*
2	Collingwood Hall	*
3	Aorere Hall	*
4	Bainham Hall	*
5	Onekaka Hall	*
6	Puramahoi Hall	*
7	East Takaka Hall	*
8	Kotinga Hall	*
9	Upper Takaka Hall	*
10	Pohara Hall	*
11	Mangarakau Hall	
12	Motupipi Hall	*
	Community Organisations	
13	Community Centre	*
14	Village theatre	*
15	Senior Citizens Hall	*
16	Takaka Playhouse	*
17	Rec Park Keith Page Hall	
18	Rec Park Browns Inn	
19	Rec Park Rugby Rooms	*
20	Rec Park Show Booth	*
21	Tarakohe Boat Club Rooms	
22	Takaka Bowling Club Rooms	
23	Work Centre meeting room	
24	Onetahua Marae	
25	Masonic Hall	*
26	Rugby rooms Collingwood	
27	Tui Community	
	Churches	
28	Anglican Church Hall	*
29	Kahurangi Centre	
30	Catholic Church Hall	*
31	Catholic Church	
	Schools	
32	Takaka Primary School	*
33	Collingwood Area School	*
34	GB High School Hall	*
35	GB High School Gymnasium	*
	Agencies	
36	Takaka Fire Brigade meeting room	*
37	Collingwood Fire Brigade mtg room	
38	TDC Service Centre meeting room	
39	Takaka Library meeting room	
40	Heartlands meeting room	
41	DOC office meeting room	
	Commercial	
42	Junction Hotel Front Room	
43	Wholemeal Café, upstairs	
44	Mussel Inn	

Appendix C

Users/hirers of halls and venues who were sent questionnaires:

- 1 Collectable Vehicle Club of Golden Bay
- 2 Collingwood Rugby Football Club
- 3 Collingwood Yoga Groups
- 4 Genealogical Group Golden Bay
- 5 Golden Bay Association Football Club
- 6 Golden Bay Choir
- 7 Golden Bay Contract Bridge Club
- 8 Golden Bay Federated Farmers
- 9 Golden Bay Historical Society
- 10 Golden Bay Orchestral Society
- 11 Golden Bay Patchwork and Quilters' Guild
- 12 Golden Bay R.S.A.
- 13 Golden Bay Rural Women New Zealand
- 14 Golden Bay Tap Dance Group
- 15 Golden Bay Toy Library
- 16 Golden Valley Country Music Association
- 17 Green Party Golden Bay
- 18 Greypower Golden Bay
- 19 Heart Art
- 20 Lions Club of Golden Bay
- 21 Mah Jong
- 22 Marble Mountain Country & Western Music Club
- 23 Motupipi Indoor Bowling Club
- 24 Over Fifty Aerobics and Recreation
- 25 Pakawau Rural Women N.Z.
- 26 Puramahoi Table Tennis Club
- 27 RSA Ladies Committee Golden Bay
- 28 RSA Womens Collingwood
- 29 Rural Women Takaka Branch
- 30 Society of Friends (Quakers) Golden Bay Worship Group
- 31 Takaka Athletics Club
- 32 Takaka Basketball Association
- 33 Takaka Citizen Band
- 34 Takaka Rugby Football Club
- 35 Te Atiawa Takaka
- 36 Private user
- 37 Probus
- 38 Golden Bay Physiotherapy Services
- 39 Drop in Yoga
- 40 Astanga Yoga
- 41 Yoga & Mediation
- 42 Kotinga Indoor Bowls
- 43 Way 2 Go
- 44 Dance classes
- 45 Tai Chi
- 46 Private user
- 47 Golden Bay Aerobics

Appendix D

HALLS & VENUES Questionnaire

Feasibility Study re the need for a multi-purpose Recreational and Cultural Facility in GB

Purpose of Questionnaire: To describe the existing community facilities, halls and venues in Golden Bay.

Name of hall/venue:.....

Current use. (If you do not wish to name the user, please indicate type of activity):

Name of current user groups Club, organisation, or if private, please use "private function". (Use separate sheet if needed)	Frequency Weekly, monthly or "irregular user".	Duration of hire by this user; weeks, months or years.	Attendance or approx. size of group or event.	Age group e.g. children, youth, adults, older people, all ages.	Sector e.g. youth at risk, women, men, people with disabilities.

Hire rates:

Morning	\$/hr
Afternoon	\$/hr
Evening	\$/hr

Availability for hire (Please tick):

Morning	
Afternoon	
Evening	
All hours	

How often is the venue typically being used? (Please tick)

	One	Two to four	More than four
Number of hires per day			
Number of days per week			

Have you noticed any change in use over the last five years? (Please tick)

Stable	
Increase	
Decrease	

Does it happen that potential users are turned away due to non-availability?
If yes, how often?

In general terms, which activities, purposes or user groups is the hall/venue is NOT suitable for, and why?

Please describe the current physical condition of the hall/venue:

Age (number of years)	
Size (in square metres)	
Overall physical condition	
Major upgrades performed; when, what kind	

Are there any "issues" impacting on current use, e.g. overcrowding (if building cannot cope with the number of current users, e.g. parking, toilets, room size), changes in expectations or needs of users, or any health and safety issues (e.g. rotten flooring, leaking roof, inadequate toilets, unhygienic kitchen)?

How do you fund operation and maintenance of the hall/venue?

Who owns the hall; and how is governance and operation organised?

If a new centralised multi-purpose community facility was built, do you believe this would impact on the use of "your" hall/venue? Please describe.

Appendix E

USERS/HIRERS OF HALLS & VENUES IN GOLDEN BAY Questionnaire

Purpose of Questionnaire: To describe the current use of and satisfaction with existing community facilities, halls and venues in Golden Bay.

PLEASE USE BACK OF SHEET IF YOU NEED MORE SPACE.

Name of organisation or group:
Type of activity:

Halls you hire at present (i.e. ongoing use):	Halls used in the past:

How often do you hire a hall/venue? (Please tick)

	One	Two to four	Five or more
Number of hires per week			
Number of hires per month			
Number of hires per year			

Are the halls you hire currently satisfactory with regards to the following: (Y/N)

Name of hall	Price	Avail-ability	Loca-tion	Physical condition	Heat-ing	Lay-Out	Stor-age	Priva-cy	Safety	Acou-stics

Please give brief explanation if NOT satisfactory:

Have you ever needed a venue, but appropriate venue was not available? (Y/N):
How often?
Why was it not available?

Which halls/venues are you most happy with, and why?

Which halls/venues are you least happy with and why?

If a new facility were to be built, what type of facility would you need/use?

Two locations for a multi-purpose facility have been suggested: Takaka township or Park Avenue/ Recreation Park area. Do you have a preference?

Would you take part in fundraising, in-kind donation, voluntary work for a new facility?

Appendix F

GOLDEN BAY GENERAL PUBLIC Questionnaire

Purpose of Questionnaire: To assess the degree of satisfaction with existing community facilities, halls and venues in Golden Bay, and to identify whether a new multi-purpose facility is needed.

Gender (M/F): Residential area

Your nearest hall/venue:

Your age:

18 - 39	40 - 65	Over 65

How often have you participated in an activity that took place in a hall or other public venue in Golden Bay (please tick):

	Once	2-5 times	Over 5
Last week			
Last month			
Last year			

Have you ever hired a hall/venue in Golden Bay? (Please circle one) Yes/No

For what kinds of activities do you use halls or other venues? Please tick or fill in name.

Type of activity: (tick) **Name of halls/venues:**

Art, craft		
Drama, music, dance		
Education, information		
Community meeting		
Sport/exercise/yoga		
Health		
Recreation, hobbies		
Private functions		
Other:		

Are the halls/venues you (most frequently) use satisfactory with regards to the following: (Y/N)

Name of hall/venue:	Heating	Lay-out	Storage	Privacy	Safety	Acoustics

Please give brief explanation if NOT satisfactory:

How often have you needed a venue, but appropriate venue was not available?

Never	Once	2-4 times	5-10 times	Over 10 times

Why was it not available?

P.T.O.

Which halls/venues are you most happy with, and why?

Which halls/venues are you least happy with and why?

Do you believe there is a need for a new multipurpose facility in Golden Bay?

Yes	No	Maybe	I don't know

Please explain:

IF YOU DO NOT BELIEVE GOLDEN BAY NEEDS A NEW FACILITY, YOU DO NOT NEED TO FILL IN THE REST OF THIS QUESTIONNAIRE.

If a new facility were to be built, what purposes should it cater for? (The purposes below have already been listed. You can tick several. Please use 'other' to add your suggestions.)

Display/gallery for local art	
Improved I-site	
Museum	
Youth activity venue	
Performance venue	
Conference venue	
Indoor swimming pool	
Non-specific, multi-purpose rooms	
Other:	

If a new facility were to be built, what type of facility would you (or members of your family) use?

Display/gallery for local art	
Improved I-site	
Museum	
Youth activity venue	
Performance venue	
Conference venue	
Indoor swimming pool	
Non-specific, multi-purpose rooms	
Other:	

Two locations for a multi-purpose facility have been suggested. Please tick your preference:

Takaka township	
Park Avenue/ Recreation Park area	

Would you take part in fundraising (or in-kind donation or voluntary work) for a new facility?

(Please circle one): Yes/No

THANK YOU for filling in this questionnaire! Please return by 9 April 2009.

Appendix G

Comments by the General Public

(Note: each bullet point = comments from a respondent)

Comments verbatim (as written) on the open questions in the questionnaire.

Do you believe there is a need for a multipurpose facility in Golden Bay? Please explain:

- No. We need an indoor swimming pool! (*Female, 40-65*)
- No. Lots of smaller halls are under utilized and good in an emergency as opposed to one central hall. Money should be used to upgrade existing facilities. (*Female, 40-65*)
- No. We already have Golden Bay High School Hall and Takaka Primary Hall and Collingwood Area School Hall. As a community, we are much more in need of the proposed health facility. (*Male, Over 65*)
- No. There are enough facilities. Churches etc benefit from the hire out fees. A new facility would only add one more venue, but at ongoing ratepayer cost. (*Female, 40-65*)
- No. I think we need an indoor pool and sports centre. (*Female, 40-65*)
- No. An indoor swimming pool would be a huge asset to our community in the winter months. (*Female, 40-65*)
- No. Golden Bay is well enough provided with halls/venues. (*Male, Over 65*)
- No. We have enough. (*Female, 40-65*)
- No. We have enough halls, probably too many. (*Male, 40-65*)
- No. Plenty of venues in own areas, 1 place will not suit everyone – Takaka residents mostly. NB: Not willing to pay any more on (already high) rates even extra \$23. (*Female, 40-65*)
- No. I like small venues in different places – easy sometimes also for people that live far – and good to meet new people. (*Female, 40-65*)
- No. The facilities we have already are under-utilised – and meet the requirements of most who use them. I don't believe that TDC won't increase rates to cover costs of new facility – it will change as soon as funding goes over budget and ratepayers will have to come up with the shortfall – again! (*Female, 40-65*)
- No. Enough halls/venues already and most are underutilized. (*Male, 40-65*)
- No. I think the greatest need in Takaka is for a meeting place for the youth, but that we are well endowed with buildings and need to be less greedy – its always nice to have the ideal space for every group's needs, but can we afford to build more, or should we utilize what we have more effectively. (*Female, 40-65*)
- No. There are lots of venues here already. (*Female, 40-65*)
- No. I think we have enough here in the Bay. (*Female, Over 65*)
- No. No demand. (*Male, Over 65*)
- No. Economically unsuitable in a small community. Do not need a hike in rates. Hard enough to survive in this climate. (?, ?)
- No. This is just a waste of time and effort not to mention cost. How much is this exercise costing? We've got halls coming out our ears!! (*Male, 40-65*)
- No. What is wrong with the High School Hall? Locals raised money towards it in the community. Basketball, mini ball plus other sports are used in it. If you build another halls what will happen to all the other halls in GB? (*Female, 40-65*)
- No. Why can't the groups that want more halls for their use build and pay for them. We already have 13 halls. If you want to have stupid dreams, why not go to sleep and do not spend money we do not have since National sold off nearly all of our

money earning assets. What has happened to user pays? Have you not noticed we are in a deepening recession due to rich criminals' greed – we definitely do not need this expense. (Male, Over 65)

- No. No more targeting rates!! (Male, Over 65)
- No. "Multi purpose facilities" only provide for those capable of travelling to it. The cost of providing and administration will be a huge drain financially on the limited population of Golden Bay. (Male, Over 65)
- No. We already have 14 halls/public buildings. All underutilized now. (Female, 40-65)
- No. There are plenty of halls/venues around the Bay. If you aren't happy with one find another. (Female, 18-39)
- No. There seems to be many venues already eg: Senior Citizens Room, Commercial Trust Room, Park Avenue Halls at Pohara/Motupipi etc. (Female, ?)
- No. We have sufficient public recreational venues in Golden Bay, a large new complex would be expensive and make many existing facilities redundant. (Male, 40-65)
- No. There is that many halls in Golden Bay not being used enough now so there is no need for a new one, spend the money on what we have. (Male, Over 65)
- No. There are enough facilities in GB. (Male, 40-65)
- No. As we are in the process of trying to get health facilities off the ground we definitely do not want a multi-purpose recreational culture facility in Golden Bay. The cost – how much more are we having dumped on us? (Female, Over 65)
- No. I think we have enough around the district with the cinema included. All sizes. (Female, 40-65)
- No. We already have 14 halls. (Male, Over 65)
- No. There are plenty of under-utilised halls in Golden Bay. (?, 40-65)
- No. Not in favour – have enough halls. (Male, Over 65)
- No. We have plenty of halls already in the Bay, many of which are under-utilised. (Female, Over 65)
- No. Couldn't be more against it than I am. Impractically financially 'now' and maintenance in future too big – a drain. More 'empire building'. Already too many halls and venues. (Female, Over 65)
- No. Pohara is the up and coming hub of GB. What a setting!! Already has parking space around the hall area. Certainly there is no justification for the cost of yet another hall. Too many under-utilised ones here already. (?, Over 65)
- No. The district already has some 17 halls and venues available. We need to get our priorities right and not waste ratepayer money on non-essential luxury items. We need essential roading, water supplies, sewerage etc. We have already squandered \$15,000 on visual pollution at the new library, I believe another \$10,000 is to be wasted on a new clock. (Male, Over 65)
- No. We have enough halls. Better to upgrade existing halls rather than build a new one. We do need a heated swimming pool, but much better to roof existing school pool. (Male, 40-65)
- No. Financial cost on less fortunate rate payers and others (maybe some time in the future). (?, Over 65)
- No. There are enough halls available now. (Female, 40-65)
- No. Keith Page Hall not much used. Back hall at Recreation Park not used much. (Male, Over 65)
- No. Too many halls and venues in GB already. (Female, 40-65)
- No. We have a huge range of halls and facilities already. We cannot afford a new facility at this time. We are unable to afford higher rates to pay for it. (Female, 40-65)
- No. All my needs are met. (Female, 40-65)

- No. There are enough halls in GB that could be used more than they currently are. (Male, 40-65)
- No. GB has more than enough under-utilised halls and publicly available facilities as it is. (Male, Over 65)
- No. There are enough, underutilized ones already eg: boat club and halls and bowling club. (Female, 40-65)
- No. We are already lucky enough to have a huge variety of public halls available to us. The money would be better spent maintaining and upgrading these existing facilities. (Male, 18-39)
- No. We have school halls, community halls throughout the Bay and in town/Takaka. Also, more to the rates and TDC say Facility Rate will not increase – yeah right!! (Male, 40-65)
- Yes. Our youth particularly would benefit if there was both an indoor activity venue and swimming pool. In saying that, families and elderly would also benefit. (Female, 18-39)
- Yes. The museum is inadequate. A performing arts centre is vital to a thriving community. (Female, 40-65)
- Yes. I travel to Nelson to play basketball as the gym here is terrible. (Male, 40-65)
- Yes. We need something modern, warm and appropriate for different users. Halls that are not very suitable for sports are currently used for that purpose. (Female, 18-39)
- Yes. There is a wide range of needs in the community and they are being met, up to a point, by too many compromise-type venues. A purpose-built venue is definitely needed. (Female, 40-65)
- Yes. We are involved with weekly markets which will and do include performers as well as business stalls. These are entirely dependent on weather – with consequent loss of income, time and organization, and performers. There are frequent such markets and gatherings desperate for all-weather space – large and accessible. We want to clearly state we do not support the construction of a multi-purpose facility that duplicates or upgrades any existing facilities (ie: art galleries, performance venues etc). The Bay already has a range of reasonably OK facilities and doesn't need bigger or better. It needs something it hasn't already got – ie: all weather covered venue, indoor swimming pool. (Female, 40-65)
- Yes. I am Head Teacher at Golden Kids Inc Early Learning Centre and if the community workers were rehoused in a more appropriate building we could increase our roll and provide more childcare for the community. Currently our centre is running with a 2 year waitlist. (Female, 40-65)
- Yes. I am a diabetic with osteoarthritis. Swimming is almost the only exercise I can do which benefits both conditions. I swim year round in sea but am frustrated when sea conditions make it impossible. If we had an indoor pool with lane swimming available all day I think more people with arthritis would exercise. (Female, Over 65)
- Yes. Quality, available appealing. Gym, library, swimming, sports and function centre should all be in one place. (?, 40-65)
- Yes. We don't have a venue that seats a large crowd for a visiting performance or local production. The Masonic Lodge is a good size for fitness activities but is cold and shabby. (Female, 40-65)
- Yes. Mainly for performance and larger events eg: Bay Art. However, the small halls are an integral part of country life and should continue to be supported! (Male, 40-65)
- Yes. While Golden Bay's venues are adequate for current usage levels a new purpose-built venue would encourage more events and provide improved facilities. (Male, 18-39)
- Yes. Covered swimming pool. (Male, 40-65)

- Yes. In countries such as Canada every small town has a sport and performance venue. (Female, 18-39)
- Yes. Both of us spend 6 months a year here and are swimmers – therefore we would love a pool. (Female, 40-65)
- Yes. To engage youth into more activity all year round. Better venue for performances/plays needed. (Female, 40-65)
- Yes. To have facilities in one location, one building, so if family went there can do several things at once. Areas will also be available for use and set up with appropriate amenities. (Female, 18-39)
- Yes. It would be great to have a venue where the lighting and sound systems didn't require setting up each time it was hired. (Male, 40-65)
- Yes. For Pilates classes. As an instructor there is nowhere suitable for the small classes I take – 8-10 people. Also for large evening meetings. (Female, 40-65)
- Maybe. Having lived in the Bay for 33 years and been involved in various activities we have always found a venue to suit our needs. (Male, 40-65)
- Maybe. I believe we could upgrade existing venues for a fraction of the cost of a new venue. (Female, 40-65)
- Maybe. Halls like Pohara need upgrading and expanding to make attractive for wedding functions, dances etc, outdoor landscaping on the northern end would be a great idea! (Male, 40-65)
- Maybe. Rate payer would have to pay for it? And that's not right. (Male, 18-39)
- Maybe. GB could really use an indoor swimming pool otherwise we are well served with many local halls and venues some of which could use a bit of a 'spruce' up. (Female, 40-65)
- Maybe. Because it would be nice to have an optimal venue. However, this is Golden Bay and rural NZ and, actually, what we have got is plenty and good enough. A new facility is pure luxury. (?, 40-65)
- Maybe. Before the discussion came up, I never felt the need for another hall, but it would be nice to have a modern multi-purpose hall, I'm not sure it would be used. (Female, 40-65)
- Maybe. Would be good to have a youth facility but a multi-purpose hall may be overkill!!! No point in agreeing to a Moutere Hills-type facility just for the sake of it using the facilities rate to make TDC feel good have us permanently in debt!! (Female, 40-65)
- Maybe. Great use of existing facilities/venues. (Female, 40-65)
- Maybe. I think there are a lot of hall already available that meet many needs. New development should cater for things not yet available. (Female, 40-65)
- Maybe. Too big for small groups unless smaller rooms off it. (Female, Over 65)
- Maybe. I can see benefits but don't know how high need is currently. Many needs are already catered for. The maintenance rate makes it less attractive. (Female, 40-65)
- Maybe – for the activities such as youth, performance, rooms etc. (Male, 40-65)
- Maybe. Can see need for indoor sports facility/community centre and a new theatre, but would also support a covered pool in preference. (Female, 40-65)
- Don't know. Unsure if more information was available of usage, numbers etc. Maybe there are numerous facilities here already? (Female, 40-65)
- Don't know. I have no need of one but maybe other people who live closer to town do. (Female, 40-65)
- Don't know. It would be good to convert an existing building. I feel there is a need for a dedicated centre for youth. I feel this should be in Takaka. Perhaps one of the existing halls such as the RSA or similar could be converted. We have 10 halls I can think of in Takaka alone including church halls. (Female, 40-65)

- Don't know. What about cost – rates etc! Personally I don't know how much a new facility is needed, then I'm not working in facilities that may not be convenient. I wonder about costs for we have a new library and are looking at new health facilities can we afford this? I found with new public buildings that have been put up recently, one they are not eco-friendly and aesthetically pleasing. Why do we need 'air conditioning' in our new library? While it is a new building and perhaps more user friendly? It looks to me like the books take up about the same space as they did in the old library. Our post office was a pleasant little building, now look where it is!! Even the new Mobil station and the supermarket are about as ugly and they could make them. These are corporations and we have no say but the character of the town soon disappears. I think \$23 per household for maintenance is out of line, how much maintenance does a new building need? Personally I don't mind having offices and services tucked here and there in a small town and the cost of putting up a new structure in hard times is questionable, after all the money has to come from somewhere. (Female, Over 65)

'Other' purposes facility should cater for:

- Would like mirror walls in a hall for yoga, pump, step, way2go exercises – better for practice. (Female, 18-39)
- Home for community workers. (Male, 40-65)
- Les Mills Body Pump, Step and other indoor sports. (Female, 40-65)
- Community workers base/rooms. Les Mills Body Pump, Step and other indoor sports. (Female, 40-65)
- Gymnasium. (?, 40-65)
- Squash courts, fitness centre, rock climbing wall, basketball court. (Female, 18-39).
- Specific yoga, pilates, health venue for talks, also for smaller political meetings eg: GB Greens etc. (Female, 40-65)
- Sports. (Male, 18-39)
- Functions. (Female, 40-65)
- Sound-proof room for band practises, carpeted room for yoga classes. (Female, 40-65)
- If at Park Avenue, soccer club is needing area which could maybe be included. (Female, 40-65)
- A place for movement. (Female, 40-65)

'Other' purposes you would use:

- Les Mills Body Pump, Step and other indoor sports. (Female, 40-65)
- Large, all-weather covered space for market, sports, gatherings etc with close vehicle access. Les Mills Body Pump, Step and other indoor sports. (Female, 40-65)
- Fitness purposes if available. (Female, 18-39)
- Functions. (Female, 40-65)
- Yoga space. (Female, 40-65)

Please give brief explanation if the venue you (most frequently) use is NOT satisfactory:

- Most venues in Golden Bay don't allow you to tick all the boxes listed above. It's fairly primitive, usually clean but lacks adequate heating, acoustics, layout etc. (Female, 18-39)
- Even if not satisfactory this is not a reason to condemn them. (Female, 40-65)
- Facilities at these two venues (Pohara Hall & Golden Bay High School Gym) are not good! (Male, 40-65)

- Masonic – cold! Especially hall with small kids, SC Hall – privacy – not if tap dancing next door. Catholic – privacy – not if SCH is in use, High School – too cold on floor in winter for bare foot kids! *(Female, 18-39)*
- Pohara Hall acoustics are poor, Comm Centre – traffic/parking is hazardous, storage is insufficient as is privacy. GB Comm Workers deserve way better! *(Male, 40-65)*
- Very cold in winter and hot in summer (Masonic Hall). *(Female, 40-65)*
- The activity I am most involved in needs a large, publicly accessible, covered, all-weather space in Takaka. *(Female, 40-65)*
- We use this facility (Community Centre) with pre-school children and it is not adequately fenced from car park. *(Female, 40-65)*
- Old, cold, lack of parking. *(?, 40-65)*
- Neither have sufficient heating (Onekaka Hall & Pakawau Hall). *(Male, 18-39)*
- Not covered so can only use part of the year – problem for me and my family (GBHS Swimming). *(Male, 40-65)*
- We have a great selection of Halls in GB. All cold, same layout. *(Female, 18-39)*
- No pool. *(Female, 40-65)*
- Too cold, not carpeted, ages to heat (have to get there 2-3 hours earlier to heat). Acoustics not good. *(Female, 40-65)*
- Very old buildings. *(Female, 40-65)*
- We would normally hire hall which nearest suits our needs. *(Male, 40-65)*
- Catholic Hall – another group met in the kitchen and was distracted by the ‘noise’ coming from the hall. *(Male, 40-65)*
- Onekaka Hall only has open fireplace – freezing in winter! Otherwise is a brilliant local facility as are many of GBs local halls. *(Female, 40-65)*
- People often enter while our club is using rooms. *(Female, Over 65)*
- In winter it depends on the activity: sitting can be a cold experience, Community Centre may have people walking in and out; you can hear people talking outside and inside the room have to talk quite loudly. *(?, 40-65)*
- Pohara Hall could be made more aesthetically pleasing inside – the cement walls. Masonic Hall is lacking in several areas for functions etc. It’s old and out-dated. *(Female, 40-65)*
- Too many chairs crowd out the Hall itself (Community Centre). *(Female, 40-65)*
- Onekaka Hall very small so events happen outdoors. *(Female, 40-65)*
- Playhouse a cold place in winter. Has been slowly upgraded in other areas as funding has become available. *(Female, Over 65)*
- Onekaka Hall old and funky/slightly small. *(Male, 40-65)*
- Rugby Club cold in winter. *(Female, 40-65)*
- Onekaka Hall needs a bigger car park, speed restriction on main road for larger events. Collingwood Hall always feels cold. *(Female, 40-65)*
- Kotinga Hall is one large space with high roof, quite echo-ey and not suitable for a small group, but a great venue otherwise. *(Female, 40-65)*
- Only the High School swimming pool (no heating at present) and not covered in. Could be used throughout winter! *(Female, Over 65)*
- Has been addressed by provision of sound equipment. *(Male, Over 65)*
- Takaka Rugby Grounds are cold. *(Female, 18-39)*
- Drama Club Hall could be bigger and be renovated. *(Female, 40-65)*
- If you wanted privacy why would you want to hire a hall? *(Male, Over 65)*
- Has been difficult to find a free venue for ‘charity’ committee meetings that must be confidential although the new library has a reading room which is satisfactory although the advent of wi-fi and computer users now has to be reckoned with. *(Female, Over 65)*
- Motupipi Hall is ideal for medium sized functions – so well equipped and kept. Excellent for most family functions etc. Pohara Hall – dark on entering – depressing

– like a heavy weight on your head, needs windows in far wall to give light and view of lovely bush behind. Also clear roofing panels – put the mezzanine floor back!! Build a cultural centre for art etc on the old boat club areas. (? , Over 65)

- Pohara is the up and coming hub of GB. What a setting!! Already has parking space around the hall area. Certainly there is no justification for the cost of yeat another hall. Too many underutilized ones here already! (? , Over 65)
- Not so good for heating in mid winter. (Female, 40-65)
- Heating too loud for sound (Playhouse). (Male, 40-65)
- Heating seems to be problematic just about everywhere! Catholic Hall and Community Centre are noisy. Catholic Hall ramp gets slippery when wet. (Female, 40-65)
- No private outside socializing area. (Female, 40-65)
- Could be cosier – more comfortable, less barren. I'd like to see a space that children and families can use in winter for 'indoor play' – maybe it needs to have at least two rooms. Comfortable Lounge area. (Female, 40-65)
- Motupipi Hall – old, cold, nothing in good condition, needs overhaul, right on main road. (Male, 18-39)

Which halls/venues are you most happy with and why?

- Senior Cits Hall – clean, has all seating etc. (Female, 18-39)
- I am not providing you with this information. (Female, 40-65)
- Masonic! Just a great hall. (Female, 18-39)
- The two school gyms. Large, versatile. Village Theatre. Cosy intimate, has character, proximity to audience. (Female, 40-65)
- Community Centre. (Female, 40-65)
- Kingdom Hall – purpose-built. (Female, Over 65)
- Onekaka as it is close to where we live. (Female, 40-65)
- Onekaka – because it is local ie accessible. (Male, 40-65)
- All have served the purpose intended satisfactorily. (Male, 18-39)
- GB High School – is the largest venue and most aesthetic, warm. (Female, 18-39)
- Pohara Hall because of its site. Senior Citizens Hall is adequate. (Female, 40-65)
- Onekaka Hall is close. (Female, 40-65)
- Village Theatre – multi purpose. (Male, 40-65)
- Kotinga and Onekaka – small, intimate and 'easier' but not easy to warm. (Female, 40-65)
- Onekaka – close to home – part of the community – been going thre for years. (Female, 40-65)
- Fire Station. Pohara Community Centre – most work for the purpose used. (Female, 40-65)
- Onekaka. (Female, 40-65)
- Kahurangi Function Centre. Multi purpose, clean, fantastic setting. (Female, 40-65)
- Pohara – good size, good parking. (Male, 40-65)
- Couldn't rate them – they all have their pros and cons. Have always found one to suit the needs. (Female, 40-65)
- All of them are pretty much OK, but could do with some upgrading eg: heating. (Female, 40-65)
- Community Centre – central, kitchen, lots of windows. Kotinga Hall – private and cozy. (? , 40-65)
- Senior Citizens Hall – it is central, has wheelchair access, kitchen. It is light and airy but not too big. (Female, 40-65)
- Bainham, excellent size, kitchen well equipped, lovely atmosphere, beautiful wood. (Female, 40-65)
- Senior Citizens – warm, light and easy access. (Female, Over 65)

- Onekaka Hall – good multi-use facility for our local community. (Female, 40-65)
- None really. They are old and cold in winter or have concrete floors or are too big. (Male, 40-65)
- GBHS Gym, Takaka Primary Hall – up to date, appropriate. (Female, 40-65)
- Takaka Primary Hall – good acoustics and kitchen. (Female, 40-65)
- Happy with them all. (Male, 40-65)
- Onekaka Hall – good space, character, more local, large space outside, cosy and small inside. (Female, 40-65)
- Church Hall – suits my requirements. (Female, 40-65)
- All good. (Male, 40-65)
- Community Centre, Kotinga Hall. (Female, 40-65)
- Pohara Hall – Have attended many functions here. (Female, 40-65)
- All Halls fine. (Female, 40-65)
- Keith Page Hall/ Senior Citizens? Rugby Club – suit our needs at the time. (Female, 40-65)
- What a stupid question – it all depends on the size of the event. (Male, Over 65)
- Senior Citizens Hall fills my needs both ease of access and affordability, why change when it is not necessary!! (Male, Over 65)
- All with the exception of the return of the Pohara mezzanine floor. (Female, 40-65)
- Collingwood Hall is good you can do anything with that big space. Good and lots of toilets and nice kitchen. (Female, 18-39)
- Pohara – proximity. (Female, ?)
- Collingwood Area School Hall, Collingwood Memorial Hall, Rockville Hall, Pakawau Hall, Rugby Club Rooms. (Male, 40-65)
- Puramahoi and Primary School Hall. (Male, Over 65)
- All the halls are suitable depending on requirements. (Female, Over 65)
- GB High School, Takaka Primary, East Takaka, Senior Citizens – good facilities. (Female, 40-65)
- They are all OK for different sizes of group. (Female, Over 65)
- All are adequate for what used for. (Female, Over 65)
- Motupipi. (?, Over 65)
- Kotinga Hall – good acoustics, good heating and ventilation. (Male, 40-65)
- Pohara Hall – location. (Male, 40-65)
- Pohara Hall – big and close to the beach. (Female, 40-65)
- Bainham – very beautiful, good size. (Female, 40-65)
- Collingwood Hall – because it is central to the district and everything is there. (Male, 40-65)
- Golden Bay Community Hall – but parking awful. (Male, 40-65)
- Catholic Hall – central location, close to my home, wood floor, wall space for yoga poses on wall. (Female, 40-65)
- Pohara Hall, GBHS Assembly Hall – both good size, clean and functional. (Female, 40-65)

Which halls/venues are you least happy with and why?

- Onekaka – Loud parties. (Male, 40-65)
- I am not providing you with this information. (Female, 40-65)
- Community Centre – its main purpose is to house the Community Workers and its no longer good enough for them. (Male, 40-65)
- Pohara Hall – committee or people responsible for hiring it have been extremely difficult to deal with – not a happy venue to hire. The Playhouse – committee a reputation for being so controlling they force productions into seeking other venues. (Female, 40-65)
- Motupipi Hall – very small and dark – good for some small activities. (Female, 40-65)

- Village Theatre – too small for shows such as “Price of Milk”; Masonic Lodge – too cold and shabby; Drama Club – too small, stage and back stage area too small. (Female, 40-65)
- No covered swimming pool. (Male, 40-65)
- Motupipi/Pohara. (Female, 40-65)
- Can the facilities rates be used to buy and upgrade one of the older halls in Takaka? Some are little used. (Female, 40-65)
- Masonic Lodge – old, need of repair – horrible ceiling, inadequate toilets. (Female, 40-65)
- Community Centre – floors not washed – cobwebs. (Female, Over 65)
- All of these are good enough. (?, 40-65)
- For performance and parties Pohara Hall is a good size but it is too high and really hard to decorate to make it feel ‘cozy’. (Female, 40-65)
- Rockville – too cold. Collingwood – freezing, too big. (Female, 40-65)
- Pohara Hall – needs upgrading. (Female, 40-65)
- Pohara Hall – good venue but needs commercial dishwasher. (Female, 40-65)
- Collingwood Hall – too cold, impersonal, boring – makes you want to leave asap. (Female, 40-65)
- Possibly more heat in winter! But not realistic or absolutely necessary. (Female, 40-65)
- Pohara Hall – it needs a paint job inside. (Female, 40-65)
- Don’t know all of them so can’t really say. (Female, 18-39)
- Pohara. Spooky! (?, Over 65)
- The Playhouse lacks room for the reasonably frequent performances. (Male, Over 65)
- Collingwood – too big. (Female, 40-65)
- Community Centre – small, cold floor, dirty rug, lots of chairs and tables taking up space. (Female, 40-65)
- Motupipi Hall – run down, cold. (Female, 40-65)