

Marlborough Community Potters (MCP) would like to transfer its lease with Marlborough District Council (Council) from the shed it currently occupies on the Bright Reserve at 2 Dillons Point Road to the building owned by Council located at 49 Taylor Pass Road, being Lot 1 DP 329656. Refer Attachment 1 photos of the building.

The building is on the site also occupied by Alzheimers Society, it was previously used as the Te Kahurangi Te Kohunga Reo Child care centre. MCP understands the building is now being used under a short term lease for a Little Footsteps Child Care Centre while that organisation constructs its new premises elsewhere. The lease commenced approximately in February and is for a term of six months with a one month roll-over option to be repeated until such time that the new premises can be occupied.

MCP is aware of the proposal to further develop the overall site to extend the footprint of the Alzheimer's Society on it. A diagram of the proposed scheme plan was provided to MCP and shows the area set aside for the Alzheimer's Society as Area A. Refer Attachment 2.

MCP would like to lease the area and building shown as Area B on the scheme plan.

MCP would like to lease this area and building when it once again becomes available, to use as the club premises and pottery.

MCP is a long term tenant of Council and provides a service to the wider community in terms of the provision of access to and education in the ceramic arts. MCP believes it is a proven and quality tenant that has engaged in a positive relationship with Council over a period of approximately 40 years.

MCP stages an annual Ceramics Awards and Exhibition, this event is a fixture on the Marlborough events calendar. In 2022 MCP will celebrate its 10<sup>th</sup> anniversary in respect of the Awards and Exhibition. Every year this show improves in terms of both quality and quantity of work on display.

MCP Believes that as club it has gone from strength to strength. From its inception in the 1970 with a membership of 15 to current membership levels which consistently exceed 110 members.

MCP also works with other community organisations and, for example, has fundraised for the Cancer Society and the RSA. Members of the club have relationships with organisations such as Idea Services and the Papatuanuku Independency Trust to bring a creative experience to people who would benefit from this engagement. The club had

worked with Alzheimers Society in much the same way. Its ability to provide this service to the community is constrained by the limited extent of the current building it occupies on the Bright Reserve.

MCP has presented on the matter of its clubroom through the Long term and Annual Plan previously. It is well documented that the club has outgrown its current premises on the Bright Reserve, and there is little hope of it being able to resolve this significant problem at its current location.

In essence:

1. The clubroom is too small and cannot meet the needs of the club membership which exceeds 110 on an ongoing basis. At approximately 70 square metres the shed contains six wheels, one table, three kilns, a kitchen space, glaze area, toilet/library, and limited shelving space that is of insufficient capacity to hold work in progress and work for the various stages of firing.
2. The outside footprint provides additional space to a limited extent and accommodates a large brick wood fired kiln, a shipping container shed and a smaller shed to store equipment, plinths, material; and moulds, etc,
3. The Club had additional kilns but has no place to set these up and operate them
4. The kilns are located inside the shed but not separated away from the users of the facility. Health and Safety would require separation from the kilns when they are turned on and they should be vented to remove potentially harmful fumes away from any persons using the premises at the same time.
5. The glaze area should be separated from the main activity area of the pottery to enable use of that space whilst the mixing of glaze materials is also occurring. The glaze space should be enclosed and ventilated to prevent exposure to oxide material and potential inhalation.
6. The facility is limited in its capacity to meet the needs of the members. There is insufficient room for both classes and other members to be using the space and equipment at the same time. This has been matter of contention for the members who quite rightly want to be able to use the club facilities and equipment.
7. The demand for classes from both members and non-members is very high. A class that is advertised will fill in less than an hour. MCP cannot meet this demand in the current premises.

MCP has been exploring a number of possible solutions and has narrowed them down to the following three options:

1. Remain on the reserve and develop the shed within the confines of the current footprint;
2. Relocate to Brayshaw Park; or
3. Relocate to 49 Taylor Pass Road.

1. Remaining on the current site:

The issues MCP Face with remaining on the current site is that the maximum overall building footprint allowed on the reserve has been reached. There is no possibility to expand and any development solution will be limited in effect and will likely not meet future demand.

The site is located adjacent to a river and will be subject to lateral spreading in an earthquake. Any development will incur significant cost in terms of the engineering for foundations. This money could be put to better use elsewhere.

2. Relocating Brayshaw Park

MCP has been invited to Brayshaw Park and has actively explored this option to the extent that it has engaged an Architect to draw up a design for a new building and has had the project costed.

MCP would need to attract substantial funding for this project and has met and communicated with representatives from the Community Operations team of the Department of internal Affairs on the matter of a Lottery Community Facilities grant application. Key take away points from this are:

- a. The new pottery would need to also include additional separate space for other community organisations to use.
- b. The Club would need to have raised one third of the project cost in order to potentially attract two thirds of the cost through the Lotteries grant.

The budget report for the new pottery costed the project at \$1,264,359.00. MCP will need to find \$421,453.00 before it can submit any application for funding through the Lottery Community Facilities grant scheme.

There is also the matter of infrastructure at Brayshaw Park. The area where the pottery would go is located south of the Park and in an area that has no infrastructure services. This is an area that the Park Administration has aspirations for future development. Any

development there would first require the infrastructure to be constructed. There is no timeline for these services to be installed therefore there is no timeline for when MCP could relocate to Brayshaw park.

### 3. Relocate to 49 Taylor Pass Road

This option is the most favoured by MCP.

MCP proposes to relocate its club to the building on this site which will become available once the lease with Little Footsteps is completed. It seeks the permission of Council to take up a lease on the same or similar terms that it currently enjoys with Council in respect of the premises it occupies on the Bright Reserve.

MCP proposes to alter the building to the extent that it will refurbish it internally to meet the operational needs of a pottery and extend it to include a new kitchen and meeting room.

The current kitchen will become an enclosed glaze room and the current office will become an enclosed kiln room.

MCP has had an architectural design drafted and this is attached for consideration. The project has been costed at \$254,430.26. This amount is substantially less than the amount MCP will need to fundraise in order to attract the substantial funding required for the Brayshaw Park Pottery project.

The site at 49 Taylor Pass Road has existing infrastructure services. There will be no delay incurred whilst these services are provided.

The modified building will meet the current and future needs of the MCP, providing approximately 170 square meters of internal space and 60 square metres of covered veranda space. The external area will provide space to construct the wood fired kiln and relocate the clubs storage sheds from the current site.

A copy of the budget report which includes the design drawings is attached. Refer Attachment 3.

MCP has raised \$80,000 towards this project. MCP would like to participate in a partnership arrangement with Council develop the building as proposed on a shared cost basis. If Council is not of a mind to enter into a partnership arrangement then MCP would continue to fundraise and meet the cost of the development on its own. In all respects the modification will bring added value to the property, benefiting Council as the owner of the property.

In summary:

MCP is requesting the approval of Council for the club to relocate to and take up the lease on the building and area shown as Area B on the attached diagram.

With Council's approval MCP proposes to update and extend the building to meet the needs of a pottery.

MCP would like to enter into a partnership arrangement with Council to develop the site as proposed. MCP would undertake the building development at its own cost should a partnership arrangement not be approved by Council.