

## An opportunity for Te Matapihi - Bulls Community Centre to achieve a more positive outcome

- Jane Dunn

### Proposal:

I am asking Rangitikei District Council (RDC):

To investigate building an additional connecting room to the back of Te Matapihi - Bulls Community Centre with a covered outside ramp access to a room with toilet facilities that is level to the stage area for changing and preparation for events as described and shown in options 4.1, 4.2 within this document.

Now is the time and a great opportunity for Council, to greatly improve Te Matapihi - multipurpose facilities functionality. To function more as it was intended, it would be great to see this done to the Community's requirements. Otherwise, this could be a very real missed opportunity that would impact on our Community for many years to come. Considering Bulls is growing fast with many subdivisions in the planning stages and others already well underway.

This would help restore the Bulls Community's faith in Council and help our fellow district residents have faith in their own upcoming building projects.

### Background:

After two submissions, many public and smaller meetings with the Community, the majority of submissions were in favor of this multipurpose building. However, the intent was not to compromise its functionality.

As a Bulls Ward Councillor at the time, it was my job and responsibility to support the majority of Community's preference. When looking at fundraising for this building council set a target for the local community to raise approximately \$150,000 towards the building and that was raised almost in donations alone. The Community also fundraised through a community house project, a golf tournament etc. raising, approximately, \$290,000. In total the community fund-raised close to \$440,000 so, it cannot be said, this community did not get behind this project. Almost three times the target amount was achieved.

Having been involved with Te Matapihi - Bulls Community Center and the Community it serves also having the knowledge and past involvement of how events are run within the Bulls and the surrounding district. I believe none of the three options presented to Council are adequate solutions to the current issues Te Matapihi has, after receiving feedback from event holders.

Listening to the Council discussion online and reading the report at the RDC meeting on the 24th of June 2021, that outlined the three options put forward for consideration, I was surprised that these options were put forward for Councils' consideration when the user groups, for events at Te Matapihi, were not consulted on the presented options. Without such consultation, how can Council staff and Councillors know what the Bulls and wider community requires?

I feel the question has to be asked - what was the architect brief, when the Architect did not have relevant requirements from user groups to base a design on, especially if it had a cost attached to it?

*[Handwritten signatures and initials at the bottom right of the page, including names like "Michael", "TS", and "A"]*

I would like to take this opportunity to explain the reasons I believe the three options that went to Council are unsuitable and propose alternative options to be investigated outlined in this document.

Potential events are: School productions -prizegiving, Matariki, Music showcases. Art for art stake – Art workshops, Festivals, Dance recitals/competitions, Wearable Arts, Rose Show, Book fair etc...

Whole building approach with minor additions:

- After Council surveyed user groups last year and the beginning of this year, there must have been enough feedback to commence costing an alternative changing space.
- With any event involving large groups of children Te Matapihi is hard on the Organisers to negotiate.
  - E.g. - Bulls School with approximately 182 students and Clifton School with the approximately 176 students from the age of 5 - 13 years old which include students with disabilities that are all involved in community concerts: The schools previously used the supper room (with toilet facilities), of the old Bulls Town Hall for changing and preparing for whole of school productions. This facility was adequate to keep the whole school together and all-inclusive for children with disabilities, so Teachers, Staff and Volunteers could keep an eye on the students and their safety. Also, the toilets were adjacent to the changing area for ease of access.
- Within the new Te Matapihi, Community Centre, the children are spread throughout the building, with inadequate changing space for both boys and girls: **At the Matariki Concert there were children waiting outside in the cold in winter on the top deck of the building, while the other children were getting changed.**
- This was a challenge for Staff and Volunteers to keep an eye on, especially if a child needs to go to the toilet, or other needs, an adult must accompany them, potentially leaving a group of children by themselves, unsupervised.
- The occupants' capacity of the whole top floor does not accommodate local schools or large events of similar size (calculated on 0.8 sq meter per person as approximately the top floor rooms used for changing currently)
- At a recent Community event, with both children and adults performing, the adult performers had to arrive already in their outfits and wait outside in the cold to practice and access the back stairs to get onto the stage as there was not enough space inside Te Matapihi.

- Children's productions are often in the middle of the year, when it is much colder, and are held in the evening. I personally have attended these productions when there has been a storm blowing outside, not ideal conditions for children or adults to be outside navigating a building.
- Both Schools have children / people with disabilities, as do many other organisations, meaning a child or adult e.g., using a wheelchair, walkers etc. must be taken down the lift to the ground floor, go outside, then taken around the back, up the ramp at the back of the Hall, and some of this is not undercover. This would have a negative effect on these children and exclude them from their peers.
- Organisations and Schools strive to be "all inclusive" for children/ people with disabilities which may include and not limited to Mobility and Physical Impairments, Vision Disability, Cognitive or Learning Disabilities would have great difficulties negotiating Te Matapihi as it is currently.
- The mezzanine area has been used for seating in every event both schools have hosted, as well as events organised by other user groups, however, this is not an option to use for children to walk across, to be accessing the back stairwell, to access the stage, especially when you have the maximum capacity people sitting and standing in this small space.
- This facility is supposed to service this Community for the next 50 to 100 years, and in the future I'm sure the community would like to hold all sorts of events that may have people with disabilities, and abled people, Senior Citizens involved and should be 'all inclusive'.
- Combined, this puts extra pressure on Organiser's, Teachers, Staff, and Volunteers when holding these events that are quite stressful, at the best of times.

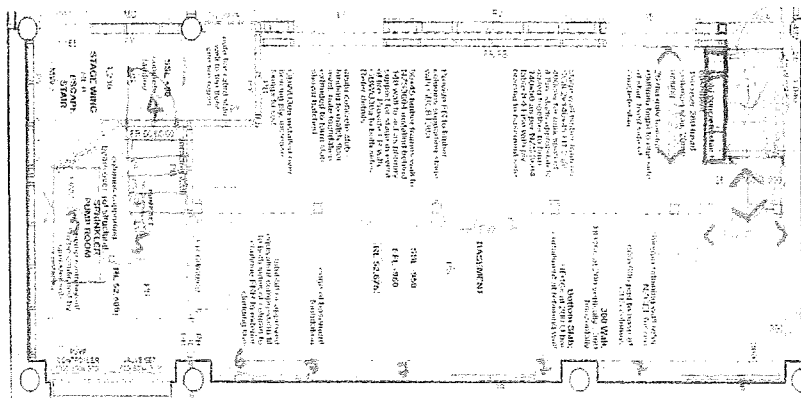
All the points above would be relevant for any event with large groups of children involved.

- We also have other events that had been traditionally held at the old Bulls Town Hall. The likes of "Wearable Arts" often have two or three helpers per model, and costumes that do not negotiate stairs at all well. Also, it is problematic getting in and out of costumes without toilets nearby. Organisers sought advice from a professional who advised it would be a logistical nightmare to host the event in Te Matapihi's current state, **having organizers pulling the pin on the 2021 event and for the foreseeable future.**
- In 3.2.3 under this option of the report - of a marquee being erected at the back of the building which fits 35 people with portaloos and heaters:
  - Events with large groups of Children /people – (a whole school production), could not fit and would be unsuitable for Children if it's in the middle of winter, at night, with all other performers spread throughout the building
  - Who pays for the hireage of the Marquee, portaloos, heaters?
  - who puts them up and takes them down?
  - I think for most events this would be just too hard and these events would eventually diminish due to the event not being able to be at its full capacity or grow.

*Handwritten notes and signatures:*  
 HRC  
 BC  
 MB  
 US  
 G  
 F  
 A  
 S  
 MB

### Option Two

Architectural floor plan of the first floor of the 'Kaiserhof' hotel in Berlin. The plan shows a large central hall with a staircase, several rooms, and a kitchen area. The entrance is on the left, and the kitchen is on the right. The plan is labeled 'Kaiserhof' and 'Berlin'.



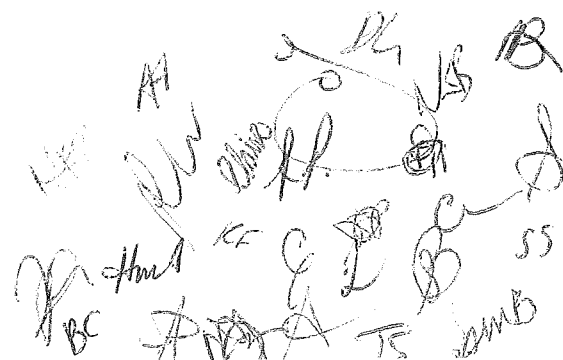
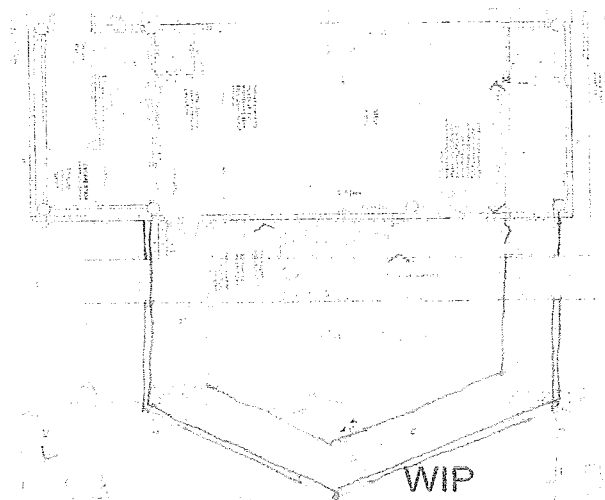
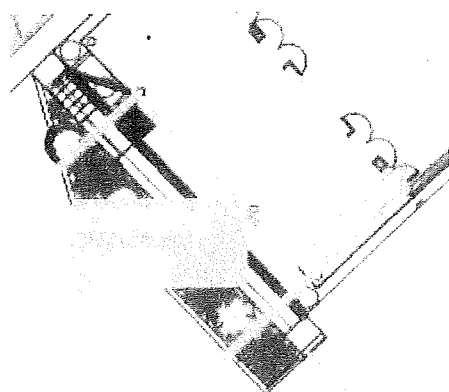
- If this area was used for an event that involved a large group of Children, at the very best the under-stage space will only provide enough room for approximately 55 Children/ people (calculated on 0.8 sq meter per person as approximately the top floor rooms used for changing currently), however with the pillars, they may cut down on space. The rest of the performers/school children will be spread throughout the building further putting undue pressure on Organisers, schools' Teachers, and Volunteers.
- Performers/Students with disabilities would potentially have to be in this area with a younger group /class, which is not ideal and not 'all inclusive'.
  - Sometimes Lifts are unreliable.
- With changing, limited headroom, even for children with bags, extra belongings etc. the space is not adequate.
- Even with all the chairs out in the Hall, (that are usually stored in this area), there are still tables etc. being stored that take up space and reduce the changing area.
- For events that require several rehearsals, the Old Town Hall has previously been used in the weeks leading up to the event, to practice. Should a group wish to do that under option 2, they would need to clear out under Te Matapihi's under-stage area for every practice and then put it all back each time.

[illegible]

- There are still no toilet facilities to access within the changing area- most actors/ performers get nervous before an event. In the under-stage area, an adult actor / performer with disabilities or accompanied child with disabilities would have use the lift to the hall level through the audience to access toilet facilities. Additionally, children using the under-stage area, or other parts of Te Matapihi, will have to be accompanied to the toilets by an adult, again, potentially leaving a group of children unattended.
- There is concern around noise transfer from the stage, when in use, to the under-stage area, that could cause distress for event users and performers, especially children.
- For the likes of "Wearable Arts", costumes are both wide and tall with up to three helpers. Not many contestants and their helpers could fit in this area and the space would not be adequate for the costumes. "Wearable Arts" would have to cap how many contestants, attendees, helpers, and models could be in the facility at one time. The event, as a whole, would need to be scaled back, taking away from the creativity of the event. Option 2 would not be a solution for this event.
- If an event Organiser was to bring an adult's play, or another event involving adults that required changing costumes that included an actor with disabilities, potentially all the able body actors would be on level 3 because of limited headroom and potential large or high costumes and the person/ people with disabilities isolated, by him/herself, under stage without nearby toilets.

### Option Three

#### New structure connected to back of the Hall



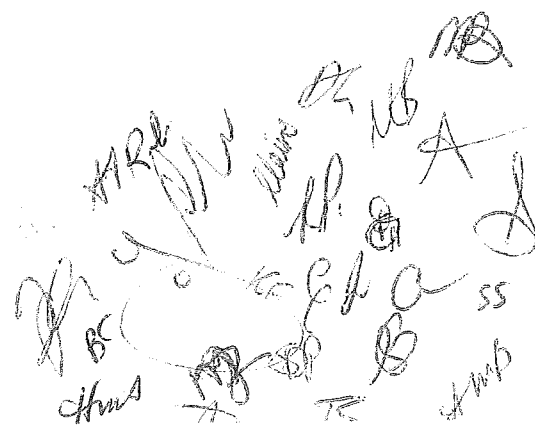
New structure connected to the back of the hall with the ramp going from the inside of the hall cutting through the stage area and around the back:

This design, with connecting stage changing/preparation room, is not adequate.

- The large cost of reconfiguring the inside of the Hall, with a ramp that leads right around to the potentially new changing room wastes space and, by doing so, reduces the stage area to accommodate this new structure.
  - Reduces the area of the stage, which is only just an adequate size now, though much smaller than expected.
  - Also reduces the changing space within the connecting room itself.
  - Again, costly design, and unfortunately impractical for the users, when considering the space available.
- If this area was used for an event that involving a large group of children/people, space will only provide enough room for approximately 56 people/children (calculated on 0.8 sq meter per person as approximately the top floor rooms used for changing currently), the rest of the performers/school children will be spread throughout the building further putting undue pressure on Organisers, schools' Teachers, and Volunteers.
- Has no toilets facilities within the new structure, Children would have to be accompanied to the toilets by an adult, again, potentially leaving a group of children unattended.

#### Background - Options 4.1, 4.2

When I attended a meeting with a Theater expert last year that Council engaged to get his feedback on the building along with Councillor Carter and Councillor Duncan, he suggested something like I've shown in options 4.1, 4.2. After talking to the user groups and the schools to see if this option would be suitable to their requirements, the schools and user groups agreed this would be acceptable addition and adequate for their requirements, **However, option 4.2 is preferred.**



To investigate building an additional connecting room to the back of Te Matapihi - Bulls Community Centre with a covered outside ramp access to a room with toilet facilities that is level to the stage area for changing and preparation for events as described and shown in 4.1, 4.2 within this document.

**Option 4.1**

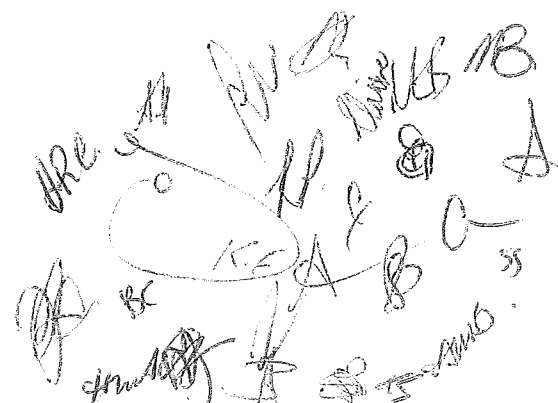
The drawings illustrate the proposed building design for Option 4.1. The side elevation on the left shows a structure with a 'CHANGING AREA' and 'STORAGE' at the base, and a 'PROPOSED ROOF ABOVE ACCESS RAMP' extending from the existing building. The floor plan on the right details the layout, including an 'EXISTING HALL', 'EXISTING STAGE AND STORAGE BELOW', and a 'PROPOSED CHANGING AREA (AT STAGE LEVEL) STORAGE BELOW'. The plan also shows a 'GARDEN', 'CLEARWAY', and 'FIRE TANK' area. Dimensions for the proposed changing area are provided: 95.6397 Sq.m and 85.5116 Sq.m EXCL. TOILET.

Council commented that events that require space for changing/ preparation etc. are only about 4 times per year, and mainly for children, are incorrect as there are many more and not always restricted to children. – This attitude could be seen as short sightedness as this is a growing community.

- This would mean no internal changes to the building.
  - No reduction to the already a just adequate stage area, this is imperative
  - No reduction to the hall
  - Utilising space available at the back of the building
  - Eliminating the cost of reconfiguring the inside of the building
- Has toilets within the changing area for easy access for children/ people and all inclusive.

ren/ people and all inclusive.

- It would be 21sq meters smaller the old Town hall supper room, which would accommodate 108 children / people. (Calculated on 0.8 sq meter per person as approximately the top floor rooms used for changing currently)
  - 108 occupants' capacity will work for most events. Schools or large event may have to use the Santoft room as well and /or have some children seated in front of stage while waiting for their turn to change and preform. However, this would improve the running of schools and large events, with less pressure on event Organiser's, Teachers, Staff, and Volunteers
- This space could be divided into separate changing areas e.g.; Boys, Girls by heavy curtains and appropriate curtain tracks. When changing areas are not required the curtains could be pushed back against the walls for a meeting space etc.
- Covered ramp leading from the outside would be convenient access for event holders from Band equipment to anything needed to prepare or changing space for an event and a safe drop off (and pick up), of children from the car park and then straight up the ramp to the changing room which connects the stage at the same level.
- Children in any events, could still sit in front of the stage (if the event finds it necessary), by coming back down the covered ramp using the side door from the car park side and sit in their groups/ classrooms in front of the stage easily.
- Safer and accessible for all abilities and 'all inclusive'.
- Would work well for events e.g., Wearable arts, Rose shows for preparing flowers, Schools and many other events etc. for either changing or preparation for events.
- As a "multi-purpose facility", this space could be used for after-hours meetings, such as Bulls Community Committee meetings, AGM's, council consultations, etc. It would have the ability to be closed off from the main Building, with toilets and a separate entrance: The whole of Te Matapihi would not be accessible, as it is currently a problem, with public meeting rooms on the top floor, resulting in the whole building being open. (Potentially the Public can wander the whole building unattended).
  - Suggestions are that this space would be better for the Youth Space as it is accessible for all abilities and all inclusive, with toilets and they could spread into the hall if they needed more space for activities.
  - Also, as a Staff room during the day. When not in use.
- There would still need to be access to the front of the stage e.g., flexstep / ramp





EXISTING HALL

EXISTING STAGE AND STORAGE BELOW

EXISTING CARPARKS

PROPOSED CHANGING AREA (AT STAGE LEVEL) STORAGE BELOW

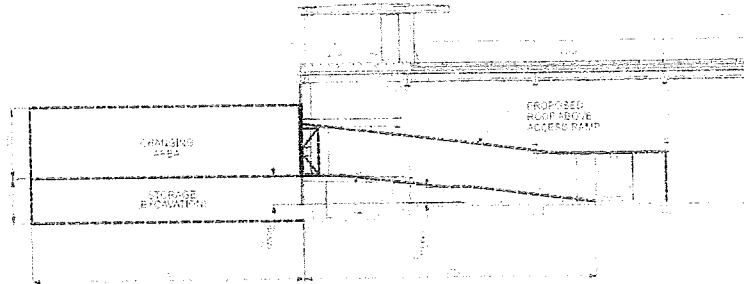
172.1099 Sq.m  
162.3543 Sq.m  
EXCL. TOILET

SS MANHOLE (TEC)

SS PIPELINE

CLEARWAY

FIRE TANK



Option 4.2 would have the same outcomes as option 4.1 with the exceptions as listed below

- This option would require the loss of two car parks, however when the carpark area is extended this should still fit the carpark area requirements for the facility
- Option 4.2 provides enough space to accommodate 203 children / people. (Calculated on 0.8sq meter per person as approximately the top floor rooms used for changing currently) which would accommodate all of the local Schools (Students, Staff, Teachers and Volunteers) plus for large events of similar size
- As this room provides adequate space for all involved to be together, this eliminates concerns for children's safety and extra pressure on Organiser's, Teachers, Staff, and Volunteers. This would greatly improve the running of schools and large events
- Within option 4.2 the space in front of the stage where children would have potentially been waiting, can then be utilised for more audience space, which has been a concern for large performances to fit the expected audience
- As the Community grows the demand for events will grow, with potentially bigger new events, keeping in mind that this facility will service the community for 50 –100 years.

Please note – both 4.1 and 4.2 options plans are for concept investigate and discussion purposes – as the plans I had for Te Matapihi may not have been complete, considering underground infrastructure etc. If more detail plans are required, please do not hesitate ask. Would only need the relevant information to create them.

relevant information to create them.

The purpose of building Te Matapihi - Bulls Community Centre, a “multipurpose facility” was to service the Bulls and local district’s needs now and many years into the future.

The Community in this instance believes they have been let down.

This Community will not see the building's full potential as what was promised with so many missing pieces – as someone said, “it is like a good-looking kitchen without a sink”

- “Council's overall intent is that there will be fewer but better facilities in the future.”
- The key difference will be that this facility in Bulls will be modern and fit for purpose.”

I will state again - Now is the time, and a great opportunity for Council, to greatly improve Te Matapihi - multipurpose facilities functionality.

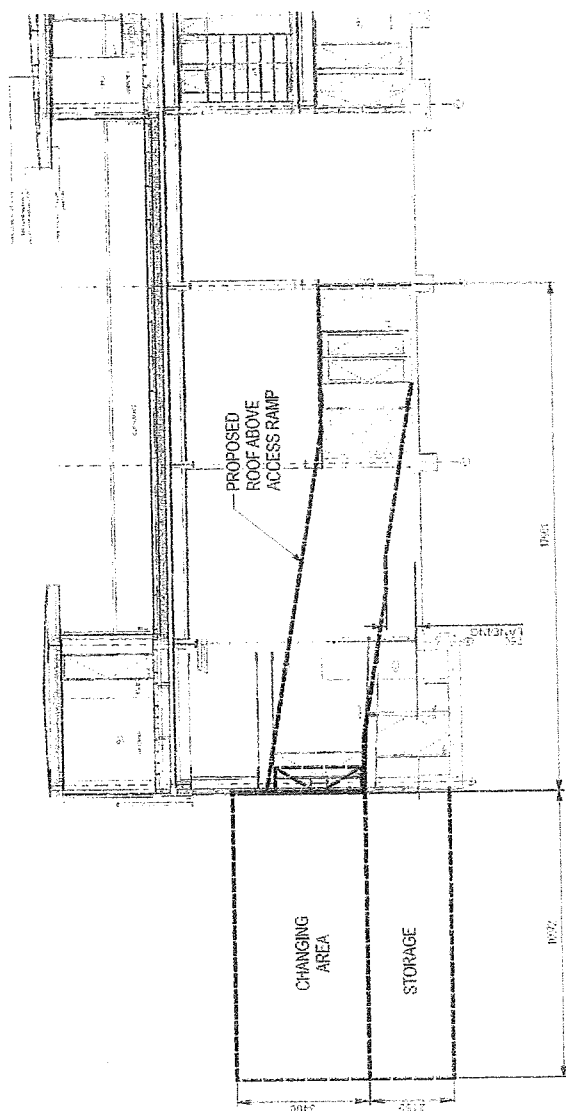
All things considered above: I am asking Rangitikei District Council (RDC) - To investigate building an additional connecting room to the back of Te Matapihi - Bulls Community Centre with a covered outside ramp access to a room with toilet facilities that is level to the stage area for changing and preparation for events as described and shown in options 4.1, 4.2 within this document.

Jane Dunn

[illegible]

[illegible]

### Option 4.1



12

URE.

BC

H.

K.

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

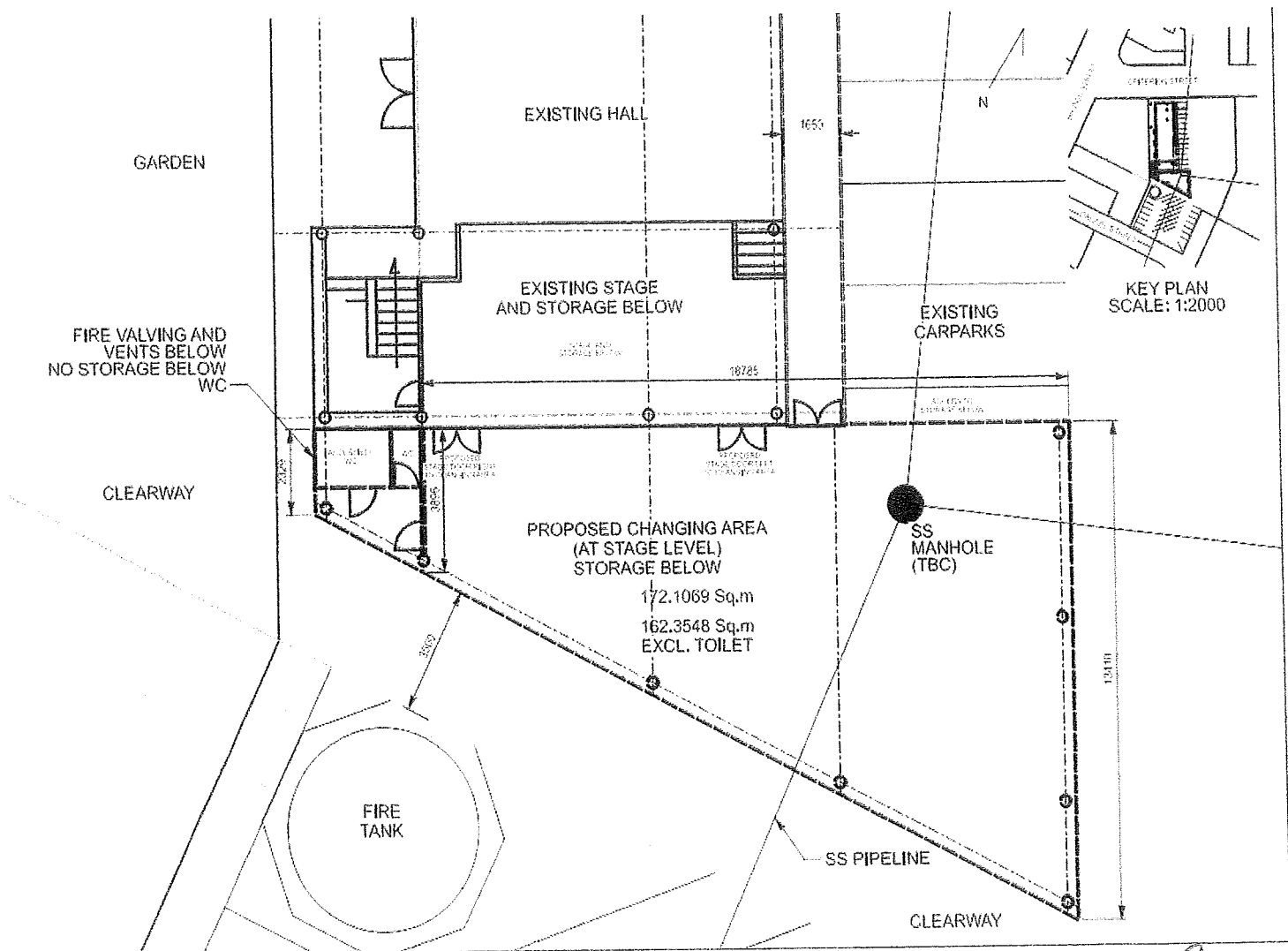
W

X

Y

Z

Option 4.2



*Handwritten notes and signatures:*

Are. A1  
BC  
4th Nov 11  
PUN  
Wine  
J. H. B.  
SS  
AMB  
B

I have read and agreed with all information held in this document and endorse its contents.

Helen Sully - Chair Bulls Trust



(Art 4 Arts Sake Exhibition

\* Wearable Arts - can't do at Te Mataipahi  
Rose Show

Men and Women Health Initiatives

Matariki Concert - difficult - too many challenges.

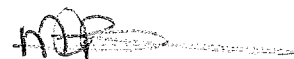
Bonnie Clayton - Community Development Manager -  
Bulls and District Community Trust



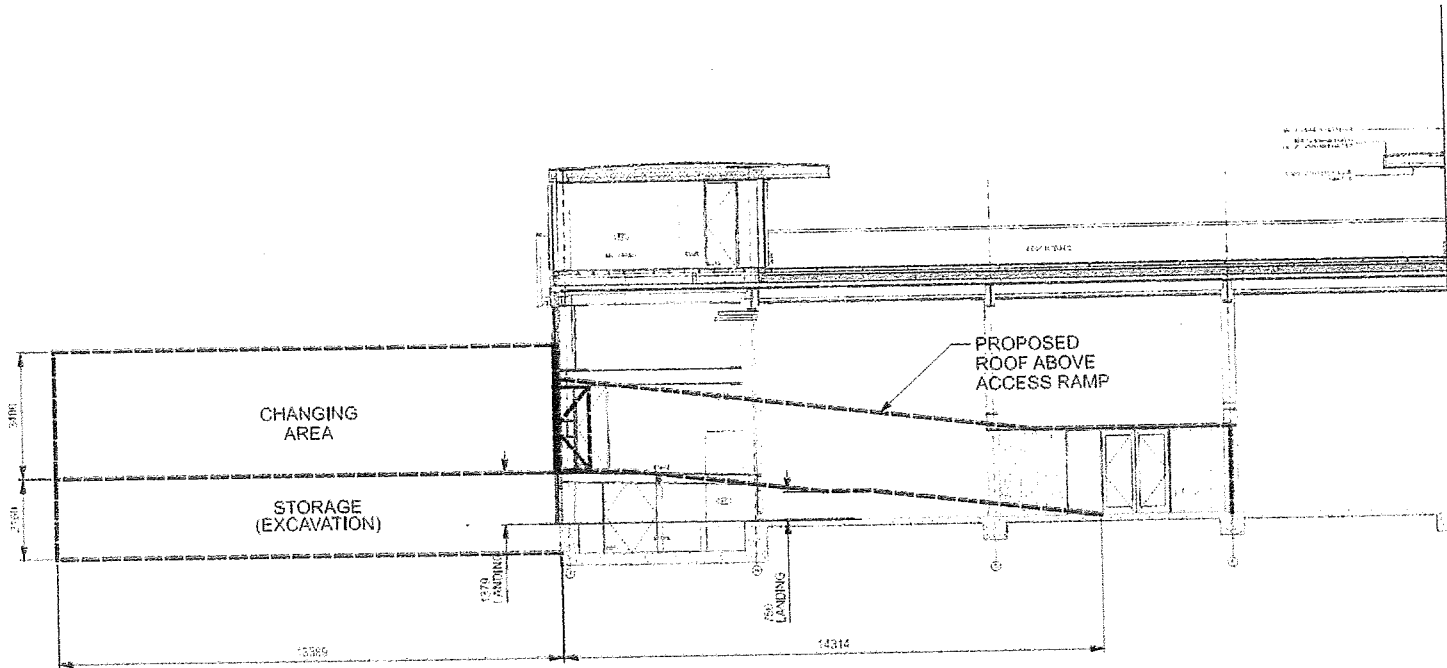
x Event organizer - Art 4 Arts Sake  
- Annual Rose Show  
- Matariki  
- Health Initiative  
- Pink Ribbon Fundraiser  
- Christmas Parade & Whanau  
- Wearable Arts\* no longer,  
- rhythm in Bulls.

Helen Cooper - Bulls & Districts Historical Society (Secretary)  
Bulls Volunteer Fire Brigade (Honorary Member)

Michelle Brown Secretary Bulls Rose Show





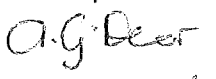
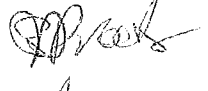



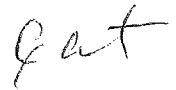

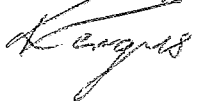
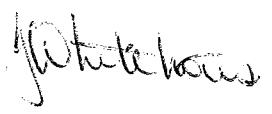

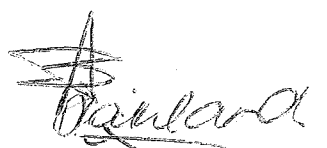
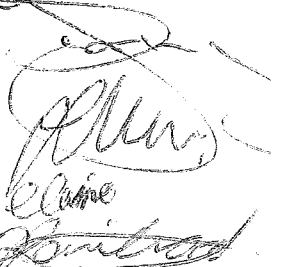
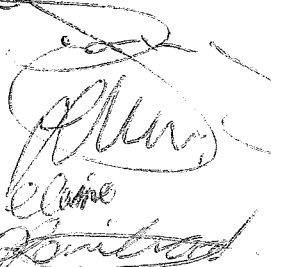
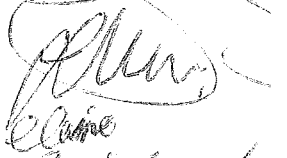



Option 4.2



Handwritten notes and signatures in the bottom right corner, including initials like "BC", "MB", "SS", and "HMP", along with various scribbles and signatures.

I have read and agreed with all information held in this document and endorse its contents.

NATHAN BASH	T/AIDE - Clifton School, Bulls Resident. R.	
• Alison Bligh	T/Aide Clifton School	
• Samantha Shaw	Teacher Clifton School	
• Sheila Beckers	Music Teacher Clifton School (Music Showcases, Productions)	
• Sharon Spall	Teacher (Production / Bulls resident)	
• Annette Dear	Teacher Clifton School	
• Sara Procter	Teacher Aide, Parent, Bulls Resident	
• Annra Cullen	Teacher Clifton School	
Terri Standish	Teacher Clifton School	
Cathy Mackenzie	Teacher Clifton School	
Charlotte Fulton	Teacher Aide, Parent, Bulls resident	
Renee Pretorius	Teacher Aide, Clifton School	
Katie Fergus	Teacher, Clifton School	
Joanne Whitehouse	Deputy Principal Clifton School	
Megan Syme	Acting Principal Bulls School (on behalf of Bulls School staff & BOT)	
Amie Brown	Teacher Bulls School	
Debs Gounland	Teacher Bulls School	
<del>Joanne</del>	<del>Teacher Bulls School</del>	<del></del>
Jen Weir	Bulls School Teacher	
Clare Dunlop	Bulls School Teacher	
Kerri Guard	Bulls School Teacher	