

The Rotorua Youth Village



Project Document
24 May 2018
Final Version



Executive Summary

The period between 12 and 24 years of age includes a series of transitions for young people as they move from the dependence of childhood to self-determination or interdependence in adulthood.

In the Rotorua District approximately 11,700 residents, or 18 percent of the population, are 12 – 24 years of age.

Rotorua has a wide range of services and facilities for young people. However, while some of these are on either the Kuirau Park site run by Te Waiariki Pūrea Trust, or the Te Ngae Road site run by Rotorua Community Youth Centre Trust, others are dispersed across the city, with many aligned to children's or adult services.

Colocation of youth services, along with other youth focused amenities and events, has been proposed as a way to create a magnet site for young people. This has the potential to enhance the impact of youth services; streamlining the transitions between services and improving the outcomes for young people.

The Rotorua Youth Village, proposed for development on the site of the Youth Centre in Te Ngae Road, will bring together a full range of youth focused services, amenities and events. In this space young people will have both a vibrant place in which to connect, learn, create, socialise and play, and access to services that understand and support the transitions of youth in areas including health, education, accommodation, social relationships and finance.

The development of the Youth Village will be staged over a period of years to ensure service continuity as the new facilities are built. The first three stages will provide facilities that allow Rotorua Community Youth Centre Trust, Te Waiariki Pūrea Trust and Youth Projects Trust to collocate on a single site, and to create an environment that is a magnet for young people. Such a site will be attractive to other youth service providers, for whom there will be some space. Stages four and five will expand the capacity of the Youth Village to accommodate a wider range of services.

Stage One – The Activities and Events Zone - is a new built 650m² L-shaped wing off the north-side of the existing Youth Café. This will include a series of multi-purpose and purpose-specific rooms, along with reconfiguration of the existing commercial kitchen, and, once the building work is complete, the landscaping, reconfiguration and improvement of the outdoor spaces and facilities.

Stage Two – Reconfiguration of the Youth Centre will begin when facilities currently housed in the existing building move into the new wing. The vacated space will be reconfigured to accommodate youth services, including the Youth Payment Centre, and service management and administration.

Stage Three – A health/support services zone, new built, off the south side of the Youth Centre.

Stage Four – Community and Learning Zone - will be a stand-alone new build, housing classrooms / training rooms and a household training centre.

Stage Five – The Whare - will be a stand-alone new build for use in cultural events or when overnight accommodation is required for short courses or events.

Next steps

- Consideration of a new entity to hold the lease / ownership and operation of the Youth Village.
- Re-classification of the Reserve
- Negotiation of a lease, or other arrangements, between Rotorua Lakes Council and the entity identified to hold it on behalf of the stakeholders.
- Consider widening the project governance to include other stakeholders including young people.
- Continue to engage with stakeholders interested in being part of the Youth Village.
- Developing an awareness of the Youth Village plans among local philanthropic funders.

The Young People of Rotorua

The population of Rotorua at the 2013 Census was 65,280, 34% of whom are Maori.

The StatsNZ estimates for December 2017 suggest the population will have risen to 71,700.

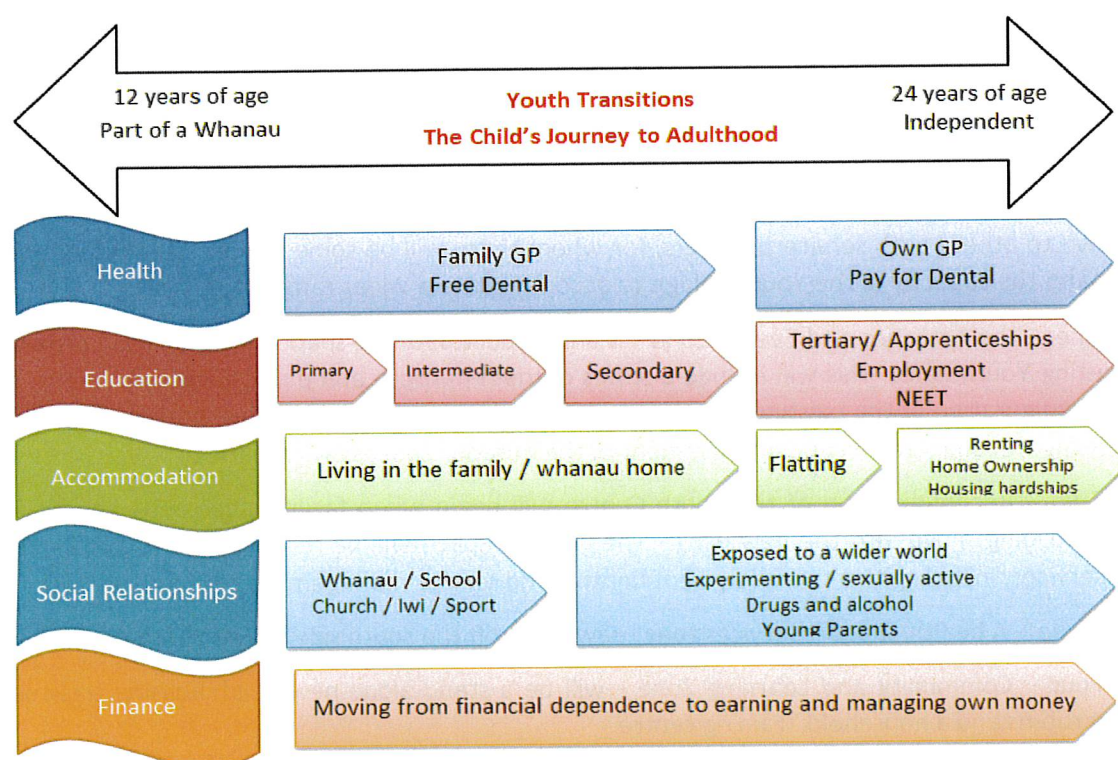
Rotorua Lakes Council is stating that the District's population is currently approximately 71,000.

The estimated youth population, 12-24 year old, is 11,688 or 18% of Rotorua's population.¹

The Maori population in this age group is estimated to be 5,355, that being 46% of young people in this age group.

	Total	Maori	Youth (12-24 years)
Rotorua's Population (2013)	65,280	22,410 (34%)	11,688 (18%)
Rotorua's Youth (12-24 years)	11,688	5,355 (46%)	

The Challenges and the Need



Youth is a time of transition from life within a whanau/family to independence.

Young people may need guidance in navigating the transitions in education, employment, housing, social relationships, and health services.

Approximately 475 working age young people are 'Not in Education, Employment or Training' (NEET).

¹ These figures are based on 2013 Census data which uses 5 year age bands. The youth population 12-24 years of age is calculated as follows; (6 x 10-14 years) + (15-19 years) + (20-24 years). The youth percentage of the population has been calculated using 2013 census total population data for consistency. It is acknowledged that the total population is likely to have change in the interim, and thus the youth percentage may also have changed. Census 2018 data will be available beginning in October 2018.

The Youth Services Colocation Project

Rotorua youth services have expressed an interest in collocating around, and further developing the existing Rotorua Youth Centre, including Rotovegas Youth Health, in Te Ngae Road, Rotorua.

The Project Partners are

- Te Waiariki Purea Trust (TWPT)
- Rotorua Community Youth Centre Trust (RCYCT)
- Youth Projects Trust
- Rotorua Lakes Council (RLC)

A project governance group was established with representation from the four organisations, and a project manager was employed for a fixed term to assist in the development of the concept.

The Goal

A Youth Village in five years – 2023.

Youth services in one location [a one stop shop] – known and accessible to, all young people.

Current Situation

Rotorua Community Youth Centre Trust hold a drip-line lease on the Youth Centre building, which is owned by Rotorua Lakes Council (RLC) and sited on a reserve RLC manage. This is 10 years through until April 2019 with a conditional right to renew for a second 10 years.

The Rotorua Youth Centre is funded by MSD as a Youth One Stop Shop (YOSS) with additional funding for programmes including but not limited to Youth Hub, One Chance Youth, and Driver License Training. There is a reception area, an office for the manager, and office space used by those staff working directly with young people.

A staff of approximately six deliver a range of programmes, workshops and activities from the Youth Centre's facilities which currently include

- Café space and [games area] with commercial kitchen
- Music studio
- Dance studio
- Large meeting space / dance studio
- Computer suite
- Classroom
- Meeting room (Board Room)
- Basketball courts

Workshops include performing arts, cooking, barista training, crafts, modelling, makeup, confidence building.

In providing programmes, activities and facilities RYC often works with other providers of youth services, or other providers use the facilities to deliver their programmes.

Facilities are also made available to young people initiated activities, for example preparation for dance competitions.

Office space is rented to two youth focused organisations

- Youth Projects Trust rents part of one office on the first floor
- CanTeen rents one office on the first floor

The Youth Centre also provides a venue for activities and meetings that pay room hire and may use on site catering. Some of these are youth focused but others are not.

The Youth Centre premises, not including Rotovegas Youth Health,

- Have four unisex toilets, two upstairs and two downstairs. There are no showers.
- Has geothermal heating in the winter, but no air conditioning in summer so it can be very hot.
- Is in need of TLC / redecoration.
- Need more storage

Rotovegas Youth Health is currently well situated with clinic space on the ground floor of the youth centre building, and two offices on the first floor – one for the social worker and the other for administration. Doctors, nurses, administration staff [and others] work in this space and also provide secondary school-based health services and health services at Te Maioha o Parekarangi Youth Justice Residence. RYH has the appearance of a modern primary health provider with a reception and waiting area, small but well configured and equipped consulting rooms, toilets, a separate albeit small staff tea room, air conditioning and stylish décor. RYH may want/need to expand in the future but Dr Pinfold considers that may be possible within the current footprint by extending the hours of service. RYH operates with Lakes DHB / Ministry of Health / ACC / Youth Justice funding and additional philanthropic funding, particularly for facilities.

Youth Projects Trust

As noted above YPT has one worker currently housed with the Youth Centre and providing programmes that use RYC facilities. Works in collaboration with RYC staff.

Te Waiariki Pūrea Trust

TWPT is currently in need of / moving to new premises so their current facilities are not discussed.

TWPT has a range of central government contracts and other funding. The organisation operates as three teams.

- Whare Manawa Ora / Youth Services including Youth Payment, Young Parent Payment, NEET and Youth Future Fit. This team is essentially office based, including a team leader, a receptionist and a team of eight staff who see clients and whanau on site, both walk in and by appointment.
- Whare Manawa Ora / Youth and Whanau Development including Awhi Mai, Whanau Ora, Fresh Start Mentoring Programmes, Whanau Mentoring, Children's Team and Safer Families Rotorua. This team is largely office based seeing clients both on site and in the community. byr are out and about a portion of the time.
- Whare Manawa Wera / Events and Activities including the Okareka Outdoor Centre, Breakaway Holiday Programme, Te Arawa Journey and Tuara Ki Rise. Staff in these programmes use the TWPT offices as a base but take young people out into the community.

TWPT programmes are accessed by other agencies including the Youth Centre and Rotovegas Youth Health. In addition, TWPT uses the Youth Centre facilities and regularly link young people into health services provided by Rotovegas Youth Health.

The need is for approximately 20 staff to be office based with facilities to see young people. An additional 10 staff are predominantly out in the field, but need an office base, both for paperwork and as a collection point for young people.

The Vision



In 2023 Rotorua will have a Youth Village at 6 Te Ngae Road.

The young people of Rotorua will have a vibrant place in which to connect, learn, create, socialise and play.

The Youth Village will be a community of leading-edge, youth-focused events and services that is safe, friendly and accessible.

Project Principles

- The Rotorua Youth Village will be for all young people 12 – 24 years of age.
- Young people will be involved in all stages of the planning, building and operations of the Rotorua Youth Village.
- That youth spaces and amenities will have priority over office space in project staging.
- That existing amenities and services will continue to be available to young people during the development of the site.
- That all spaces will be accessible to those with disabilities.
- That Youth Health Services will be an integral part of the Youth Village.

In meeting these principles

- Development will follow a planned and staged approach
- All facilities will meet Access Standard NZS 4121:2001
- Consideration will be given to Crime Prevention through Environmental Design (CPTED)

Colocation

There is a literature about bringing youth focused services together in one place, but less is written about the colocation of those services with a wider range of youth focused amenities, including sport, recreation, creative and entertainment facilities. Locally it is, however, considered a successful way to engage young people, including with the services that they need.

In much of the literature about the colocation of youth services, the focus is on locating services within schools. However, the Rotorua Youth Village is intended to bridge the transitions between schools, and between compulsory schooling, tertiary education, vocational training and work, with a combination of services, amenities and events.

The Rotorua Youth Village model, which brings young people, 12 – 24 years of age, to the site for multiple purposes, ensures that an individual is more likely to feel comfortable visiting the site for services than they might if their purpose for being there was more easily identified.

The benefits of colocation in this model include

- The Youth Village will bring together a wide range of amenities and services in one place.
- The central city location provides a more neutral space than would some neighbourhood locations.
- The Youth Village will be a magnet for young people and thereby the location of choice for youth focused services across a range of sectors, including health, mental health, addiction services, education, training and employment services.
- There will be access to information about youth services, amenities and events through a Y-site (Youth Information Site) thus making it easier for young people to find the support they need.
- Youth Village offerings could be made to appear seamless for young people, with transition between providers uncomplicated, resulting in improved uptake of services, fewer failures to attend appointments (DNAs) and better outcomes for young people.
- Colocation will make it easier for agency staff to support young people in accessing other services. That is a worker being able to take the young person to meet a potential provider rather than just referring. This is likely to result in better uptake of services, fewer failures to attend appointments (DNAs) with better outcomes for young people.
- The Youth Village will allow youth workers to have opportunistic contact with young people in need of help.
- While the Youth Village will have well established relationships with schools and other education and training providers, it is a Third Place².

In addition, colocation has potential benefits for participating organisations, above the benefits for clients, including

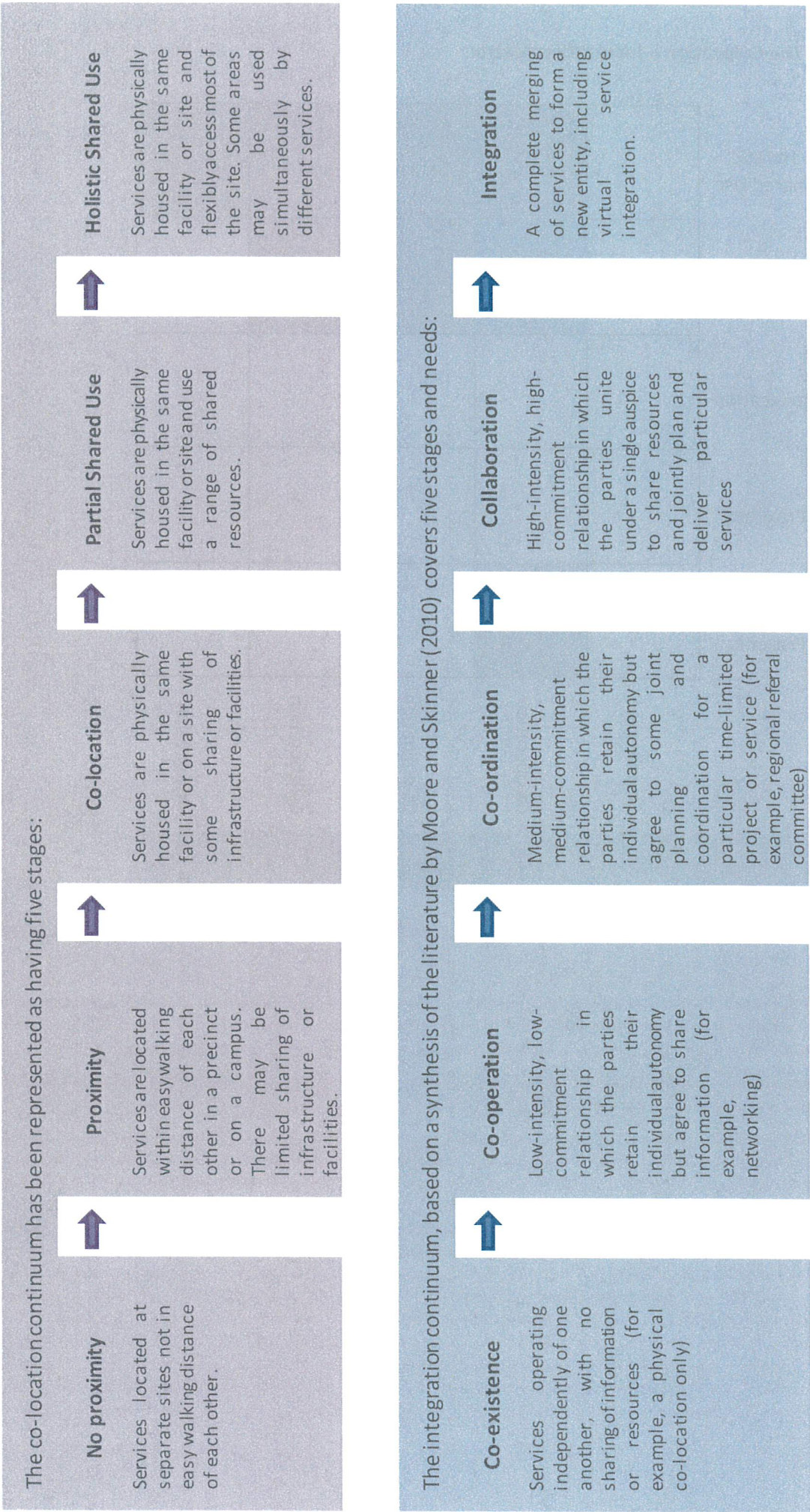
- Shared resources
- Improved interagency communication and collaboration
- Shared education and/or professional development activities.

Table 1 below provides an analysis of the co-location and integration continuums adapted from an examination of integration of Victorian child and school services.

Table 2 uses these continuum to locate Rotorua youth organisations now and in the future.

² Ray Oldenberg and others have identified Third Places as making an important contribution to civil society, providing a space other than home, the first place, and work, the second place. The Third Place fosters friendship, community life and creative interaction.

Table 1: Co-location and integration continuums derived from work examining integration in child and school services in Victoria, Australia. It refers to the child health services work of Tim Moore and Alexandra Skinner (2010).

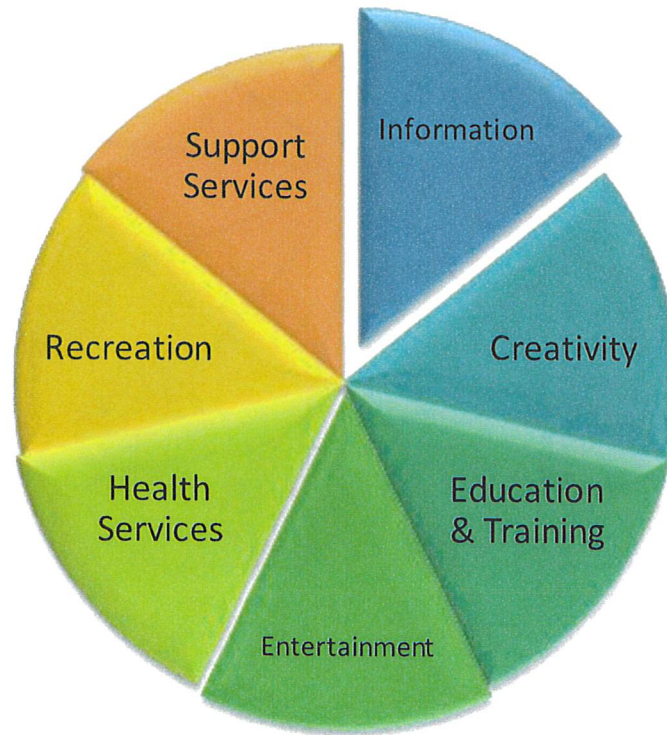


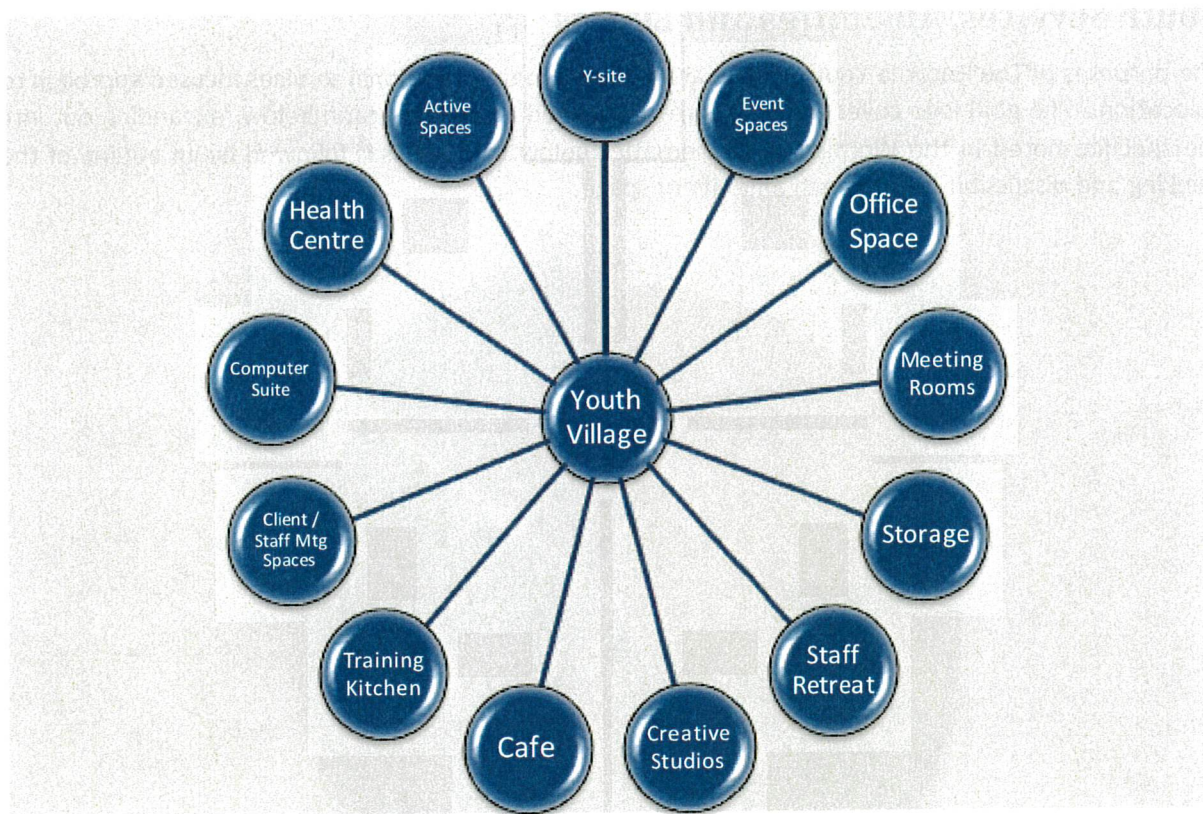
Adapted from: Co-location and Other Integration Initiatives: Strategic Evaluation. A Summary Report. Department of Education. Victoria. Australia

Table 2: The Colocation – Integration Matrix

The Colocation Continuum	Holistic Shared Use		Possible	Possible	Possible	
	Partial Shared Use		PLAN	Possible	Possible	
	Co-location					
	Proximity					
	No Proximity		NOW			
		Co-existence	Co-operation	Co-ordination	Collaboration	Integration
The Integration Continuum						

The purposes of The Rotorua Youth Village are wider than the traditional services focused approach to colocation. The goal is to cover the seven areas outlined in the pie-graph below, expanding out into the specifics noted in the Wordles and schematics below that. This is followed by an outline of the thinking and discussion behind each amenity or space.





Details about Amenities and Spaces

The focus would be on flexible spaces with more than one use where that is feasible.

Some spaces to be self-contained and accessible from the outside, so that after-hours users of meeting rooms or creative studio spaces would have access to toilets and a kitchenette without requiring access to the entire building.

Parking – a preference has been expressed for the Youth Village to be a pedestrian zone. However, access for service vehicles and drop-off / collection and parking for those with limited mobility will be required. General parking could be on the road-side boundary – perhaps two rows of angle parking along most of the road frontage. It is anticipated that the number of people using the site will rise, requiring an increased number of parking spaces. Consider secure parking for fleet vehicles.

Storage – all organisations involved in this project identify storage as a perennial issue, so any development would need to include secure storage, including rooms for larger items.

Whare – a separate building of cultural significance with multiple uses, including short-term, overnight accommodation.

Y-Site – an information hub that would also act as the central reception for the village.

Rotovegas Youth Health – Youth workers have identified the importance of collocating with the youth health facility to allow rapid and supported referral of young people to medical assistance. Rotovegas is well established in its current site within the Youth Centre, but it has grown beyond its current capacity and is using office space elsewhere in the building for the practice manager and the social worker. One option is to relocate Rotovegas into a new purpose built wing on the south side of the Youth Centre. This would maximise the privacy of service users, and operate as a standalone facility. The new build would include additional consulting rooms to allow for future growth, and additional offices, thereby freeing up space currently used on the first floor.

Staff Retreat – a self-contained space for the exclusive use of staff. It would be locked with a keypad lock or swipe card system. Include kitchen space with facilities for refrigerated storage, reheating [if not cooking] and hot drinks, comfortable seating, outdoor space, staff lockers, shower/s, toilets etc.

Youth Payments Centre – this requires an open plan office area for at least eight work stations with room for seeing clients. Must be on the ground floor to facilitate access for all young people including those with infants in strollers. Will need own reception area. Consider safety in situations requiring lockdown. Must have adjacent private meeting rooms.

Purpose specific spaces, including the band room and recording studio, and the computer suite, and possibly an audio visual suite.

Multi-use Spaces of varying sizes that would accommodate creative pursuits, including dance and performance, education, training, meetings, conferences and other events.

Office Space – to accommodate youth workers seeing clients, mobile youth workers needing an office base, management and administration.

Café with Commercial Kitchen – existing for reconfiguration

Domestic Kitchen – proposed for the community and learning zone

Outdoor Event Spaces – it is proposed to replace the single basketball court with two courts to accommodate the increased number of young people who would be using the site. Other outdoor facilities could include outdoor gym, volleyball court, seating, ablutions block, graffiti art boards.

Covered Outdoor Spaces – the north side L-shape building is planned with a five metre roof extension that would provide a paved and covered outdoor space.

Outdoor Stage – the existing outdoor stage would become a feature of the new development.

Staging of the Youth Village Development

It is proposed to develop The Rotorua Youth Village in stages to allow service provision to continue with as little disruption as possible. Furthermore, priority will be given to the youth space over office spaces.

Before any building work begins it will be important to plan and establish the new parking and access areas.

Stage One A – The Activities and Events Zone

The first stage is designed to provide new, improved facilities to replace those currently located within the Youth Centre. With all of the development in this stage being on the north facing side of the building, the Youth Centre will be able to continue business as usual for most of the building process, although it may interfere with external facilities as access will be required to the site.

- Link to and expand the existing Youth Café
- Specific Use facilities including
 - The Band Room and Recording/Sound Studio
 - A Computer Suite
- Three multi-use spaces of varying sizes. Design solutions, including clever storage and curtains over the dance studio mirrors, would support multi-use.
- Linked by a wide corridor that could provide gallery or display space
- Including Storage, Toilets and Kitchenette
- Access to covered and paved outdoor space via bi-fold doors in most rooms
- Reconfiguration of the existing of commercial kitchen, including a serving hatch to the outdoor space.
- Outdoor facilities will be reinstated, enhanced and landscaped as the final step in this stage.
- The configuration of external and internal doors will allow casual facility users to be given access to limited areas of the building. For example, a group could rent a specific room with adjacent kitchen and bathroom facilities, without having access to other rooms and facilities. Fire regulations and safe exit routes will need to be considered.
- This stage will be followed by restoration / reconfiguration of the outdoor areas including the basketball courts etc.
- This stage may include the building of the outdoor toilet / ablutions block.

Estimated Cost

The internal floor plan is 649 m² which at \$2500/m² would cost \$1,622,500. However, extending the roof five metres for the covered outdoor area takes the area to 864m² which at \$2500/m² would cost \$2,160,000.

Notes

- Final design needs to consider the placement of the outdoor stage and the space for audiences.
- Removal of four trees likely to be permitted.
- Placement of the building will be limited by sewage and water mains that run along the Pakn'Save boundary. Clearance may need to be 5 metres.

Stage Two - Adapting Vacated Space within the Youth Centre

Once the Rimu Room, the dance and music studios and the computer suite have moved into the new wing, the vacated space will be reconfigured to accommodate

- Youth Payments Centre in what is currently the Rimu Room
- Management and Administration in the upstairs dance studio
- Reconfiguration to make better use of the space above the Rimu Room.

Notes

Consideration needs to be given to the existing building and that features that are currently acceptable, but may need to be remediated during the alterations.

Stage Three -Health Centre / Social Services

The south side wing would be for either health or social services, and potentially have its own entrance. One proposal is to relocate the Youth Health Centre into this space. This would maximise the privacy of service users, and reduce noise levels. The new build would include additional offices, thereby freeing up space currently used on the floor above the Rimu Room.

This wing could also include the staff retreat adjacent to the existing youth centre wall. This will add to the footprint size.

Size and Estimated Cost

Estimated 308 m² @ \$3000/m² is \$924,000.

Estimated at a higher cost because of the requirements for additional walls and equipment including toilets, sinks etc and sound proofing.

Floor plans for the proposed options and an artist's impression is included in the apprentices.

Stage Three - Support Zone

Another option is that this wing will house

- Large open plan office for Manawa Ora, and potentially space for other TWPT services
- Small private meeting / interview rooms
- Large meeting room
- Other office space for small organisations or visiting services – including Youth Projects Trust
- Potentially the Staff Retreat could be part of this building.

At the end of stage three it is anticipated that the Youth Village will house the three partners plus other tenants.

Stage Four – Community and Learning Zone

This stage has not been explored in great detail, but it is anticipated that this area will contain at least three training / meeting rooms and a training kitchen.

An early floor plan is included in the apprentices.

Stage Five - Whare

This will be a multi-use large space, set up for overnight stays and adjacent to an outdoor unisex toilet / ablutions block

An early floor plan and an artist's impression is included in the apprentices.

Design Considerations

Crime Prevention through Environmental Design

There is a commitment to creating a healthy, enjoyable and safe environment for young people and others using the Rotorua Youth Village. Therefore, Crime Prevention through Environmental Design (CPTED) will be employed. This is a crime prevention philosophy based on proper design and effective use of the built environment to reduce the incidence, and fear, of crime, as well as an improvement in quality of life. CPTED reduces criminal opportunity and fosters positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.

There are four key overlapping CPTED principles. They are:

- Surveillance – people are present and can see what is going on.
- Access management – methods are used to attract people and vehicles to some places and restrict them from others.
- Territorial reinforcement – clear boundaries encourage community ‘ownership’ of the space.
- Quality environments – good quality, well maintained places attract people and support surveillance.

Appropriate Room Sizing

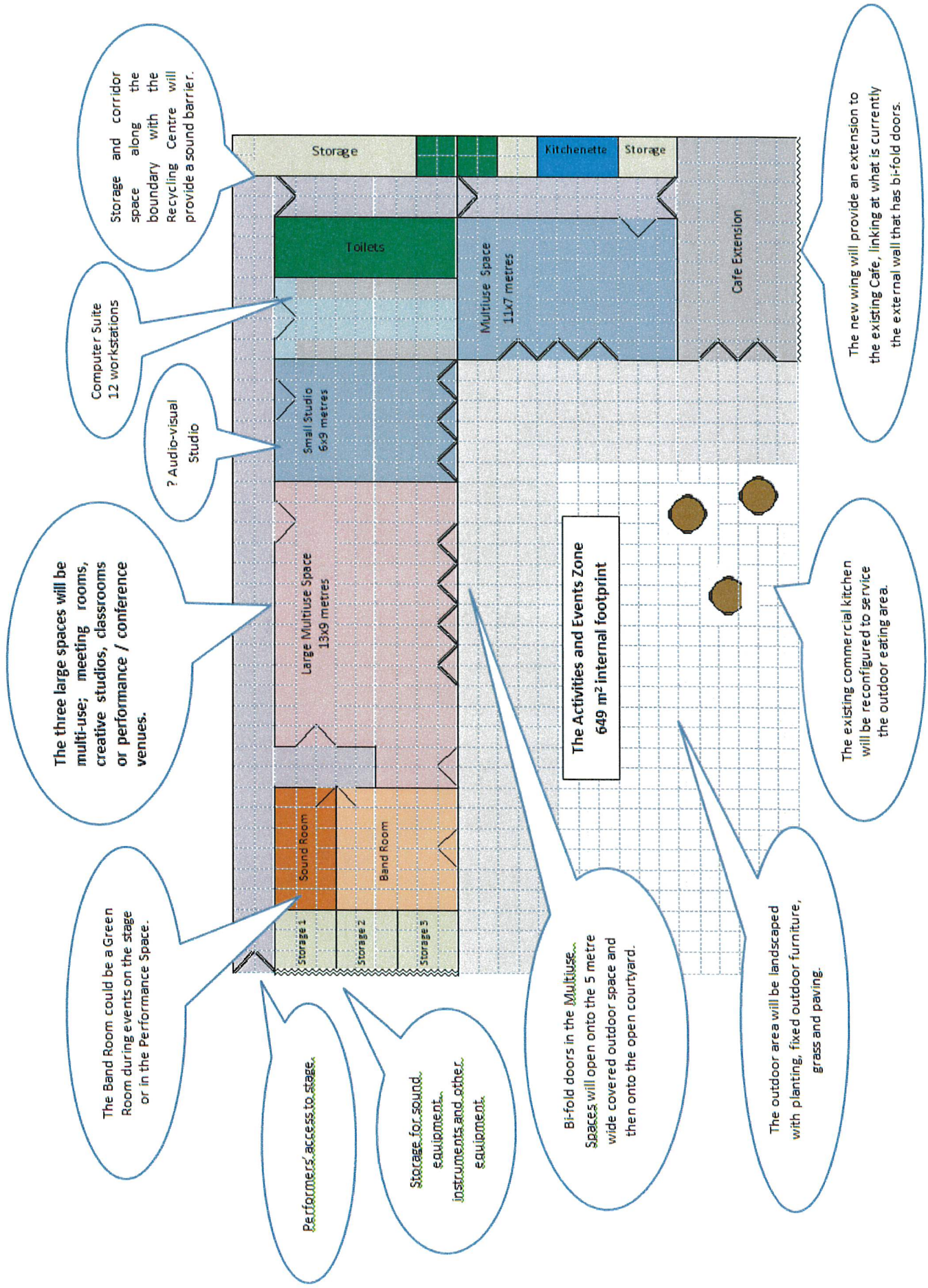
There are a number of resources dedicated to the size of rooms. These include

- Outline Design on <https://outlinedesign.co.nz/outline-area-calculator/>. This company designs office space. In a number of cases our office and meeting room plans align closely with this designer’s recommendations.
- Hallways must be at least 1500mm wide to accommodate wheel chair turning. (BRANZ)
- Accessibility in line with current New Zealand standards.

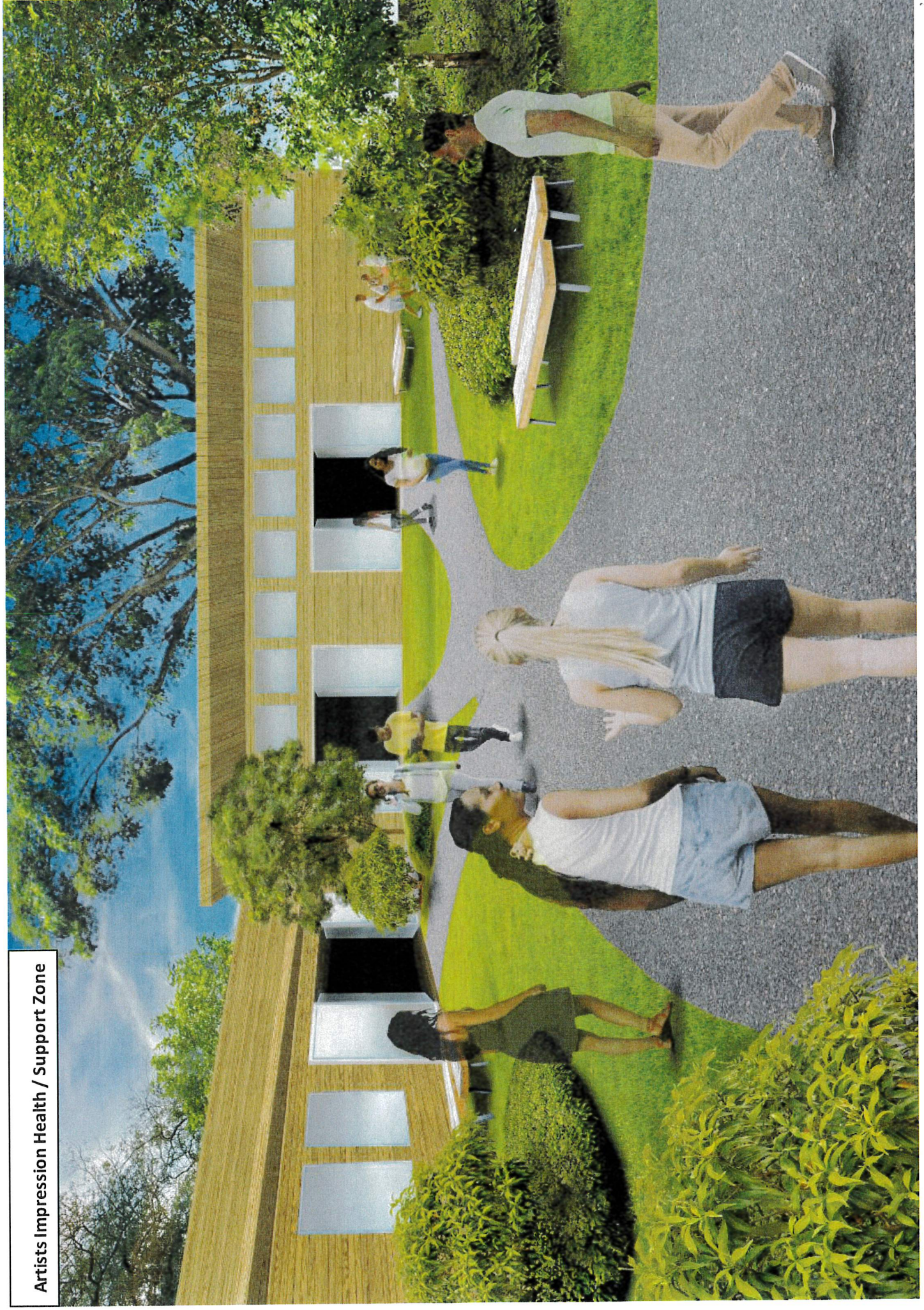


Artists Impression Activities Zone





Artists Impression Health / Support Zone

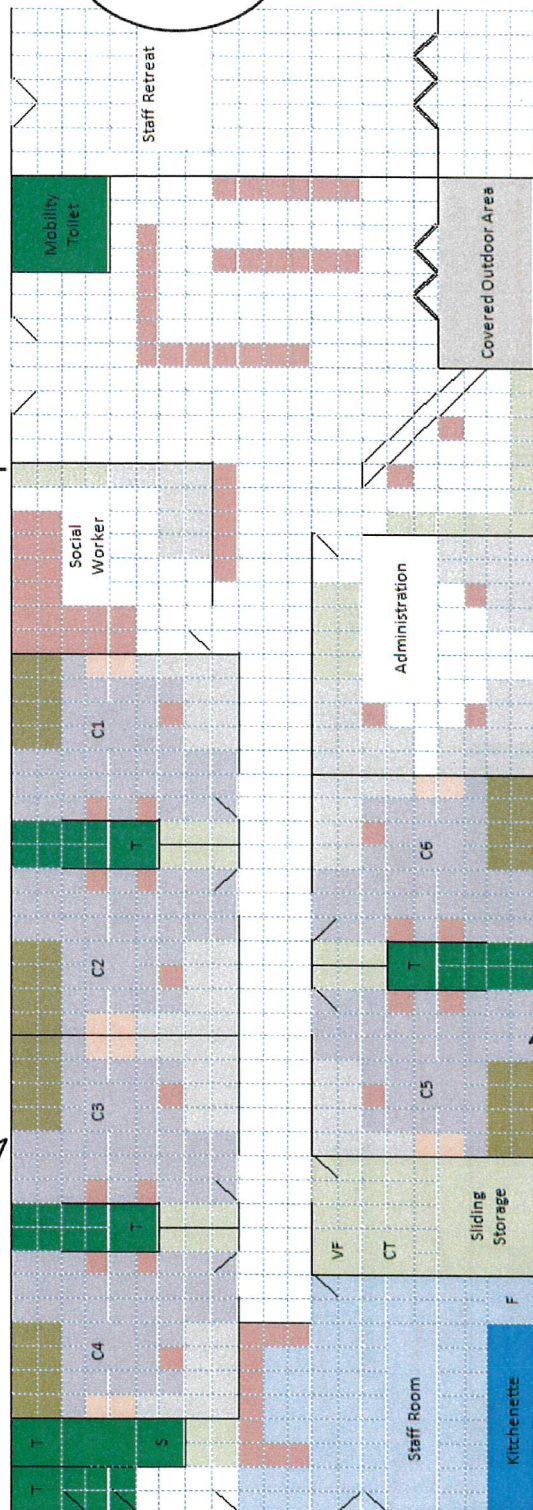


This is the latest version of the Rotovegas Health Centre as discussed with the team there.
Health Centre footprint is 28 x 9.5 meters

All client / patient contact areas to have high windows that ensure both privacy and natural light.

Gate in the 6 foot privacy fence

Staff Retreat will be wider and link to the existing Youth Cafe

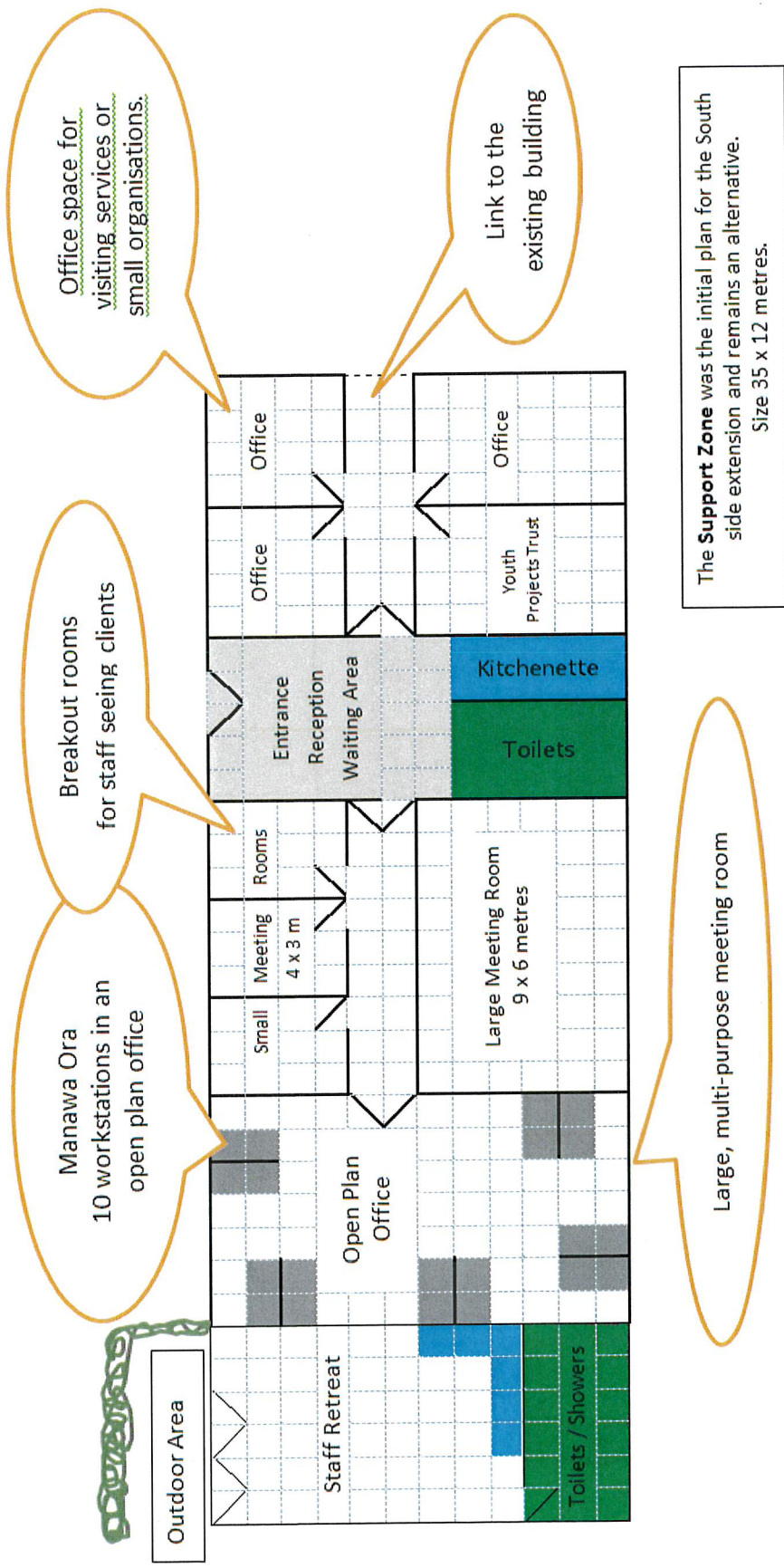


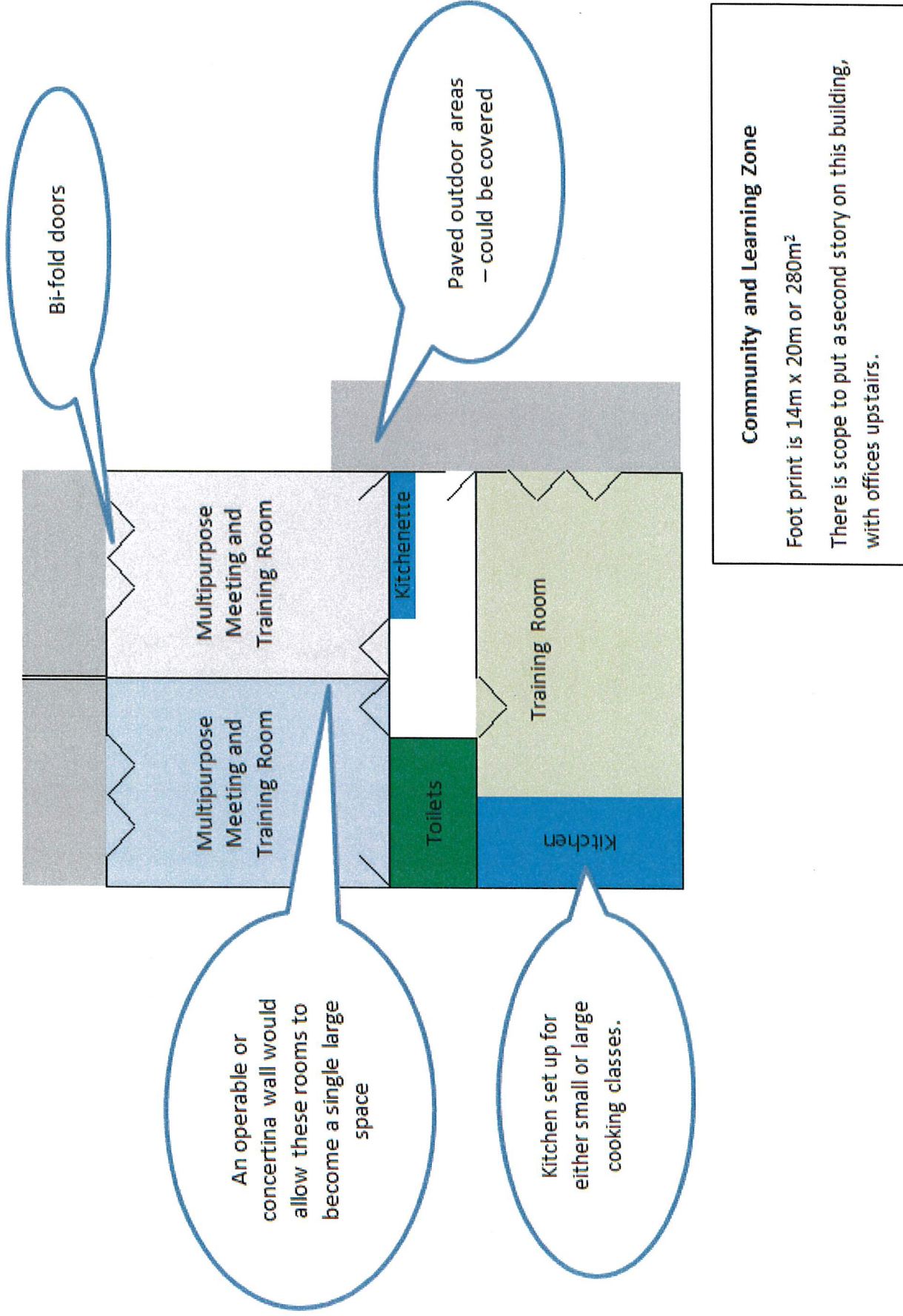
1 metre per cm or 2 squares per metre

	Toilets / shower
	Consult rooms
	Exam beds
	Sink bench unit
	Storage
	Seating
	Workstations / desks

Six essentially identical 3.5x4.5 m² consultation rooms, each with desk space, a hand basin / sink and bench, storage, a curtained examination bed, access to a shared toilet.

Staff Room
Long counter with sink and all mod cons.
Storage above and beneath. Room for seating and a table with chairs. Exit from this room.





Artist's Impression of the Whare

