

Criteria	1. Re-furbishment	2. Re-build	3. Split operation	4. Chelsea Estate Heritage Park – Managers house
Descriptions/ Scope	Complete refurbishment of the Centre, includes work on driveway.	Demolition of the existing Centre and complete re-build. Includes work on driveway.	Basic refurbishment of the Centre to allow to be used as a basic shelter for volunteer activity. NB: This option involves the permanent relocation of offices and meeting spaces to a different location e.g. 134/136 Birkdale Road	This option would involve the move of the entire, Kaipatiki Project operation, offices and nursery, to Chelsea Estate Heritage Park.
Alignment with Community Facilities Network Plan	Low	Medium	Low	Low
Alignment with other strategic documents	Medium	Medium	High	Medium
Group preference	Medium	Medium/ High	Low	Not known at the time of writing this report
Impact of change on staff, customers, community	Minimal to moderate, mostly temporary	Moderate - positive	Moderate to significant - some positive some negative	Moderate

Need for temporary accommodation	Yes, maximum 7 months <ul style="list-style-type: none"> • volunteer shelter • office and meeting and course space 	Yes, maximum 12 months <ul style="list-style-type: none"> • Volunteer shelter • Offices and Meeting/course space 	Yes, approx. 3 months <ul style="list-style-type: none"> • For volunteer shelter, • Minimal for staff location whilst hall being set up 	Yes, approx. 3 months <ul style="list-style-type: none"> • Lead in time, as the house is currently tenanted. • Time needed to put relevant infrastructure for plants in place. • Temporary infrastructure needed for group during winter and during transition.
Cost estimate	\$250,000	\$650,000	\$150,000	Not known at the time of writing this report
Timeframes	4-6 months	12-24 months	2-3 months	Anticipated 3 months
Expected outcome	<ul style="list-style-type: none"> • Healthy and more functional centre • Minimally better fit for purpose • Minimal provision for growth 	<ul style="list-style-type: none"> • Healthy, more functional and flexible centre • Significantly better fit for purpose • Improved site layout • Some provision for growth 	<ul style="list-style-type: none"> • Healthy shelter, healthy office, but at separate sites • Not groups' preference • Better strategic alignment • Visible • Co-located 	<ul style="list-style-type: none"> • Healthy environment. • Lots more space • Facility not fit for purpose/ functional as an environment centre.

