



Cityside Rentals Report August 2025

Prepared by 8SPACE LTD.

Kia ora Tātou ~ Greetings to all Citysiders!!

If you have read previous 8Space AGM reports, some of this information will be familiar – but for anyone new to our community, it may come as a surprise that the Cityside building is a busy hive of creative activity through the week.

For those unfamiliar or only partially familiar – please find a timeline of context below and jump in at the point that suits you. Otherwise, if all you want is numbers jump past it all and go straight for the graphs or FAQs section.

2003 – 2004 – I Damaris, and my family - Hayden (husband), Ophelia (then 3yo) and Paris (then 2yo) came along to Cityside intermittently. I felt a strong kinship with the Cityside kaupapa – bursting with creativity in its own right and a sanctuary of safety for people to explore their spiritual questions. I really appreciated this community and decided to become a member in mid 2004. However, my personal circumstances abruptly changed taking a surprise turn. 12 months later I found myself joining the Catholic Church and have worked with Catholic orders of monks and priests ever since, now coming up now for 18 years.

2005-2009 – Intermittently hung out in a social/spiritual journeying way with Brenda Rockell – the minister of Cityside at the time and the same age as I. Both Andrew (Brenda's husband) and she, for a time, met with my husband Hayden and I, to talk about spiritual things and do something that was akin to praying – not really, but kind of actually - in an 'oh so very Cityside fashion'! I remember praying with Brenda over the phone once. Cityside was under massive pressure financially. I remember praying that somehow, I could help but considering I suffered from terrible ongoing anxiety at the time, (aftermath of a brain injury) this seemed highly unlikely and I didn't think about it again until....

2011 – I started running courses called the Artist's Way. One of the exercises in the book is to look at your house and get rid of things you don't love and start bringing in the things you do. I realised I had a bedroom full of art stuff. I decided that I needed to either sell it or do something with it. The next day, a woman I hardly knew rang me out of the blue and told me there was an art studio space available at the 'Project 12' collective around the corner in Normanby Road. (Near Cityside)

I was with them for 18 months until their lease ran out in late 2012. No one there felt they could take on the responsibility of running the arts collective except for me. We couldn't renew the lease in that space, so I started looking...

2013 – A real estate agent called me after more than 6 months of coming up empty handed. "Would you mind being in a church?" she said? "What church?" I answered. "Cityside Baptist" she said. I laughed! "Sure-I'll take a look!" Brenda and I negotiated a deal through the agent and in August 2013, 'Studio 8' was born. (Later renamed the 'Art Studio Collective' due to competing identities elsewhere.) My family and I came to a service and the Cityside congregation officially blessed my studio business. I spoke of my intention for the business to be of service to the church.

The Art Studio Collective has now been operating from the space above the church hall for 11 years and has hosted more than 150 artists during that period. There are between 17 and 23 artists working from the collective at any one time.

2015 – Walking down the stairs to the basement, I saw a large storage room - just big enough for a band... My two children, Ophelia and Paris were then 14 and 15 and both drummers, Hayden and I were also regularly annoying our neighbours with our guitars and vocals.

With the help of Craig Drown (one the Cityside management team at the time), we set up amps and played music as loud as we possibly could and eventually managed to convince the rest of the Cityside management team that a music rehearsal room was a far more exciting prospect than storage and that it was sufficiently soundproof enough to host a rehearsal room.

(Believe it or not - you can have a heavy metal band playing full blast in there while hosting silent meditation in the main sanctuary and the meditators would never know!)

With the assistance of concrete drillers to create a couple of ventilation shafts to the outside and the installation of a second recycled door – “Room 94” was born and has hosted many, many, many grass-roots Auckland bands and occasionally an under the radar super star trying to find some peace and quiet. (A member of One Direction has *actually* practiced here at Cityside.)

In 2017 – I struck a deal with the Cityside management team. Why not try and rent out the big hall spaces in Cityside during the week? We put the arrangement on trial, and it worked. Rather than leases on spaces, these are rented on a commission basis. ‘Drink ‘n Draw’ – life drawing classes were one of our first regular rentals groups and eight years later are still going. Juliet Furness Acting School also started with us the same year, as did Mt Eden Improv. Since then poetry performance, live music and theatre groups have been with us constantly as have the activist groups and community groups of many kinds.

In 2017/2018 – the Art Studio Collective grew as well, to include a larger part of the basement. It has housed painters, potters and even a small screen-printing studio over the years.

2020-2022 – Cityside and 8Space locked step and with the Covid support payments and much generosity shared by Cityside to 8Space and onwards from 8Space to sub-renters during the big lockdowns, together, we managed to survive the and come out the other side with income for Cityside and 8Space intact.

The fact that Cityside and 8Space were able to work together so constructively for mutual benefit and demonstrate such care and love to our community through such a difficult time is a testimony to the quality of community we have been able to develop over the years. This is something we can all be very grateful for.

2022-2024 – This has been a difficult period for me personally as, my health was seriously impacted by Covid and the flu in mid-2022, leaving me with intermittent chronic fatigue.

As part of managing my health, Room 94 the music rehearsal space in the basement was sublet full time to Ezra, a professional musician and drum teacher. So, while not directly managed by me, the music rehearsal space continues to host bands and many students on a weekly basis.

The basement part of the Art Studio Collective, has equally developed into its own entity and is now become home to Eden Ceramics, run by Rich Monk and Diego Silva. Kitted out with a kiln, we highly recommend trying out some of their classes!

2025 – The Art Studio and Mezzanine offices are full, Eden Ceramics has grown and now occupies most of the basement space, with three teachers in full swing to support all the students coming through. We have some amazing regulars renting space in the main auditorium and hall such Juliet Furness Acting School and the Drink n Draw Group, both now

in their 8th year at Cityside. Please promote Cityside to your friends and communities when you get the chance. This is a happy place to rent with flexible payment options.

To view all the creative spaces hosted at Cityside, please visit: www.8space.nz

As a Cityside member, you have special privileges when using church spaces. Please see the 'Booking Cityside Spaces – the All-Encompassing Guide' at the end of this report.

The vision of my company 8SPACE has been to 'nurture creativity' and together with the amazing Vibe of relaxed love, freedom and acceptance that Cityside provides, this place has been able to provide creative sanctuary. Built on the back of the beautiful kaupapa that was established long before I ever arrived – the 8Space business has thrived. It will never make anyone rich, but it has certainly provided a stable income for Cityside for more than a decade now (I remember my prayer with Brenda many years ago). And beyond that, it has been a truly happy place of creative community for so many.

Thank you to all of you for creating and allowing this awesome Vibe to thrive. It is my firm belief that as we draw close to our creative impulse, we draw close to God.

Ngā mihi mahana ~ warm regards,

Damaris Kingdon
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Financial Snapshot of Cityside rentals

The spaces indicated in the figures below include:

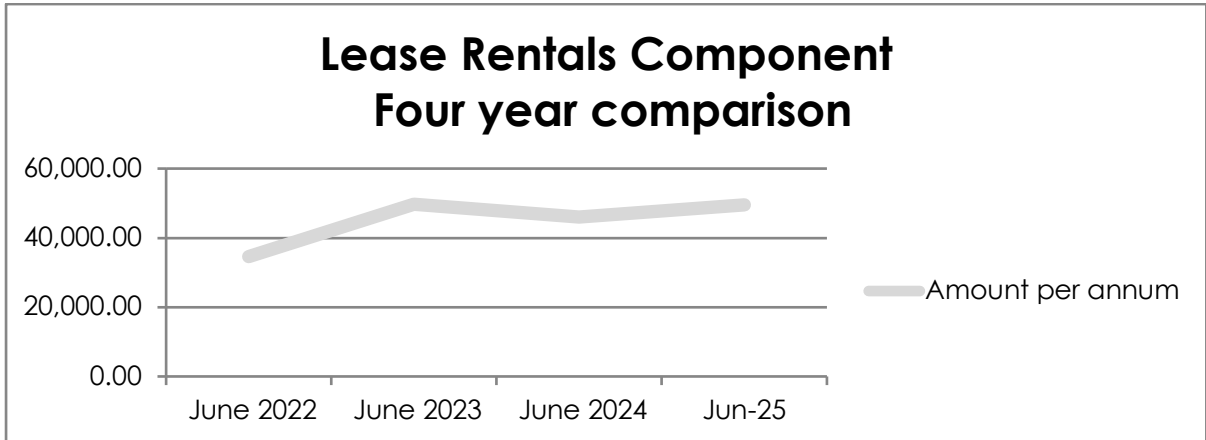
Casual rentals: (listed as ad hoc in the Cityside Finance Report)

- The main auditorium
- The hall and kitchen area
- The upstairs meeting room
- Two small offices on the mezzanine floor
- Storage areas
- Extra space for special projects: e.g. Main mezzanine space

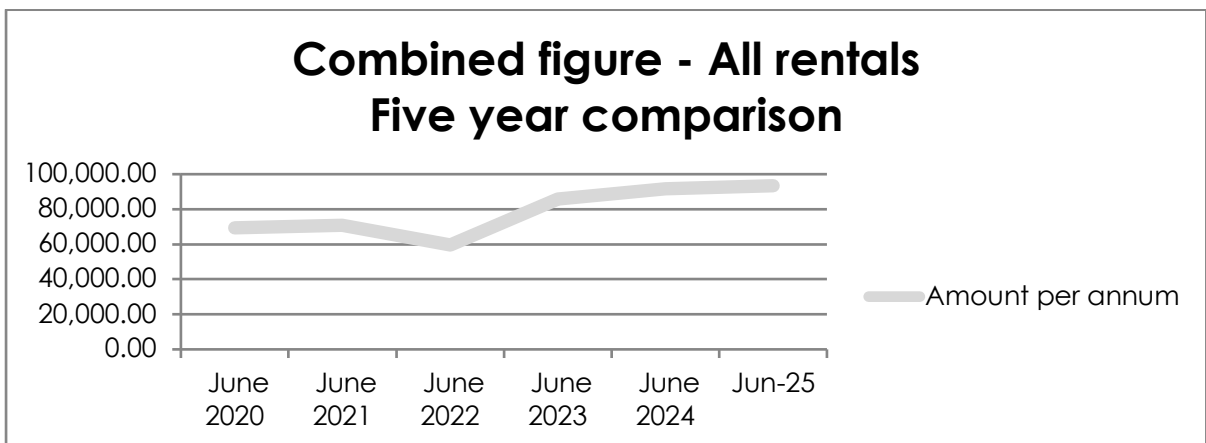
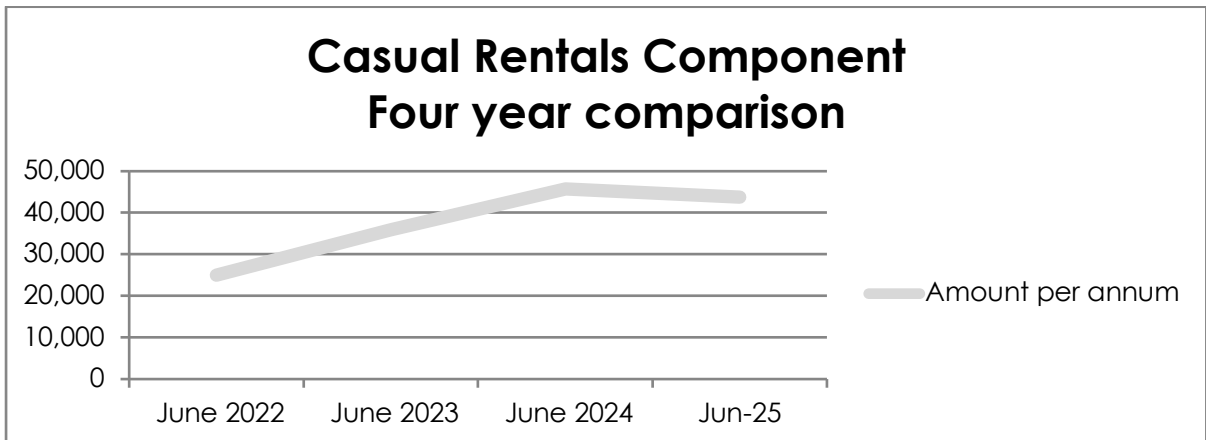
Leased Rentals:

- Main art studio space above the hall with kitchen and bathroom area
- Between one third and one half all of the basement area under the hall

These figures are GST exclusive.



Note: some of the monthly amounts from 8Space were categorized differently between 2023 and 2024. This is responsible for showing a decrease in rent received in the form of a leased amount and the very steep increase in casual rental amounts in the graph below and then leveling off, with a decrease in casual booking earnings over the last 12 months. **Look at the third combined figure to see the overall increase. An additional two years of data are included in this graph to show the Covid recovery period.**



If tables are more your thing...

	Casual	Lease	Total
Year to June 2020			\$69,300
Year to June 2021			\$70,837
Year to June 2022	\$24,998	\$34,599	\$59,531
Year to June 2023	\$35,960	\$49,706	\$85,666
Year to June 2024	\$45,737	\$46,078	\$91,815
Year to June 2025	\$43,802.64	\$49,607.01	\$93,409.65

Note: Casual rentals began at zero in 2017.

I don't have combined data for year end June 2018 or year end June 2019, but overall, we can see that a substantial increase in income has been achieved as well as a full recovery from the lockdown induced hit shown in the June 2022 figure.

You will see by the figures below, that Cityside has seen some jumps in income over the last three-four years. This is due to Covid recovery after the big 2021 lockdown, a rise in rent paid in by 8Space to Cityside as part of the standard lease package which I pay each year, but also the additional income streams we have been able to create by releasing more space to be rented on a weekly basis.

FAQs – Cityside Rentals

What are Cityside Rentals?

In April 2016, a pilot scheme for renting Cityside community spaces was established with Damaris Kingdon. In April 2017, Cityside members voted to formally extend this agreement. Damaris is a contractor in this capacity under her own company name of 8SPACE Ltd.

The goal of the rental scheme was to create much needed income for the church with the added potential to connect with communities that naturally align with interests and values of Citysiders but also to extend a form of outreach to the local community.

In renting space to outside groups, a key priority has been to keep Cityside spaces available for Citysiders to use. Most requests from Citysiders can be accommodated in terms of bookings as long as there are a couple of week's notice. Many of the bookings that are made on a regular basis are offered on the proviso that if Citysider/s wish to use the space, the renter will make way.

What's in it for 8SPACE Ltd as a company?

Damaris Kingdon is the owner/operator and single shareholder for 8SPACE Ltd. The company provides a legal structure for Damaris' operations. 8SPACE Ltd earns income from this arrangement on a commission basis. This means there is no retainer income provided by Cityside. There is only income for 8SPACE if there is income for Cityside.

What is the vision, mission, and intention of 8SPACE/Damaris in relation to Cityside Rentals?

8SPACE strategic profile for Cityside Rentals

Vision:

To grow the Cityside community

Mission:

Increase the number of creative and socially conscious individuals connecting with the Cityside community.

Create sustainable income for Cityside.

Embody an inclusive, just and listening Christian spirituality

Values:

8SPACE values:

Peacefulness - calm operations and modes of response

Positivity – what's important to us can be achieved

Relaxed Cleanliness – personal responsibility for our working environment is taken in a relaxed manner

Value for money – to offer quality and rewarding products/services

Generosity in relationship – to promote the comfort and success of others, looking for ways to be good to each other.

Emotional clarity – to affirm one another's efforts and be honest when things don't suit us, and thus protect the working atmosphere

Respect – to treat each other well and be courteous as a matter of habit

Open communication – to trust that we can work through challenges and differences of opinion

Solution focused – troubles are not the end, but rather the beginning of something worth doing or learning

Things that seem to attract people to Cityside or they say they like about Cityside are:

- Comfy retro couch set up
- Fairy Lights!!!
- Feeling of a lounge (most venues for hire are formal or tend to lack personality)
- Purple carpet!
- Art on the walls
- Projectors available
- Sound systems available
- Versatility of set up – chairs and tables available
- Versatility of spaces
- Relaxed vibes
- Inclusivity
- Non-gendered toilets
- Feeling of being in a safe community space
- Rabbit warren feeling

- Wheelchair accessible (even though not convenient)
- LGBTQIA+ and gender diverse accepting

Types of groups using Cityside in the last 12 months

The Arts

Visual artists
Acting rehearsals/classes
Dancing rehearsals
Band practices
Drawing classes
Courses in creative process development
Film, photo and TV shoots
Voice classes
Poetry performance
Music composers
Theatre and musical rehearsals
Theatre performance
Installation art pieces
Building theatre props
Music meet ups
Writers and poets

Holistic Health

Counseling
Art Therapy
Emotional wellness groups
Meditation
Private creative development

Personal Events

Birthday parties
Baby showers
Game nights

Community Events

Concerts
Cultural celebrations
Language groups

Not-for-Profits

Environmental advocacy groups
Te Tiriti advocates
Animal Rights advocates
Financial services
Eradicating poverty advocates
Social change advocates
Peace advocates

Local Business

Professional supervision
Team training days and retreats
Staff functions
Storage
Car parking

Other Churches

Prayer meetings
Worship and social events
Queer Church

Booking Spaces at Cityside as a Citysider The All-Encompassing Guide...

Know the drill already? [Here's a quick link to book.](#)
Otherwise.....

Kia ora Citysiders!

You know you are special and that's why you get a **special code** for booking in to use Cityside spaces when church is not in session. And you guessed it - the price - **it's FREE!!!**

Well, ...not entirely. It depends what you want to use it for.

Bookings for Churchy things:

If you want to use a space at Cityside for churchy things, it's always free. If in doubt - ask Stu. He can risk his theological standing by daring to give a definition on that one. (Go Stu! We back you!)

Booking for personal stuff:

If you want to use Cityside spaces for a personal thing, like a birthday party, it's on a koha basis. And this is really an open book for you to give what you can afford. It truly doesn't matter how little or how much. The only thing that we would ask of you is to be mindful of people's time enabling the booking to happen and cleaning.

E.g. If your booking requires someone to come in and help set things up for an hour in the middle of their only rest day on a Saturday, it might be quite cool for you to honour that in some way.

Even if you don't have money, maybe offer some other form of reciprocity. And trust them if they say, "don't worry about it." "Seriously, all good."

Or if your booking requires extra cleaning or rubbish removal, best if you take care of that or arrange to pay the church team to do it when you book. Please don't assume that this stuff happens automatically.

Booking for commercial purposes:

If you want to use Cityside for commercial purposes, well - heck, you get to use it and pay for it just like everyone else.

This is how the church stays alive financially and we need people willing to pay for rent to keep the lights on, the plumbing working and the roof and walls waterproof. Your hire fees mean we can provide this amazing space for our community and church gatherings. As a commercial renter, you are a key sponsor in making the life of Cityside possible.

We are also negotiable – if you want to use it for a commercial purpose but the rates are a little steep for your size of enterprise... just send us a message and we will fix a special rate just for you. The policy is – we would rather have you use the space than not use it and we trust you to be honest about what you can afford.

Not-for-profits you support

Last but not least, if you are a Citysider and wish to host an amazing not-for-profit group, that you love and who has very little money... and you want them to be able to use the space at a cheaper than advertised rate....

The person in charge of the event needs to make the booking, as the terms of use and health and safety responsibilities sit with them and they need to be the direct contact for the booking.

Please tell them to book under their own name, and give your name as a referee and get them to ask for whatever discount they need via the booking site messaging service.

We will listen to them, honour them and care for them in this request. If you can back them up, by jumping on the booking site and sending us your own message of support for them, all the better.

Whichever type of booking you wish to make, [please start here](#), on the Cityside website.

There are two additional linked websites you will encounter once you land there.

www.8Space.nz

This is a portal to all the different spaces that you might find to use at Cityside. Most of them are for longer term hire, like art studios and counselling rooms and are rented out for a minimum time frame of three months. This website is managed by Damaris and when you make an inquiry via this site, she or Barbara will answer your query.

SpacetoCo - the Mothership of bookings for Cityside

If you want to book one of the main church spaces for a church meeting of any kind, **YOU MUST USE THIS SITE**. Thank you.

If you contact the church office or any person individually, they will send you to this site.

There are no shortcuts to this. However, once you use SpacetoCo's convenient and attractive interface, you will be more than glad to end your booking journey here. The momentary investment of your time to create a personal booking profile will be worth its weight in gold.

You will be asked to load your name, email and debit/credit card info but don't worry, you won't be billed for anything at all, ever - unless you make a commercial booking. And in that case, you will know exactly what you are signing up for when you book.

You also have the option of becoming a 'regular user'. I.e. You can book every month or every week and automatically receive an invoice at the end of the month. Or not, if it's a churchy thing you are doing, or a personal thing. In which case, just make your koha to the church straight into the Cityside account. 02-0192-0473362-00.

To make use of this free booking service, whether for churchy things or personal things, your special code is: Cityside8

Plonk those magic little letters and number in there, and your cost will be exactly **Zero**. And any questions at all, just message us on the in-house booking messaging system.

We love you and love for you to use the space. Enjoy!

Cityside and the 8Space Team.
Hyunsil, Stu, Damaris, Diana, Barbara and Sue