

Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Community Committee will be held on:

Date: Tuesday 18 April 2023
Time: 9.30am
Meeting Room: Council Chamber and Audio-Visual Link
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Community and Natural Environment Committee

Te Roopuu Haapori me te ranga o te Taiao

OPEN AGENDA

Membership

Chairperson Cr Kesh Naidoo-Rauf
Heamana

Deputy Chairperson Cr Anna Casey-Cox
Heamana Tuarua

Members

Mayor Paula Southgate	Cr Louise Hutt
Deputy Mayor Angela O'Leary	Cr Andrew Bydder
Cr Ryan Hamilton	Cr Geoff Taylor
Cr Maxine van Oosten	Cr Sarah Thomson
Cr Moko Tauariki	Cr Emma Pike
Cr Ewan Wilson	Cr Melaina Huaki
Cr Mark Donovan	

Quorum: A majority of members (including vacancies)

Meeting Frequency: Six weekly

Amy Viggers
Mana Whakahaere
Governance Lead

5 April 2023

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Purpose

The Community and Natural Environment Committee is responsible for:

1. Guiding and monitoring the provision of strategic community infrastructure and services to meet the current and future needs of the city and the enhanced wellbeing of its communities.
2. Governance of recreational, community facilities, amenities, and events.
3. Facilitating community and stakeholder involvement and discussion on community infrastructure, community safety, and community wellbeing matters.
4. Ensuring Hamilton is performing to the highest standard in the area of civil defence and emergency management.
5. The execution of Council's infrastructure and operational plans and strategies across Community asset classes.
6. Funding to benefit the social, cultural, physical, and arts wellbeing of communities in Hamilton.
7. Governance of strategies, policies and plans relating to the wellbeing, protection, enhancement, and sustainability of Hamilton's natural environment as identified in this terms of reference.

In addition to the common delegations on page 10, the Community and Natural Environment Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

8. To provide direction on strategic priorities and resourcing for community infrastructure aligned to city's overall development and oversight of strategic projects associated with those activities.
9. To develop policy, approve community-related strategies and plans, and monitor their implementation.
10. To receive and consider presentations and reports from stakeholders, government departments, organisations, and interest groups on community development and wellbeing issues and opportunities.
11. To monitor Hamilton's social demographics and social climate to assess current and future impacts on the Council and Hamilton communities.
12. To monitor the performance of Hamilton's civil defence and emergency management response against Council's requirements under the Civil Defence Emergency Management Act including:
 - a) implementation of Government requirements;
 - b) contractual service delivery arrangements with the Waikato Regional Group Emergency Management Office
13. To determine the funding priorities for the Community Grants Allocation Committees, in line with the Community Assistance Policy, Long Term Plan and Annual Plan.
14. To determine the priority of Council projects suitable for contestable and philanthropic funding, excluding NZTA funding.
15. To coordinate and make decisions on proposals, applications for external funding, and the distribution of Council funding and funding provided to Council for public art, recreational and community facilities, and amenity.

16. To develop policy, approve, and monitor implementation of plans and strategies in relation to the performance of Council's investments in the Domain Endowment Fund and strategic property.
17. To develop policy, approve strategies and plans for the sustainable use of Hamilton's natural resources, and to monitor their implementation as identified in this terms of reference.
18. To develop policy, approve strategies and plans for Council's corporate environmental sustainability, and to monitor their implementation.
19. To develop policy, approve strategies and plans for Council's biodiversity, and to monitor their implementation.

Special Notes:

- The Committee may request expert external advice through the Chief Executive as necessary.

The Committee is delegated the following powers to act:

- Approval of Reserve Management Plans.
- Performing the Council's functions, powers, and duties (excluding those matters reserved to the Council by law, by resolution of the Council or as otherwise delegated by Council) under the Burial and Cremation Act 1964 and the Reserves Act 1977.
- Approval of purchase or disposal of land for parks and reserves required for designated works or other purposes within the Committee's area of responsibility which exceeds the Chief Executive's delegations and is in accordance with the Annual Plan or Long Term Plan.
- Approval of applications for Council projects suitable for contestable and philanthropic funding.
- Approval of funding for recreational and community facilities and amenities in accordance with the Long Term Plan.
- Approval of public art proposals put forward by the community and/or Council in accordance with the Public Art Development Process and approved budget.
- Approval of the Heritage Fund grant allocation in line with the Heritage Plan.
- Approval of matters determined by the Committee within its Terms of Reference.
- Approval of acquisition or sale or lease of properties owned by the Domain Endowment Fund consistent with the Domain Endowment Fund Investment Policy, for any endowment properties. Note that if the Mayor and Chair consider that a final decision is more appropriately made by Council due to its significance, they may direct that and decision remains recommendatory, requiring ratification by Council.

The Committee is delegated the following recommendatory powers:

- The Committee may make recommendations to Council.
- The Committee may make recommendations to other Committees.

Recommendatory Oversight of Strategies:

- Nature in the City
- Open Spaces Strategy
- Play Strategy
- Arts and Culture Strategy
- Age Friendly Plan
- He Rautaki Whakawhanake Hapori - Community & Social Development

Recommendatory Oversight of Policies and Bylaws:

- *Alcohol Control Bylaw*

- *Animal Nuisance Bylaw*
- *Citizens Initiated Referenda Policy*
- *City Honours Policy*
- *Class 4 Gambling Venue Policy*
- *Community Assistance Policy*
- *Community Occupancy Policy*
- *Cemeteries and Crematorium Bylaw*
- *Cultural and Recreational Facilities Bylaw*
- *Disability Policy*
- *Dog Control Bylaw*
- *Dog Control Policy*
- *Domain Endowment Fund Policy*
- *External Funding Applications Policy*
- *Monuments and Memorials Policy*
- *Naming of Roads, Open Spaces and Council Facilities Policy*
- *Open Space Provision Policy*
- *Parks, Domains and Reserves Bylaw*
- *Permanent Public Art Policy*
- *Provisional Local Alcohol Policy (if developed)*
- *Psychoactive Substances (Local Approved Products) Policy*
- *Prostitution Bylaw*
- *Public Places Bylaw*
- *Trading in Public Places Policy*
- *Safety in Public Places Bylaw*
- *Smokefree and Vapefree Outdoor Areas Policy*
- *TAB Board Venue Policy*

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1 Apologies – *Tono aroha*

2 Confirmation of Agenda – *Whakatau raarangi take*

The Committee to confirm the agenda.

3 Declaration of Interest – *Tauaakii whaipaaanga*

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

4 Public Forum – *Aatea koorero*

As per Hamilton City Council's Standing Orders, a period of up to 30 minutes has been set aside for a public forum. Each speaker during the public forum section of this meeting may speak for five minutes or longer at the discretion of the Chair.

Please note that the public forum is to be confined to those items falling within the terms of the reference of this meeting.

Speakers will be put on a Public Forum speaking list on a first come first served basis in the Council Chamber prior to the start of the Meeting. A member of the Council Governance Team will be available to co-ordinate this. As many speakers as possible will be heard within the allocated time.

If you have any questions regarding Public Forum please contact Governance by telephoning 07 838 6727.

Council Report

Item 5

Committee: Community and Natural Environment Committee

Date: 18 April 2023

Author: Arnold Andrews

Authoriser: Michelle Hawthorne

Position: Governance Advisor

Position: Governance and Assurance Manager

Report Name: Confirmation of the Open Community Committee Minutes - 16 February 2023

Report Status	<i>Open</i>
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Staff Recommendation - *Tuutohu-aa-kaimahi*

That the Community Committee confirm the Open Minutes of the Community Committee Meeting held on 16 February 2023 as a true and correct record.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Community and Natural Environment Committee Minutes 16 February 2023.

Community and Natural Environment Committee

Te Roopuu Haapori me te oranga o te Taiao

OPEN MINUTES

Minutes of a meeting of the Community and Natural Environment Committee held in the Council Chamber, Municipal Building, Garden Place, Hamilton and via Audio Visual link on Thursday 16 February 2023 at 9.30am.

PRESENT

Chairperson Cr Kesh Naidoo-Rauf

Heamana

Deputy Chairperson Cr Anna Casey-Cox

Heamana Tuarua

Members Deputy Mayor Angela O'Leary

Cr Ryan Hamilton

Cr Maxine van Oosten

Cr Moko Tauariki

Cr Ewan Wilson

Cr Mark Donovan

Cr Andrew Bydder

Cr Geoff Taylor (via Audio Visual Link)

Cr Sarah Thomson (via Audio Visual Link)

Cr Emma Pike

Cr Melaina Huaki (via Audio Visual Link)

In Attendance Helen Paki – General Manager Community

Kelvin Powell – City Safe Unit Manager

Sandra Larsen – Social Development Team Leader

Clare Thorne – Strategy Programme Manager

Narelle Waite – Strategy Policy Advisor

Joanna van Walraven - Team Leader - Planning & Policy

Governance Staff Carmen Fookes – Senior Governance Advisor

Chantal Jansen and Arnold Andrews – Governance Advisors

The meeting was opened with a karakia from the General Manager Community.

1. Apologies – Tono aroha

Resolved: (Cr Wilson /Cr Naidoo-Rauf)

That the apologies for absence from Mayor Southgate and Cr Hutt, and for partial attendance from Cr Donovan and Cr Thomson partial are accepted.

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Deputy Mayor O'Leary/Cr van Oosten)

That the agenda is confirmed.

3. Declarations of Interest – Tauaakii whaipaaanga

Cr Hamilton declared an conflict in relation to Item C1 (Creative Partnerships Fund - Milestone Payments). He would not take part in the discussion and vote on the matter.

Prior to the beginning of the item Cr Naidoo-Rauf declared an conflict in relation to Item C1 (Creative Partnerships Fund - Milestone Payments). She did not take part in the discussion and vote on the matter.

Cr Pike declared that public forum speaker is a relation but there were no conflicts.

4. Public Forum – Aatea koorero

Kelli Pike spoke to Item 6 (Update on Hamilton East and Frankton Neighbourhood Plans). She applauded the Council for the work done in the previous triennium. She spoke to the update and listed Frankton’s heritage, progress with Mana Whenua, placemaking and a lack of green spaces as the four areas of attention for the Frankton area.

5. Chair's Report

The Chair took the report as read. Along with staff, she responded to questions from Elected Members regarding staff hours and the cost needed for the preliminary work mentioned in the recommendation, cross overs between the Youth Action Plan and the Crime And Safety Task Force, and the format for future reporting on her recommendation.

Resolved: (Cr Naidoo- Rauf/Cr Casey-Cox)

That the Community and Natural Environment Committee receives the report

Resolved: (Cr Naidoo- Rauf/Cr Casey-Cox)

That the Community and Natural Environment Committee:

- a) requests staff organise an opportunity for further discussion on the development of a Youth Action Plan;
- b) approves that the working groups outlined in the Chair’s report be established, noting only 2 will be in operation at any one time; and
- c) notes that memberships of the working groups will be agreed by the Mayor and Community Committee Chair.

Cr Taylor Dissenting.

Cr Donovan joined the meeting (9:44am) during the discussion of the above item. He was present when the matter was voted on.

6. Update on Hamilton East and Frankton Neighbourhood Plans

General Manager Strategy and Communication and Strategy Programme Manager spoke to the report and listed the actions from the report. They clarified the reasons for the staff recommendation to retire the plans was due to the agenda of the plans, and the significant changes in the environment. Staff responded to question from Elected Members concerning reviews of the plans and the frequency of those reviews, funds allocation, community engagement and impact on budgeting, prioritisation of projects (short-term and medium-term), opportunities for placemaking.

Resolved: (Deputy Mayor O'Leary/Cr Thomson)

That the Community and Natural Environment Committee:

- a) receives the report;
- b) notes the status of projects and actions within the Hamilton East and Frankton Neighbourhood Plans (**Attachment 1**);
- c) requests staff provide information to Elected Members through a briefing to discuss the actions in the Frankton and Hamilton East Plans and select projects with costs prior to the 2024-2034 Long Term Plan; and
- d) requests staff provide information to Elected Members through a briefing to discuss how Suburban Area Plans might be developed to enhance and protect special character areas in the city including Frankton and Hamilton East, and then report to a future meeting for discussion ahead of the 2024-2034 Long Term Plan Process.

Cr Thomson retired from the meeting (10:26am) during the discussion of the above item. She was not present when the matter was voted on.

The meeting was adjourned 10.50am to 11.00am.

Cr Huaki, Cr Tauriki and Cr Taylor left the meeting during the above adjournment.

7. Determination Report - Cemeteries and Crematorium Bylaw 2012 and Cultural and Recreational Facilities Bylaw 2012 (Recommendation to the Council)

The Strategy and Policy Advisor spoke to the report and noted these reviews were a legislative procedural matter funded by the existing operational budget.

Resolved: (Cr Wilson/Cr Naidoo-Rauf)

That the Community and Natural Environment Committee:

- a) receives the report;
- b) recommends that the Council:
 - i. determines that a Cemeteries and Crematorium Bylaw is the most appropriate mechanism for addressing issues relating to the management of cemeteries and crematoria; and
 - ii. determines that a Cultural and Recreational Facilities Bylaw is the most appropriate mechanism for addressing issues relating to public safety at our cultural and recreational facilities; and
- c) notes that staff will begin the review of the bylaws including the preparation of draft statements of proposal subject to b) being approved by the Council.

Cr Taylor re-joined the meeting (11:02am) during the discussion of the above item. He was present when the matter was voted on.

8. Civil Defence Emergency Management (CDEM) Quarterly Update

The Unit Manager City Safe took the report as read.

Resolved: (Cr Wilson/Cr Naidoo-Rauf)

That the Community and Natural Environment Committee receives the report.

Cr Huaki re-joined the meeting (11:05am) during the discussion of the above item. She was present when the matter was voted on.

9. General Managers Report

The General Manager Community spoke to the report and noted the city investment programme and its membership. She responded to questions from Elected Members concerning funding priorities.

Resolved: (Cr Hamilton/Cr Naidoo-Rauf)

That the Community and Natural Environment Committee receives the report.

10. Resolution to Exclude the Public

Resolved: (Cr Wilson/Deputy Mayor O’Leary)

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Creative Partnerships Fund - Milestone Payments) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1. to enable Council to carry out negotiations Section 7 (2) (i)

The meeting moved to the public excluded session at 11.11am.

The meeting was declared closed at 11.40am.

Council Report

Committee: Community and Natural Environment Committee

Date: 18 April 2023

Author: Arnold Andrews

Authoriser: Michelle Hawthorne

Position: Governance Advisor

Position: Governance and Assurance Manager

Report Name: Chair's Report

Report Status	<i>Open</i>
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Recommendation - *Tuutohu*

That the Community and Natural Environment Committee receives the report.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Chair's Report

Chair's Report



Kia Ora, Asalam Alaykum, Vanakkam and warm greetings,

The Community team have had an exciting, busy and rewarding few months. Our Visitor Destinations team in particular have celebrated huge milestones – decades of planning finally coming to fruition.

Early March marked the sod turning ceremony for the new Hamilton Gardens Entry Precinct. An historical moment as we reshape the entrance to our city's "Jewel in the Crown" visitor attraction.



Recently we celebrated the official opening of the Hamilton Zoo and Waiwhakareke Natural Heritage Park shared entry precinct. It's an absolutely stunning space encapsulating cultural elements of local manawhenua including 39 pou with artwork by Weka Pene and tamariki from Crawshaw Primary School and Te Kopuku High School.



We have also opened the newly designed Exscite:Home at Waikato Museum which occupies the refurbished ground floor of the Museum. This science-based space has always been a popular attraction for children (especially on rainy days) and the team is looking forward to a busy school holiday season.



Stage 1 of Council's floodlighting project has been completed! Lights have been installed at Gower Park, Korikori Park and Porritt Stadium, (in time for the teams competing in the inaugural FIFA Women's World Cup 2023 Play-Off Tournament). This project is a key priority for Council's City Investment Programme.

The second and third stages of this project is to install floodlighting at Galloway Park, Ashurst Park and Flynn Park over the next year. The project is expected to be completed early 2024 and will see 21 sports fields in total across six parks have floodlighting, increasing safety for players and allowing these fields to be used on winter evenings.



Team acknowledgment

I'd like to acknowledge the ongoing passion, dedication, enthusiasm and hard work of our entire Visitor Destinations team, especially directors Lucy Ryan, Baird Fleming and Liz Cotton, as well as Unit Director Lee-Ann Jordan.

I'd also like to acknowledge Parks and Recreation Unit Director, Maria Barrie, for her strong and unwavering commitment to the massive pieces of work she and her team have undertaken in recent months around Community Facilities which we will be discussing today. Thank you to the members of the first working group of this Committee for your time and input into this area as well.

Ramadan

It is the holy month of Ramadan for our Muslim communities and I would encourage all Committee members to reach out to your local mosques, and attend a local iftar (daily evening meal to break the fast) if possible. It's important to learn and share in these important cultural events, and to spread knowledge and understanding among all our city residents. I recently learned that our very own Philippa Clear (Community and Social Development Manager) is observing the month long fast with her husband. They are hoping to gain a better understanding of a faith different to their own and show respect for the dedication of our Muslim community. Well done Philippa, that's an impressive effort!

We have a substantial agenda ahead of us and I'd like us to take a moment and reflect on this quote from a great man:

"What counts in life is not the mere fact that we have lived. It is what difference we have made to the lives of others that will determine the significance of the life we lead" - Nelson Mandela

This quote, I believe, captures the reason why we are all here – to make a positive difference to the lives of our residents. I encourage healthy debate centred around fairness and respect, as we strive to ensure the best outcomes for all Hamiltonians.

Thank you to General Manager Helen Paki and our strong Council Community team for your ongoing support and the continuous hard work you put into improving the wellbeing of our residents. Thanks also to Deputy Chair Anna for your tireless work in this portfolio and your dedication to always listen to our communities.

Chair's Recommendation

That the Community and Natural Environment Committee receives the report.

Kesh Naidoo- Rauf

Chair – Community and Natural Environment

Council Report

Committee:	Community and Natural Environment Committee	Date:	18 April 2023
Author:	Karen Kwok	Authoriser:	Helen Paki
Position:	Recreation and Community Facilities Senior Advisor	Position:	General Manager Community
Report Name:	Community Occupancy application and facility development - Hamilton Multicultural Services Trust (Waikato Settlement Centre)		

Report Status	<i>Open</i>
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Purpose - *Take*

1. To update the Community and Natural Environment Committee about Hamilton Multicultural Services Trust facility development plans.
2. To seek approval from the Community and Natural Environment Committee to transfer the ownership of the former Marist Rugby clubrooms at Claudelands Park to the Hamilton Multicultural Services Trust.
3. To seek approval from the Community and Natural Environment to grant a new 20-year community occupancy lease to the Hamilton Multicultural Services Trust for land at Claudelands Park.

Staff Recommendation - *Tuutohu-aa-kaimahi*

4. That the Community and Natural Environment:
 - a) receives the report;
 - b) approves a new community group lease, under section 61(2A) (a) of the Reserves Act 1977, to **Hamilton Multicultural Services Trust** for land (2,047m²) at Claudelands Park, being Sec 1 SO 550895, as shown in **Attachment 3**, subject to the following terms and conditions:
 - i. term – twenty (20) years;
 - ii. the lease shall be subject to a 5-year review, to review whether the stage 2 of facility development has been achieved as per plans received by Council, noting Council may adjust the lease area accordingly at Council’s sole discretion as a result of the review;
 - iii. rent - \$823.26 plus GST per annum, in accordance with the Community Occupancy Policy;
 - iv. confirmation of full funding for each stage to be obtained before beginning construction;
 - v. confirmation that resource and building consent has been obtained;
 - vi. notes that the Trust is to work with the Council’s Parks and Recreation staff to finalise and implement landscape design;

- vii. all other terms and conditions in accordance with the Community Occupancy Policy and Community Occupancy Guidelines;
- c) approves the transfer of ownership of the former Marist Rugby clubrooms building at Claudelands Park to Hamilton Multicultural Services Trust, as is and where is, without liability to Council; noting that the asset and any improvements would revert to Council upon termination of the lease.

Executive Summary - *Whakaraapopotanga matua*

5. The Hamilton Multicultural Services Trust (HMS Trust) operate the Waikato Settlement Centre at Claudelands Park. HMS Trust is a strong sustainable organisation that has been providing an essential service to the migrant sector for over 25 years. The Trust is a lead agency both locally and nationally, contracted by government to deliver services in the Waikato and in other regions across the country. The services provided significantly improve the wellbeing of migrant and refugee communities.
6. Over the last 5 years, staff have been working with HMS Trust on processes required to enable the proposed facility development refurbishment and extension.
7. Council has supported HMS Trusts facility development proposal, through approving the reclassification of part of Claudelands Park from recreation reserve to local purpose (community facility) and by granting a new 10-year lease for the existing building in 2020. The reclassification and lease security enabled the HMS Trust to apply for grant funding and provided the Trust with the confidence to progress with the design and consenting process.
8. The entire proposed facility development is estimated to cost \$6.3 million to construct, up from \$3 million predicted in 2020. HMS Trust have secured 70% (\$3.3m) of the funding to complete stage 1 and propose the remaining 30% be covered via bank loan or a mixture of grants and bank loan.
9. Resource and building consent have been obtained and construction is planned to start in May 2023, with funds needing to be uplifted this year. Stage 2 is yet to be funded.
10. The HMS Trust are now seeking approval for the building to be transferred from Council ownership to the Trust and have applied for a new 20-year land only lease for the footprint of the existing building and proposed extensions (stages 1 and 2). HMS Trust are seeking a long-term lease to help secure further bank loan funding and to amortise their investment.
11. Staff recommend transfer of ownership of the former Marist Rugby Clubrooms, as is and where is without liability to Council; noting the asset would revert to council on termination of the lease as per Reserve Act 1977 provisions.
12. Staff recommend granting a 20-year lease for land at Claudelands Park, with conditions as outlined in the recommendation. The lease term is greater than the maximum term under the [Community Occupancy Policy](#) (Policy), but within the Reserves Act 1977 maximum term.
13. Staff consider the matters in this report have low significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

14. HMS Trust operate the Waikato Settlement Centre (formerly called the Migrant Resource Centre) at Claudelands Park. The Trust was established in 1999 and has been based at the former Marist Rugby Clubrooms (clubrooms) since 2004.
15. The building was built around 1993 by Hamilton Marist Rugby Football Club and transferred to Council ownership in 2002, when Marist club relocated to Marist sports park.

16. HMS Trust have expressed their desire to remain at this site and report that its central, accessible location contributes to the success of the centre. However, the current building is operating at capacity and cannot support the growing and changing needs of diverse communities. Staff have been working with the Trust over the past 5 years around plans to extend and upgrade the building to enable a more fit-for-purpose space.
17. Staff have been working with HMS Trust through the following processes, to enable the facility extension project:

Reclassification

18. Claudelands Park was classified as recreation reserve under the Reserves Act 1977 and as such the activities undertaken at Waikato Settlement Centre did not align with the classification and fit more appropriately under a local purpose (community facilities) reserve classification.
19. On the 19 March 2020, following a public notification process and hearings, Council resolved to reclassify part of Claudelands Park from recreation reserve to local purpose (community facility).

pursuant to section 24 of the Reserves Act 1977, the Hamilton City Council hereby changes the classification of that part of Claudelands Park described in Schedule One, to local purpose (community facilities) subject to the provisions of the Act.

20. The area reclassified includes the existing building (574m²) and space for the proposed building extension within the total reclassification area of 3,893m² (**refer to Attachment 2**).

Lease and Facility Development Report

21. On the 13 August 2020, Council resolved to grant a new 10-year lease to HMS Trust for the clubrooms building and approved continuation of sub-lease agreements. This was required due to their lease expiring on 30 September 2019.
22. Lease security assisted HMS Trust to apply for grant funding for the proposed facility development project.
23. Staff also informed the Council of HMS Trust facility development plans and noted the next steps as outlined in the Council resolution. The proposed building refurbishment and extension was expected to cost approximately \$3 million and to be completed in two stages.
24. [13 August 2020 - Community Committee resolution:](#)

Resolved: (Mayor Southgate/ Maangai Thompson-Evans)

That the Community Committee:

- a) approves a new *community group lease*, under section 61(2A)(a) of the Reserves Act 1977, to **Hamilton Multicultural Services Trust** for building (category 1) of 574m² at Claudelands Park, on Lot 1 DP 386843, and as shown in Attachment 3, subject to the following terms and conditions:
 - i. Term – ten years;
 - ii. Rent - \$8,610.00 plus GST per annum, in accordance with the Community Occupancy Policy;
 - iii. All other terms and conditions in accordance with the Community Occupancy Policy and Community Occupancy Guidelines, including existing rental arrangements under the policy.

- b) approves the continuation of the current *sub-leases (by way of rental agreements)* to English Language Partners Waikato Incorporated, Migrant Youth and Training Services Limited and Waikato Refugee Forum Incorporated for office space.
- c) notes that the **Hamilton Multicultural Services Trust** plans to extend the building and leased area to support their expanding services.
 - i. Hamilton Multicultural Services Trust are to undertake fundraising for the facility development extension;
 - ii. Hamilton Multicultural Services Trust are to provide a detailed facility development proposal, which is satisfactory to staff;
 - iii. Open Spaces and Facilities staff be included in the design of the facility development;
 - iv. Hamilton Multicultural Services Trust are considering a request to transfer ownership of the building from the Council to the Trust;
 - v. a facility development proposal to extend the existing building and hence the leased area and lease term, will be reported back to the Community Committee for approval within the next 24 months.

25. The Covid-19 pandemic has delayed the project, during this delay construction costs have increased significantly, resulting in additional funding required to complete the project.

Resource and Building Consent

26. On the 11 August 2021, the HMS Trust were granted resource consent for alterations and additions to the community centre, subject to a number of consent conditions.
27. On the 29 March 2022, the HMS Trust were issued with building consent for the alterations and extension of existing building.
28. The HMS Trust have since applied for a building consent variation for changes to the building floorplan, covered way/verandas and paving, which is currently being processed (***see Attachment 1 – floorplan***).

Discussion – *Matapaki*

Waikato Settlement Centre Facility Development

29. The HMS Trust submitted a detailed facility development proposal in 2021 and further information requested in 2022, that was to the satisfaction of staff.
30. The facility development is estimated to cost \$6.3 million to construct in its entirety, which is an increase from the \$3 million predicted in 2020. The HMS Trust have secured 70% (\$3.3m) of the funding to complete stage one and proposing the remaining 30% be covered via bank loan, as per below:
 - i. \$1.552m from Trust Waikato
 - ii. \$0.750m from Lotteries Commission
 - iii. \$1.0m from HMS Trust – tagged project funds
31. The Trust Waikato funding is required to be uplifted by the end of 2023 and Lotteries funding by May 2023 (following a 1-year extension), or there is a risk that the grant may be withdrawn.
32. HMS Trust are still seeking further grants and contribution to the project which may reduce the amount that would be required through a bank loan. HMS Trust are in discussions with one bank around a possible low interest community loan.

33. The project is proposed to be completed in two stages, as outlined below:

Staging	Waikato Settlement Centre – internal refurbishment and extensions	Building Area	Estimated Cost
Stage 1 (May 2023 – 30 June 2024)	Major internal refurbishment for kitchen, prayer rooms, computer room, improved room facilities and bigger office space for centre agencies.	574sqm	\$4.3m
	New build to add new entrance, community multi-purpose spaces, offices for administration, bicycle storage and secure carports.	676sqm	
Stage 2 (2025)	Additional community event space and administration spaces.	354sqm	\$2m

See Attachment 1 and 2– Building 3D perspectives, floorplan, site plan aerial

34. Council’s Parks and Recreation staff have been working with the HMS Trust around the building and landscaping design.
35. Stage 2 of the project is currently un-funded. The Trust intend to seek funding through grants and philanthropic contributions.
36. The land area for stage 2 has been included in the proposed leased area, however staff propose including a 5-year review clause. Should stage 2 not be built within the 5-year period, then staff would consider removing this leased area via a lease variation.
37. HMS Trust have obtained resource and building consent for the alterations and extension of existing building and have submitted a building consent variation, which is currently being processed.

Transfer of Building Ownership

38. The HMS Trust are seeking approval for the clubrooms at Claudelands Park to be transferred into their ownership. The building was built around 1993 by Hamilton Marist Rugby Football Club and transferred to Council ownership in 2002, when Marist club relocated to Marist sports park.
39. The HMS Trust have leased the building since 2004, following an expression of interest process. The 574m² building is in average condition and Council’s net carrying value is \$796,510.
40. HMS Trust is proposing to invest \$4.3million into the stage one, which will double the building size. Transferring ownership of the building will enable HMS Trust to build with confidence that their significant investment is secured in the asset. It will also give the Trust autonomy around any future changes to the building to meet their needs.
41. The HMS Trust have agreed to accept the building, ‘as is and where is’ and without liability to Council. Noting that the asset would revert to Council should the lease be terminated as per Reserves Act 1977 provisions.
42. By transferring ownership, Council would make future savings on preventative maintenance, compliance and renewal costs associated with this building. The building currently has \$420,000 in Y10 of the renewal programme.
43. Staff recommend that Council transfer the ownership of the building given the significant investment proposed, scale of the facility development and given the strong sustainable position of the Trust.

Community Occupancy Application

44. On the 13 August 2020, HMS Trust were granted a 10-year lease for the existing building. The Council resolution noted HMS Trusts facility development plans and that the leased area and term would be reported back to Council once design and funding had progressed.
45. In alignment with seeking approval for the transfer of building ownership, HMS Trust have applied for a new 20-year land only lease for the footprint of the existing building and new extensions (stage 1 and 2). HMS Trust are seeking a long-term lease to help secure further bank loan funding and to amortise their investment.
46. HMS Trust is a strong sustainable organisation that has been providing an essential service to the migrant sector for over 25 years. The Trust is a lead agency both locally and nationally, contracted by government to deliver services in the Waikato and in other regions across the country. The services provided significantly improve the wellbeing of migrant and refugee communities by assisting them in assimilating into New Zealand way of life and the Hamilton community.
47. The Waikato Settlement Centre is open Monday to Friday 8.30am to 5pm and serves three key functions:
 - i. Operational space for HMS Trust – oversight of all services and agencies, coordinates venue bookings and users, events and celebrations, information service and facility management.
 - ii. Hub for settlement not-for-profit sector agencies - English Language Partners Waikato Incorporated, Waikato Refugee Forum Incorporate and Migrant Youth and Training Services Limited operate from the centre. Services delivered include English language classes, driving lessons, interpreting and translation service, computers in homes programme, employment support, police and housing clinics run by Community Law Waikato.
 - iii. Community venue hire – two community rooms, kitchen, and meeting room, which is used by more than 39 groups annually.
48. HMS Trust have approximately 800 new migrant and refugee clients register with the centre annually and approx. 3,500 people engage in their services annually. The centre is operated by three managers and 42 FTE staff, approximately 100 casual interpreters and 60 volunteers (1,246 volunteer hours).
49. Programme and service numbers: groups/users of centre (63), driving lessons delivered (2,902), bike training (71), clients passing driving test (428), people secured employment (71), interpreting jobs (7,581), translation jobs (385), healthy home assessments (32), healthy hub referrals (209) and households supported by community connector (167).
50. The demand for migrant support services is growing and HMS Trust has recently secured additional government contract funding to provide new services including; New Kiwis Settlement Service (Immigration NZ), Ministry Social Development housing support, health hub (Te Whatu Ora) and tender for driver licence support.
51. The proposed lease area of 2,047m² is for land only at Claudelands Park, as shown in **Attachment 2 and 3**. The proposed lease rent is \$823.26 plus GST per annum, based on a land area, in accordance with the Policy.
52. HMS Trust lease area is local purpose (community facility) reserve under the Reserves Act 1977. HMS Trust lease is in conformity with the Claudelands Park Management Plan. The reclassification public notification included reference to the facility development proposal and Councils intention to lease the relevant area of the reserve.
53. HMS Trust activities are permitted under the Operative District Plan 2016.

54. Staff recommend granting a lease for a term of 20 years, this lease term is outside the maximum term under the Policy, but within the maximum term under the Reserves Act 1977. Staff are supportive of a longer-term lease (subject to the conditions outlined in resolution) due to the proposed significant investment into the building, strong sustainable position of the Trust and high level of economic, social and wellbeing benefit to migrant and refugee communities.
55. The recommendation is consistent with Council's Our Venues and Spaces - Community Facilities Strategy, key outcome areas outlined below:
- i. *Community Facilities are inclusive, accessible and 'fit for purpose' – and can meet the changing needs of Hamilton's diverse communities.*
 - ii. *Council's role is multi-faceted, in terms of provision, funding, partnering, and enabling of Community Facilities.*

Options

56. **Option 1** is to approve the new community occupancy agreement and transfer of building ownership as per the recommendation.
57. **Option 2** is to approve the new community occupancy agreement and transfer of building ownership, but amend terms and conditions recommended.
58. **Option 3** is to not approve the new community occupancy agreement or transfer of building ownership as recommended.
59. Staff recommend **Option 1** to provide long-term security of tenure and enable the facility development to start construction. If the recommendation is not approved, this decision would be inconsistent with Councils prior support for the project, including resolutions to reclassify part of the reserve and approve a new lease.
60. The HMS Trust would be unable to proceed with the facility development, grow their services and the funding secured would be put at risk.

Financial Considerations - *Whaiwhakaaro Puutea*

61. The cost of the planning processes to date in relation to HMS Trust's proposal has been at the groups cost, except for the reclassification. Costs were estimated to be approximately \$8,000 including public notices, gazette notices and the boundary survey.
62. HMS Trust meets the standard rental subsidy of 87.5%, the rental amount is outlined in the staff recommendation. In accordance with the Policy, rental is calculated by first determining the market rate and then applying the applicable rental subsidy. The market rate value for the land at Claudelands Park is \$6,586.10 plus GST per annum.
63. The Council's current book value for the clubrooms building is \$796,510. Approving the transfer of building ownership would result in a loss on disposal of \$796,510. There are no Annual Plan implications around this loss for balancing the books.
64. If the building transfer is approved, Council would no longer need to fund preventative maintenance, compliance and renewal costs associated with this building. The building currently has \$420,000 allocated in Y10 of the community facilities renewal programme and maintenance costs have been approximately \$15k annually over the past 3 years.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

65. Staff confirm that HMS Trust is eligible for community occupancy and their application has been assessed in accordance with the Policy and Guidelines. Granting of the lease is in accordance with the Policy.
66. The HMS Trust lease and facility development aligns with the 10-Year Plan objective.

i. A Great River City- the Centre is a community facility which supports newcomers to the city to help them live, work and play.

67. Staff confirm that the staff recommendation complies with the Council's legal and policy requirements.

Climate Change Impact Statement

68. Staff have assessed this option and determined no adaptation assessment is required as there are no associated risks.
69. Staff have assessed this option and determined that no emissions assessment required. There are no direct emissions associated with the lease and deed of transfer recommendation. The group will be required to meet consenting conditions for the construction project.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

70. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental, and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
71. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
72. The recommendations set out in this report are consistent with that purpose.

Social

73. The report recommendation provides the HMS Trust with the opportunity to expand and enhance social support to migrants, a place to provide a sense of belonging and wellbeing. The facility also acts as a focal point for the local community and offers a location to host a range of inclusive events for all.

Economic

74. The HMS Trust to provide services and activities that increase vibrancy and diversity in the city and will attract families to live here. The centre provides economic opportunities by provide refugees and new migrants with key skills that support their participation in the wider community and life of the city.Environmental.
75. The HMS Trust utilises Claudelands Park and open spaces for recreating and social events, in a way that enables our green spaces and our environment to be treasured by the community.

Cultural

76. Staff consulted with Waikato-Tainui and THAWK regarding the reclassification and that the intention being to enable Council to grant a new lease and consider a building extension.
77. The lease and facility extension will enable HMS Trust to provide additional opportunities for individuals and communities to participate in recreational, cultural and social wellbeing support services and activities.

Risks - *Tuuraru*

78. There is low risk to the Council in granting the community occupancy agreement and approving the transfer of building ownership recommended in this report.
79. HMS Trust currently have a funding gap of 1million for stage 1, there is a risk that they could be unable to obtain further grant funding and will be required to secure a bank loan for the remaining funds, putting added pressure on their operating finances.

80. Stage 2 is yet to be funded, there is a risk of this additional community event space not being built, however this stage is an added benefit rather than essential for operations. A 5-year review clause around the leased area for stage 2 is proposed in the resolution to mitigate risk of this area being leased and not utilised.
81. If the recommendations are not approved there is a reputational risk, given Council's previous support of the project by approving the reclassification and lease for existing building and granting consents.
82. Security of tenure is required to enable HMS Trust to undertake the building extension using funds secured and in order to seek bank loan funding as required for the building extension project.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

83. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a low level of significance.

Engagement

84. Public notification of the proposed reclassification of part of Claudelands Park, specifically noted that the reclassification was to enable Council to consider an extension of the Waikato Settlement Centre's building and allow a subsequent lease to be granted under section 61 of the Reserves Act 1977. The facility concept design was provided publicly, to allow submitters to comment on the proposal and heard through public hearings.
85. Waikato Tainui and THAWK were consulted through the reclassification process and meetings between THAWK and HMS Trust occurred to discuss how mana whenua can be involved in welcoming new migrants to Kirikiriroa and building extension proposal.
86. HMS Trust have had on-going communication with Ngaati Wairere regarding the project and plan to update THAWK prior to this report being presented to Council.
87. The Waikato Show Trust have an encumbrance at Claudelands Park, which provides rights to be involved in any proposals affecting the Claudelands Showgrounds. The Trust were part of the reclassification submissions and prior to this report were provided with an update on the facility development and plans.
88. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Settlement Centre Waikato - building 3D perspectives and floorplan

Attachment 2 - Settlement Centre Waikato - site plan aerial

Attachment 3 - Hamilton Multicultural Services Trust - leased area map



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Job:
Hamilton Multicultural Services Trust
New Build and Internal Refurbishment



Status
Tender Procurement Package



Job No.
202107

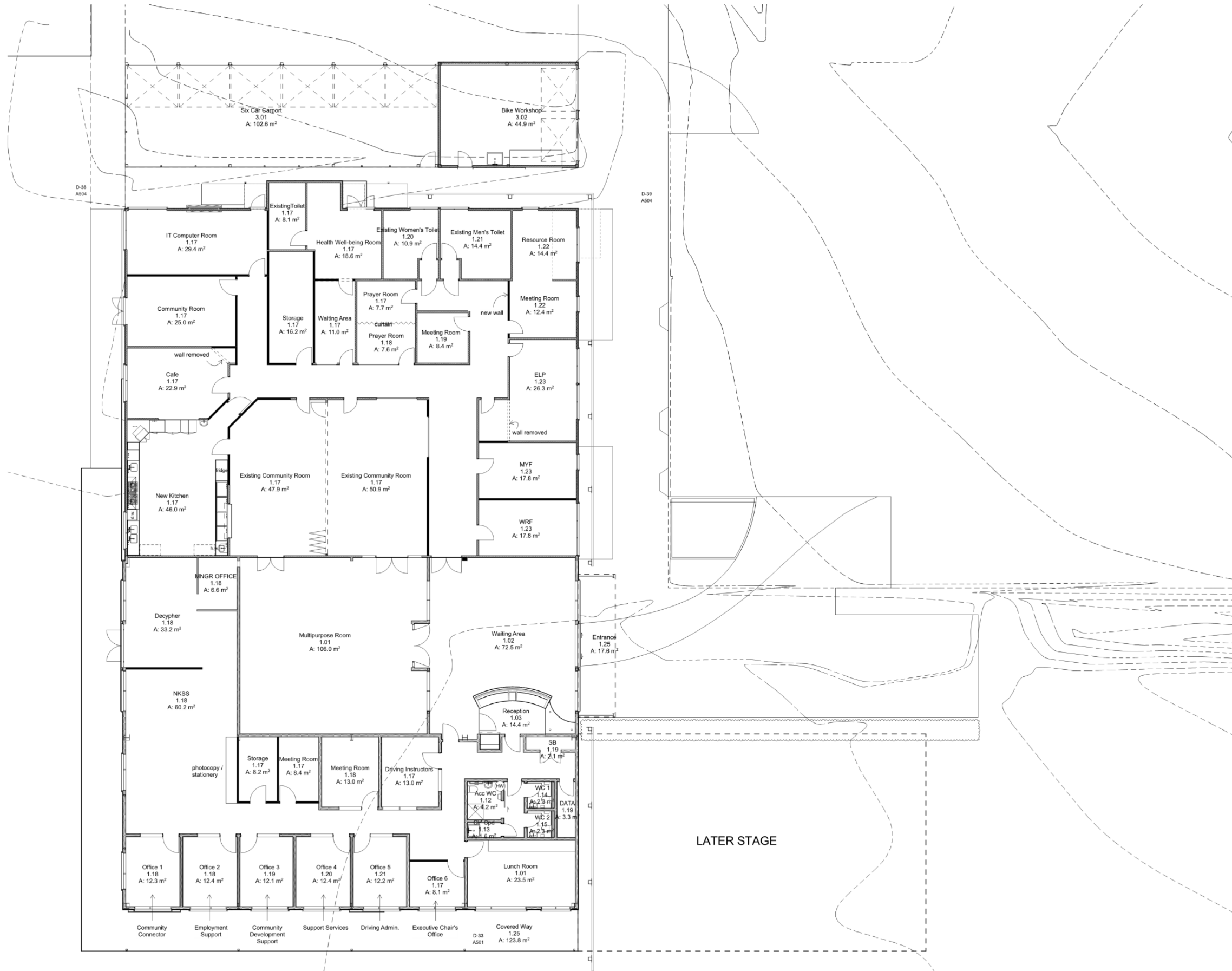
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 202107 - HMS Trust AC22 - Alternative Option 2022 V3.pin

BUILDING CONSENT PACKAGE

Sheet Index	Layout Name	Published	Remark
	Cover Page	<input checked="" type="checkbox"/>	
A000	General Notes	<input checked="" type="checkbox"/>	
A101	Site Plan - Existing / Site Demolition	<input checked="" type="checkbox"/>	
A102	Contract Works Site Plan	<input checked="" type="checkbox"/>	
A201	Floor Plan - Existing / Demolition	<input checked="" type="checkbox"/>	
A202	Floor Plan - Proposed	<input checked="" type="checkbox"/>	
A203	Foundation Plan	<input checked="" type="checkbox"/>	
A204	Reflected Ceiling Plan	<input checked="" type="checkbox"/>	
A205	Roof Framing Plan	<input checked="" type="checkbox"/>	
A206	Roof Plan	<input checked="" type="checkbox"/>	
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A404	Section D	<input checked="" type="checkbox"/>	
A501	Construction Details	<input checked="" type="checkbox"/>	
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A503	Construction Details	<input checked="" type="checkbox"/>	
A504	Construction Details	<input checked="" type="checkbox"/>	
A510	Finishes Details	<input checked="" type="checkbox"/>	
A601	External Joinery Schedule	<input checked="" type="checkbox"/>	
A602	Internal Joinery Schedule	<input checked="" type="checkbox"/>	
A603	Internal Joinery Schedule	<input checked="" type="checkbox"/>	
A701	Internal Elevations	<input type="checkbox"/>	
A801	Cabinetry Schedule - Reception 1.03	<input checked="" type="checkbox"/>	
A802	Cabinetry Schedule - Kitchen 2.16	<input checked="" type="checkbox"/>	
A803	Cabinetry Schedule - Kitchen 2.16 + Vanity ...	<input checked="" type="checkbox"/>	
A804	Cabinetry Schedule - Lunch Room 1.25 / N...	<input checked="" type="checkbox"/>	

A 06/01/2022 Building Consent Package
 Do not scale Contractor must verify all dimensions on site before commencing any work



LATER STAGE

Notes
Contractor to check and verify all dimensions and levels on site before commencing with any works. If any discrepancies are found, Contractor is to contact the Architects/ Contract Administrator for clarification.

Tender Package

No.	Date:	Amendments
A	10/4/2022	Tender procurement Package

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Project
New Build and Internal Refurbishment

Title
Revised Plan V3

Date: 10/4/2022
Job No: 202107
Scale: 1:100 @ A1 original, half @ A3
Drawn: DY
Checked: MDL

C.A.D File: 202107 - HMS Trust AC22 - Alternative Option 2022 V3.pln
Date Printed: Tuesday, October 4, 2022 1:55 PM

Drawing No. **A44** Revision **00**

Do not scale
Contractor must verify all dimensions on site before commencing any work















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<p>Client</p> 		<table border="1"> <tr> <td>Date</td> <td>3/20/2023</td> <td>CAD File</td> <td>202107 - HMS Total A22 -</td> </tr> <tr> <td>Job No.</td> <td>202107</td> <td>Date Printed</td> <td>Atmanika Ojha 2022 03 14 24:01</td> </tr> <tr> <td>Scale</td> <td></td> <td>Checked</td> <td>Moujib, March 29, 2023 14:27 PM</td> </tr> <tr> <td>Drawn</td> <td>PCAD Technician-Fall Nimeshava</td> <td>MdL / DV</td> <td></td> </tr> </table>		Date	3/20/2023	CAD File	202107 - HMS Total A22 -	Job No.	202107	Date Printed	Atmanika Ojha 2022 03 14 24:01	Scale		Checked	Moujib, March 29, 2023 14:27 PM	Drawn	PCAD Technician-Fall Nimeshava	MdL / DV	
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Project	New Build and Internal Refurbishment	Drawing No.	A00																
Revision																			



Council Report

Item 8

Committee: Community and Natural Environment Committee

Date: 18 April 2023

Author: Luke Archbold

Authoriser: Helen Paki

Position: Parks Operational Planning and Capital Projects Manager

Position: General Manager Community

Report Name: Central City Community Facilities Options

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Community and Natural Environment Committee on the work undertaken in response to the resolution that staff work with user groups to understand the need for community facilities in the CBD.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Community and Natural Environment Committee:
 - a) receives the report;
 - b) requests the Municipal Endowment Fund (MEF) Advisory Group, with input from relevant Community Group staff investigates the development of commercial and community space at the Celebrating Age Centre (30 Victoria Street), noting that the development proposal must:
 - i. provide a minimum of 1,000m² of community space in perpetuity;
 - ii. explore partnership opportunities;
 - iii. meet the Municipal Endowment Fund Criteria;
 - iv. provide the existing leaseholders and stakeholders the opportunity to provide input and regular progress updates;
 - c) requests, if a solution does not fit with the MEF criteria (b above), staff will report back to the Community and Natural Environment Committee;
 - d) requests that the future development of buildings in the central city to meet community facility demand be considered as part of the 2024-34 Long Term Plan process;
 - e) notes the recommendation in the Property Group report that the Founders site is not considered further for community facility provision;

- f) allows TOTI an opportunity to respond to the Property group report and provide a full and final business case including a risk and risk mitigation framework; confirmation from partner organisations / interested parties; confirmation the space is fit for purpose for the identified users; provision of confirmation from funders for Project Capital Costs (\$11M) plus operating funds; confirmation of the new Trusts constitution, appointment process and inaugural trustees' credentials, to support their proposal including a peer review of costs to staff by 19 May 2023 (one month) that would be reported 13 June 2023 Community and Natural Environment Committee;
- g) notes that should f) above not be completed the existing resolution of 12 May 2022 to demolish the Founders Theatre building will be implemented; and
- h) notes that further development proposals of community facility provision and potential funding options will be submitted for consideration in the 2024-34 Long Term Plan.

Executive Summary - *Whakaraapopotanga matua*

3. The Community Committee in August 2022 directed staff to work with user groups to understand the need for community facilities in the CBD. The Property Group was engaged to support this work with their relevant expertise.
4. At the 14 September 2022 Council meeting, it was resolved that staff include the Founders Theatre site as a potential site to meet user needs and this was added to the scope of work for the Property Group.
5. The Property Group led engagement with stakeholders to assess the need for community facilities in the CBD and met independently with the Theatre of the Impossible Charitable Trust (TOTI) to assess whether the Founders Theatre would meet those needs. They assessed two other sites – The Celebrating Age Centre and Norris Ward Park – also for suitability to meet the identified needs and undertook related market research.
6. The Property Group concluded that there was a need for 5800m² of community facility space required for the groups and activities included in the scope exercise. This was categorized into the groups – Office Type Users, Activity Type Users and Unique Users.
7. The three sites were assessed and four conceptual approaches (with two alternative variants included) were developed to meet the needs identified. These concepts were:
 - i. Re-use the existing Celebrating Age Centre and expand the site footprint into the adjacent site formally the Municipal Pools;
 - ii. Demolish the existing Celebrating Age Centre and build a new 'fit-for-purpose' building on the same site;
 - iii. Demolish the current building at Norris Ward Park and build a new 'fit-for-purpose' building on the same site;
 - iv. Resolve the seismic issues and refurbish the Founders Theatre.
8. None of the above options provides for the required 5800m² needed area alone. A combination would be required to meet current need and cater to future growth of that need, or potentially some of the wide range of groups and activities participating in the survey, could well function outside of the Central City area.
9. The cost per m² rate varied across the concepts provided where the most economical concept was re-using the existing CAC building and the most expensive concept was the refurbishing of the Founders Theatre. The higher rate for the Founders is being driven by the required seismic repair, the complexity of the building and unknowns arising from deterioration due to the building being unoccupied since 2016.

10. The options outlined in the Property Group report range between cost estimates of \$41m and \$68m with varying advantages and disadvantages based on configuration, location, and accessibility.
11. Following discussions with the Municipal Endowment Fund (MEF) working group, staff are recommending an alternative option whereby the MEF leads investigation of the opportunity for a mixed-use commercial and community space at the CAC site (30 Victoria Street) where a minimum of 1000m² of community facility space would be held in perpetuity.
12. While not providing an increase in community space within the CBD, this option could potentially provide a sustainable, financially off-balance sheet solution that will enable the currently displaced users to resume full operations alongside complementary commercial opportunities.
13. Staff recommend that the TOTI proposal is not accepted on the basis that an independent review of their proposal has concluded that the development of Founders Theatre has the highest cost per m², poses the highest project and cost risk and that the business cases presented to date do not contain the necessary risk management, quantum and certainty of costs.
14. Staff will continue to work on staged proposals for increased community facility provision within the central city and wider, including an extension to the Celebrating Age Centre (stage 2), options for Norris Ward, and neighbourhood facilities including potential funding models for consideration in the 2024-34 Long Term Plan.
15. Staff consider that the recommendations within the report are the most pragmatic given current financial constraints and further planning work required to inform good decision making and development of funding proposals. They would ensure the following:
 - i. The Celebrating Age Centre becomes more fit for purpose and able to accommodate existing tenants and accommodate casual users
 - ii. Norris Ward is retained and continues to provide accommodation to existing users until further options can be explored. It is unlikely that a solution for this building would be achievable within the very short term given the cost to upgrade and significant work.
 - iii. Park development on the Founders site will provide certainty to the community and enhancement of open space amenity within the central city, specifically on the West Town Belt in an area where high density housing is already being developed.
16. Staff consider the matters in this report to have a medium significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

17. In early 2022 Council staff provided Elected Members with an update advising on the needed closure of the Celebrating Age Centre due to the poor condition of the roof and the increasing issue with water tightness and pest issues
18. A commercial premises was secured for the current lease holder, Age Concern, as an interim measure while a long-term solution is determined and implemented. Age Concern moved into 150 Grantham Street on 1 March 2022 and continues to pay their community lease (\$9,440+GST per annum). Council is covering the balance of cost for the commercial lease at 150 Grantham Street (\$52,110+GST per annum). The commercial space has limited capacity to accommodate the range of services previously being offered by Age Concern.
19. At the 12 May 2022 Council meeting, staff sought direction from Council on how they would like staff to proceed for the long-term provision of community facility space in the CBD.

20. Council resolved that staff work collaboratively with Age Concern, the Age Friendly Advisory Group, and other tenants, as well as users of the Norris Ward facilities, to inform the best solution for community facility(s) that meets the needs of a range of community users with a focus on the older people of Hamilton.
21. Staff engaged the services of the Property Group, to undertake the requested work from both the May 2022 Council and August 2022 Community Committee resolutions.
22. At the 14 September 2022 Council meeting it was resolved to include the Founders Theatre site and independent analysis of the TOTI budgets, finance plans, benefits, and disadvantages of options into the scope for the CBD community facilities work. This additional work was added to the scope of the services engaged of the Property Group.
23. The Founders building has been closed since March 2016 due to safety concerns. Council have been engaged with TOTI since 2020 regarding their rejuvenation proposal. In April 2022, the Community Committee recommended the TOTI proposal was declined ([Agenda](#), [Minutes](#))
24. On the 12 May 2022, Council resolved to decline the TOTI proposal for Founders Theatre (Option A) and proceed with the 2021-31 Long term plan funded activity for the West Town Belt Implementation – Founders Theatre site upgrade project.
25. The Property Group undertook user engagement during October and November 2022 with identified community groups and users of existing CBD community facilities. An online survey was sent to 201 parties, and eight workshops including 35 user groups were completed. This work formed the basis of understanding the need for community facilities within the CBD.
26. The Property Group worked independently with TOTI to collaboratively explore whether the Founders Theatre building would best meet the needs of the users of CBD Community Facilities.
27. Site visits with the Property Group were undertaken to explore known location options of 30 Victoria Street (Celebrating Age Centre), Norris Ward Park (Corner of Seddon, Ward and Tristram Streets) and 229 Tristram Street (Founders Theatre).
28. The Property Group undertook market research in late 2022, talking with other providers of community facilities as well as meeting with known developers in the Hamilton area to better understand the opportunities for partnership that may exist.
29. Separate Business cases have been prepared to explore needs and options for community facility provision in Pukete and Enderley and further work is underway to understand capacity/demand in the wider city. Council staff are also liaising with Momentum Waikato and other parties to further explore partnership opportunities for central city community facility provision. This work will inform proposals to the 2024-34 LTP.

Discussion - *Matapaki*

30. The report attached provided by the Property Group confirms that there is a significant need for community facility space of an estimated **5,800m²** of premises (excluding parking) across two primary user group categories (Groups 1 and 2 specified below).
31. Three community facility user group categories were identified through the user engagement work completed by the Property Group:
 - i. **Group 1:** Office type space User Groups. Those users that need office space, meeting rooms, hall space and supporting amenities. E.g., Age Concern, Grey Power, Senior Net and those groups that booked the hall space at the CAC building.
 - ii. **Group 2:** Activity type space User Groups. Those users that undertake activities that are more physical and create some degree of mess or noise. E.g., Wood workers groups, arts and crafts groups, physical activities such as martial arts.

- iii. **Group 3:** Unique User Groups. Those users who need a high degree of unique or exclusive space, e.g., groups that may need overnight stay facilities.
32. Early on in the project the property group identified that many User Groups did not have good records of the number of active members within their group, or if they provided a community service, they could not be certain as to how many used their service or frequented their current facility.
33. Based on the user needs assessment and site inspections the Property Group have provided a list of potential concept designs approaches, noting that due to the large number of community groups and total space required, not all groups can be accommodated within a single facility.
34. The potential concept design approaches provided attempt to meet as much of the user groups space needs as possible and is summarised in the table below:

	Conceptual Approach	Premises (m ²)	% Need Met (5,800m ²)	Cost per m ²	Car Park (m ²)	Total Cost
1	30 Victoria Street – Re-use the existing building	4,416	76%	\$3,760	2,791	\$52,550,000
2	30 Victoria Street – New build with double level basement car park	5,361	92%	\$3,849	3,772	\$67,735,000
2a	30 Victoria Street – New build with single level basement car park	5,246	90%	\$4,545	1,888	\$62,850,000
3	Norris Ward Park – New build with basement car park	5,061	87%	\$4,105	3,362	\$66,680,000
3a	Norris Ward Park – New build with on grade car park	4,974	86%	\$5,408	n/a*	\$53,565,000
4	Founders Theatre – Repurpose accommodating user needs assessment	3,985	68%	\$5,458	n/a*	\$41,175,000

**Car park size flexible when at grade and not within the building footprint*

When interpreting the cost of each Concept it is important to note that the Building Works \$ rate per m² referenced excludes enabling works, external works, site services infrastructure and professional and consent fees.

35. Due to time constraints, the addition to widen the scope of work, and the sheer number of groups to engage with only high-level conversations were possible leading to a number of assumptions being made in the costings.
36. Quantity Surveyors (QS), Jewkes Boyd, provided a rough order cost (ROC) on the six Concepts. The ROCs include estimates on all enabling works, building works, external works and site services infrastructure and achieving 100% NBS at IL3. Other development costs such as professional fees, consent fees, cost escalation and contingencies are also included. Jewkes Boyd reviewed all Concepts, seismic assessment precis, planning assessments plus other documentation to inform their costings.

Celebrating Age Building – 30 Victoria Street

37. 30 Victoria Street is legally described as Allotment 443, 443A Town of Hamilton West in trust as endowment in aid of the Borough Funds and contained within part Record of Title (RT) SA20/293. The ex-Municipal Pools sat on the balance parcel, some 0.6571 ha, more or less. Together the land totals 0.8427 ha, more or less.
38. The Property Group has recommended a staged approach could be taken for “Concept 1: 30 Victoria Street – Re-use the existing building” where the re-use of the existing building structure and shell could be completed as stage 1, with the remainder of the build extending onto the old Municipal Pools site as stage 2.
39. The staged approach allows a short-term option that would re-home the displaced users (Age Concern, Grey Power, SeniorNet and hall users) as quickly as possible. Stage 1 has an estimated cost of \$16,150,000 and Stage 2 the remaining \$36,400,000.
40. The strong legacy of serving older people from this central city location has significance to Age Concern. The CBD location enables them to be visible to the wider community, reminding them of the importance of older people and deliver the outcomes in Hamilton’s Age Friendly Plan 2021-24. The location is also close to public transport, and other amenities of interest to user groups.
41. This site has the most permissive underlying land classification (no reserves act process) of the 3 sites, and as Municipal Endowment land, the MEF Working Group has expressed a view on the potential to utilise the MEF fund to pursue a commercial/community option, e.g., specified community space plus commercial activity on multi floors.

Norris Ward Park - Corner of Seddon, Ward and Tristram Streets

42. Norris Ward Park comprises a total area of 1.51 ha. It is legally described as Part Allotment 11 Hamilton West Town Belt and Lot 2-3 Deposited Plan 27803 and Lot 1 Deposited Plan South Auckland 1152 and Deposited Plan 26105 and Lot 1 Deposited Plan South Auckland 27625 and Lot 3 Deposited Plan South Auckland 61909, and contained within RT 79301 being 1.5127 ha, more or less.
43. Norris Ward Park buildings are currently leased by four groups – Art Makers, Arts for Health, Men’s Shed and Waikato Society of Potters.
44. Renewals are allocated in 2025/26 for \$1,075,000 which will address existing condition issues but will not address any ‘fit for purpose’ improvements or increase the available space.
45. Norris Ward Park buildings currently have a limited built space available to primarily Group 2, active type users. Some of these groups are reporting being constrained in space within the current building footprint. While sufficient for other occupants, other community groups of this type not currently residing at this location are seeking space to support their activities.
46. A new build at Norris Ward Park would provide a significant increase in community space (the second highest increase in m2 of the conceptual approaches), is considered within the West Town Belt Master Plan and will also provide a ‘fit-for-purpose’ facility rather than retro-fitted space that struggles to meet user needs fully. A new build at this location is the second highest cost of the conceptual options provided.
47. While not meeting full demand, Norris Ward Park buildings are currently in a fit state to continue to house existing users and should be retained until such time Council is in a position to make a decision on increasing provision in the central city.

Founders Theatre - 229 Tristram Street

48. Founders Theatre has confirmed seismic issues and is rated at 15-25% of National Building Standards (NBS). The Property Group Report estimates seismic repair costs of \$4.5m, before any work to make the building fit for purpose occurs.
49. The TOTI proposal is for Council to gift ownership of the building and grant a ground lease for 99 years. Under the Reserves Act 1977, the maximum lease period is 33 years.
50. TOTI have estimated the redevelopment of Founders Theatre will cost \$10m including a \$1m contingency. During engagement with the Property Group TOTI have suggested Council would transfer funding currently earmarked for the demolition costs and park upgrade budget and they would raise the balance of \$4m for the \$10m rejuvenation project. There is no current resolution transferring funding to TOTI.
51. Whilst they have offers of gifts in kind (2 x “services/and or funds” of \$500k each) there are currently no confirmed offers of financial contribution for the TOTI proposal, however TOTI have stated they are confident they can raise the funds (noting there is a significant difference in assessment of cost between TOTI and the Property Group).
52. \$1m of the council funding is currently operational funding intended for building demolition and project related costs. The balance of Council’s funding, \$4m, is capital funding intended to complete park development works at this site. If Council is to consider a grant to TOTI, the funding would need to be approved as an unbudgeted operational grant.
53. The Property Group analysis suggests that the ongoing Operational Expenses would be covered by TOTI and income from users. The quantum and detail of TOTI’s funding sources are unknown.
54. The CBD user groups TOTI have identified are largely the same as those known as Celebrating Age and Norris Ward Park lease holders. The Norris Ward leaseholders indicated through engagement workshops that they were happy with their current accommodation, noting that some are at capacity and in the medium term will need to be addressed.
55. The Property Group have assessed the cost independently and have recommended that the cost to redevelop is \$41,175,000, significantly higher than TOTI’s estimate of \$10m. A comparison of estimates is provided as attachment 3. The costs presented by the Property Group and TOTI are based on concept design only, to fully understand costs in detail and provide a higher cost confidence the proposal would need to be taken to preliminary design phase.
56. The Property Group further advise that re-use of the Founders Theatre provides the least increase in m2 of the conceptual approaches, but also attracts the highest cost per m2 rate of all conceptual options.

Options

57. Staff have assessed that there are three reasonable and viable options for the Committee to consider.
58. This assessment reflects the level of significance (see paragraph 98) and the expert advice provided by the Property Group via their assessment of community group user’s needs, potential site assessments and market research.

Option 1 – Accept the recommendation provided by the Property Group:

- 59. The delivery of this option is currently unfunded and would need to be considered as part of the 2024-34 long term plan review. Renewals funding currently allocated to the CAC building could be directed to carry out the required planning to inform an LTP proposal.
- 60. The Property Group Recommendations are:
 - i. Re-use the existing Celebrating Age Centre but undertake only Stage 1 of Concept 1.
 - ii. This would refurbish the existing structure and shell offering a more sustainable approach than a total new build.
 - iii. The existing basement is retained as parking and the Ground Floor is completely reconfigured.
- 61. Once the above development is completed, as a medium-term priority, build a new second community facility at Norris Ward Park (Concept 3, Property Group report).
 - i. This includes 134 basement car parks accessed via Seddon Road. Above the basement level is a Ground and First Floor.
 - ii. The building footprint is pulled away from the street to allow room for a generous landscaped buffer and synergies with Norris Ward Park.
 - iii. If commercial opportunities are included, then reclassification of land title may be required.
- 62. Action the 12 May 2022 Council resolution regarding the Founders Theatre.
 - i. As Concept 4 (Property Group report) to repurpose Founders Theatre provides the lowest increase in m2 space and is highest cost per m2 for building works, as well as posing the highest project and cost risk due to required seismic remediation and deteriorating state of the building.

POSITIVES	NEGATIVES
<p>Celebrating Age Centre – 30 Victoria Street</p> <ul style="list-style-type: none"> o If funded, Stage 1 has the shortest timeframe for Age Concern and other supporting to reoccupy and recommence their full services. o Re-use of the existing structure and shell is the most sustainable option and the lowest cost per m2 o Retains built aspects that recognises the history of supporting older people in Hamilton. o Current zoning anticipates community development. o Good connectivity to other CBD amenities - future Waikato Regional Theatre, Ferry Bank and Museum and is close to public transport. o Is the second lowest total cost option provided by the Property Group. <p>Norris Ward Park - Cnr of Seddon, Ward and Tristram St</p> <ul style="list-style-type: none"> o A new build at Norris Ward Park and further development of an Arts and Community facility is already considered within the West Town Belt master plan. o Is a short walk from and to the Hamilton Transport Centre. o Provides the second highest increase to m2 space of all options presented by the Property Group. 	<p>Celebrating Age Centre – 30 Victoria Street</p> <ul style="list-style-type: none"> o Contours at the site may require additional mitigation measures / engineering solutions for a new build that could increase cost. Does not increase available community space footprint in the short term <p>Norris Ward Park - Cnr of Seddon, Ward and Tristram St</p> <ul style="list-style-type: none"> o Potential conflict with existing users who are happy with the status quo and may oppose the expansion proposal. o District Plan restrictions: Norris Ward Park is in a more sensitive zone than the other two sites (less permissive and has close residential neighbours). o The new build and consequential increase activity could generate increased adverse visual and nuisance effects on occupiers of neighbouring residential properties (noting these activities already exist at a lesser scale). o The new build will significantly increase site coverage and have an impact on the park’s open space.

Option 2 – MEF Working Group leads investigation of the opportunity for commercial and community space at CAC site, 30 Victoria Street:

- 63. This option was not considered in the Property Group report but has been discussed by MEF Advisory Group members.
- 64. The option would see the MEF Advisory Group explore the feasibility of a mixed-use commercial and community space at 30 Victoria Street.
- 65. It is recommended that any development proposal should include a minimum of 1000m2 of community facility space that would be held in perpetuity.
- 66. A combination of MEF funding and partnership opportunities would enable an off-balance sheet solution that would stand outside of the next LTP.
- 67. The MEF Advisory Group would need 3-6 months to investigate feasibility and report back.

POSITIVES	NEGATIVES
<ul style="list-style-type: none"> ○ Use of MEF funding is a potential option. ○ A financially off-balance sheet solution. ○ Integration of commercial activities has the potential to create a sustainable option that includes the costs of the community area of the build. ○ A new build could ensure the 5,800m2 of community space is a required design specification. ○ Current zoning anticipates community development. ○ Good connectivity to other CBD amenities - future Waikato Regional Theatre, Ferry Bank and Museum and is close to public transport. <p>A more attractive building in a high profile central city site</p>	<ul style="list-style-type: none"> ○ Contours at the site may require additional mitigation measures / engineering solutions for a new build that could increase cost. ○ The site may not be suitable for all the user groups identified in the Property Group report. ○ There is limited vehicular access to the site via Grantham Street. ○ Protected historic Band Rotunda and significant trees are present. ○ Soil contamination matters are yet to be finalised.

Option 3 – Accept the TOTI proposal:

68. This option could be considered as a stand-alone option or alongside other options. This option would require a Committee recommendation to Council to approve the TOTI proposal and business case.

POSITIVES	NEGATIVES
<ul style="list-style-type: none"> o TOTI and those who support their position will save a building they value. o TOTI are confident they can raise the funds required for their part of the refurbishment costs. <p>Provides community space of 3,084m2</p>	<ul style="list-style-type: none"> o The cost to refurbish the building is unclear. TOTI estimate the cost at \$10m, while the Property Group’s advice suggests it will likely cost around \$41m. o While a further 2 years is needed to secure funding, the building condition will deteriorate further, costs will increase, as well as risk. o Poses the highest project and cost risk due to required seismic remediation, the complexity of the building along with the deteriorating state of the building o The site may not be suitable for all the user groups identified in the Property Group report. o The detail of TOTI’s OPEX are unknown. o Has the highest cost per m² for building works. o Provides the least increase in m2 for meeting the need identified by the Property Group. o Land lease clauses include the return of buildings to council ownership should the groups not be financially sustainable. o Reactive maintenance to keep the building secure is not budgeted post 23/24, operating budget would need to be reinstated in order to hold the building longer. o If Council is to consider a grant to TOTI, the funding would need to be approved as an unbudgeted operational grant.

69. Staff recommend Option 2, where an option to re-use the Celebrating Age Centre through potential MEF funding and partnership will provide a sustainable, financially off-balance sheet solution that will enable the currently displaced users to resume full operations alongside complementary commercial opportunities.

70. Option 2 also enables further consideration of private sector opportunities, and for CBD solutions to be considered in the context of the wider City’s needs at the next LTP review. Council staff are also liaising with Momentum Waikato and other parties to further explore partnership opportunities for central city community facility provision.

Financial Considerations - *Whaiwhakaaro Puutea*

71. To date staff have invested approximately \$50,000 of staff hours and \$150,000 of consulting expertise to understand the current issues with the CAC building and to investigate the options for provision of community facilities within the CBD.

72. To see a breakdown of all the concepts considered by the Property Group refer to Page 8 of **Attachment 1.**

73. Note that TOTI have estimated a refurbishment cost of \$10m for Founders Theatre, but the Property Group have assessed the cost at an estimated \$41.1m to complete a refurbishment and resolve the existing seismic issues.

74. The cost for each option presented by staff is shown in the below table:

Type of Costs	Option 1 Accept TPG recommendation	Option 2 MEF led investigation	Option 3 Gift Founders Theatre to TOTI
Cost per m2			
30 Victoria Street (Concept 1, TPG report): ○ Stage 1: Re-use existing CAC building	\$3,760m2	To be determined	
30 Victoria Street: ○ Develop MEF opportunity at CAC site			
Norris Ward Park (Concept 3, TPG report): ○ New build	\$4,105m2		
Founders Theatre (Concept 4, TPG report): ○ Repurpose building			\$5,458m2
Capital Expenditure			
30 Victoria Street (Concept 1, TPG report): ○ Stage 1: Re-use existing CAC building	\$16,150,000	To be determined	
30 Victoria Street: ○ Develop MEF opportunity at CAC site			
Norris Ward Park (Concept 3, TPG report): ○ New build	\$66,680,000		
Founders Theatre (Concept 4, TPG report): ○ Repurpose building			\$41,175,000
Total Capex	\$82,830,000	Unknown	\$41,175,000

75. Note: The costs detailed in the above table are currently unfunded.

76. The following renewals have been allocated in the current LTP:

Project	Year and Budget
Celebrating Age Centre – Roof Renewal	2024/25 year \$780,000
Norris Ward Arts Park Centre	2025/26 year \$1,075,000

77. \$109,000 of the renewal funding for the CAC – Roof Renewal has been spent on remedial works to minimise any accelerated deterioration of the building while a long-term decision is made.

78. The following funding is included in Council budgets relating to the Founders site

Type	Description	Year	Amount
CAPEX	Community Group – Parks West Town Belt Implementation – Founders Theatre Site Upgrade	FY22/23 (Y2 LTP)	\$4,008,760
OPEX	VTME Group – Theatres Founders Theatre – Operating & Maintenance Costs – Removal of the Building	FY23/24 (Y3 LTP)	\$1,054,000
	VTME Group – Theatres Founders Theatre – Operating & Maintenance Costs – Reactive Maintenance		\$22,000

79. Operational funding to cover reactive maintenance of the closed building is not included in budgets beyond the 23/24 financial year.
80. The costs presented by both TOTI and The Property group to refurbish the Founders Theatre are based on concept designs only. To achieve a higher cost confidence, the proposal would need to progress to preliminary design phase. If a \$10m project is assumed the preliminary design fees would be estimated at \$250,000. These costs are currently unfunded.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

81. Staff confirm that all options comply with the Council's legal and policy requirements. Reclassification of land title may be required depending on which option Council decides to progress.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

82. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental, and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
83. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
84. The recommendations set out in this report are consistent with that purpose.

Social

85. Community facilities contribute to social wellbeing in Hamilton. Community facilities such as the Celebrating Age Centre and the Norris Ward Park Arts Centre have been a focal point for social connection and provide opportunities for community cohesion.
86. A well-functioning older person facility increases a sense of belonging for older people themselves, but also ensures that the rest of the community better understands the value of older people.

Economic

87. Economic wellbeing is enhanced through the provision of community facilities by strengthening local communities and improving cohesion at a local level. This contributes to making Hamilton a welcoming place to live, and increasing individual's desire to move to, and stay in Hamilton.
88. Older people are a critical part of the job market, with many working beyond the age of 65, or moving into part time or voluntary roles within the community

Environmental

89. Community facilities can contribute to environmental wellbeing by enhancing public spaces and ensuring that local communities feel a greater sense of belonging and care for their area. Council has opportunities to improve the sustainability of community facilities such as the Celebrating Age Centre and Norris Ward in the long term to reduce its environmental impact.
90. Older people are generally higher users of public and active transport options. Ensuring these options work well for older people in accessing the central city community facilities will increase usage amongst this group directly, and for the wider community as well.

Cultural

91. Community facilities already contribute a great deal to the cultural wellbeing of Hamiltonians. For example, the Celebrating Age Centre is a space that was used for cultural activities and is known as a space where residents from a variety of ethnic backgrounds can express their identity freely.

Risks - *Tuuraru*

92. Across our community facility portfolio, there is a growing risk that our provision of facilities will see increased reductions of service due to old buildings no longer being fit for occupation, or due to them no longer being fit for purpose.
93. Old buildings pose an increasing health and safety risk, and Council could see near misses turning into serious incidents.
94. Without investment in new and existing facilities, Council will not be able to provide suitable community facilities for existing and new community groups with resulting impacts on the levels of service and the wellbeing of Hamiltonians.
95. Without adequate long-term facilities for the services provided by Age Concern, Senior Net and Grey Power, there is a risk these core services to our senior community will no longer be sustainable and the groups will cease to operate.
96. Relocating our senior community facilities to less central sites, carries a potential risk of dissatisfaction from an active, time rich and vocal segment of the community.
97. There is also a risk of public dissatisfaction and media scrutiny if the community perceives levels of services are reducing and/or their expectations for provision of suitable community facilities have not been met.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

98. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a medium level of significance.

Engagement

99. The Property Group undertook user engagement with identified community groups and users of existing CBD community facilities. An online survey was sent to 201 parties and eight workshops including 35 user groups were completed including the lease and sub-lease holders of the Celebrating Age Centre and the Norris Ward Park buildings.
100. The Property Group worked independently with the Theatre of the Impossible Charitable Trust (TOTI) to deliver on the agreed scope of work.
101. Given the medium level of significance determined, the engagement level is medium. Engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - The Property Group: CBD Community Facilities Options Report

Attachment 2 - Business Case Founders Rejuvenation TOTI

Attachment 3 - Property Group Budget Estimate Comparisons

CBD Community Facility Options Report February 2023





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Appendix 1 – Council held documentation to inform the Options Report

Appendix 2 – Key Findings from the Survey and Workshops

Appendix 3 – Jewkes Boyd Assumptions

Appendix 4 – Edwards White Architects High Level Conceptual Floors Plans

Appendix 5 – Peddle Thorp Architects – Founders Theatre Plans

Quality control

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1.0 Executive Summary

Hamilton City Council (Council) engaged The Property Group Limited (TPG) to provide an Options Report to realise the Project Objective, being to:

“Identify the property solution(s) which best meets the requirements of Central Business District (CBD) community facility users (with a focus on Hamilton’s older people) within the parameters of the Municipal Endowment Fund (MEF), financial and community benefits required by Council and in a manner which complements HCC’s urban redevelopment and regeneration vision for the stakeholders of Hamilton City.”

TPG’s methodology applied to inform this Options Report addressed the following five Key Components, being to:

1. **Collate and Review Council held information** - Documents provided by Council and other sources were collated, reviewed, and tested by TPG with Council Officers.
2. **Complete a User Needs Assessment** - Whilst not doubting the need for a Community Facility or Facilities in addition to that currently available, it was necessary to understand the extent of the need and corresponding high level functional scope via a User Needs Assessment.
3. **Complete Due Diligence on Council owned sites** - TPG undertook a review of three primary Council sites deemed potential options for a new CBD Community Facility.

Three primary Council sites:

- 30 Victoria Street (Celebrating Age Centre)
- Norris Ward Park (Corner of Seddon, Ward and Tristram Streets)
- 229 Tristram Street (Founders Theatre)

4. **Undertake Market Research with developers, commercial sector, and consider other Central Business District (CBD) premises** - Discussions were held with Hamilton developers, those working within the real estate sales and leasing market, philanthropic groups, groups involved in developing and operating community facilities, and long-standing clubs and groups with premises within the CBD.
5. **Translate the User Needs into Concept Plans with High Level Rough Order of Costs** - Informed by the User Needs Assessment, Edwards White Architects (EWA), and Peddle Thorp Architects (PTA), prepared six concepts reflecting how the User Groups could be accommodated at each of the Potential Sites.

Quantity Surveyors (QS), Jewkes Boyd, provided Rough Order of Costs (ROC) on all enabling works, building works, external works, site services infrastructure, other development costs and achieving 100% NBS at IL3.

The outputs of the above five key Components informed the Conclusions, Recommendations, and next Steps.

Conclusions

1. Realising a Community Facility can be a major contributing factor in Council's commitment to achieving the vision of "a city that ensures older citizens enjoy a quality of life," and the 4 Wellbeing Considerations; Social, Economic, Environmental, and Cultural.
2. There is a significant need for Community Facility space within the CBD. Fit-for-purpose premises are deemed invaluable by User Groups.

Sample of key findings of the User Groups include:

- 61% have members categorised as older people.
- 62% do not currently have fit-for-purpose facilities.
- The functional specifications spanned a broad range. From shared and exclusive meeting, office and activity space (for 10 or less people to greater than 500) to Workshop areas for arts, crafts, carpentry type activities, plus more.
- The usage time and days for some spaces varies across the groups enabling the same spaces to be used by a number of different groups at different times.
- Ability to pay, and quantum, to use a Community Facility ranged from \$10 per month to \$14,400 PA. All well below market rental rates.

The User Groups have been generally grouped into three categories; namely:

- Group 1:** Office type space/clean User Groups. Those users with a need for office, meeting room, large hall type space and supporting amenities.
- Group 2:** Activity type space/dirty User Groups. Those User Groups which undertake activities that are more physical and create some degree of mess and/or industrial type noise and/or activity.
- Group 3:** Unique User Groups. Those User Groups which have requirements unique to other User Groups. They may require a high degree and area requirement for unique or exclusive space. An example of this would be a User Group that requires overnight stay facilities (additional fire compliance, security) or a Group that requires a significantly large exclusive use area.

The approximate Total Premises GFA requirement to meet all User Group requirements that were involved as part of the User Need Assessment is 5,800 m². Noting this excludes Group 3: Unique User Groups.

User Groups' needs are on a scale larger and broader than what is anticipated could be accommodated within a short to medium timeframe within a single Community Facility.

3. The ability of User Groups to fund Capital Expenditure (CAPEX) and Operating Expenses (OPEX) is limited. Community groups are typically heavily dependent on philanthropic donations from individuals, trusts, fundraising, sponsorship and grants from local and central government entities. The application of proven funding models can realise community facilities. Funders for a Community Facility (CAPEX and/or OPEX) includes Trust Waikato, WEL Energy Trust (WEL), Momentum Waikato, Central Government initiatives, from Council's annual grant pool, Municipal Endowment Fund (MEF) and through including commercial operators within the Community Facility.

4. Concepts and ROCs on the three primary Council sites are summarised as follows. When interpreting the cost of each Concept it is important to note that the Building Works \$ rate per m² referenced within Table 3 below excludes enabling works, external works, site services infrastructure and professional and consent fees. Reference Section 11.0 for detail of the excluded costs.

Item	Concept 1. 30 Victoria Street Staged re-use concept (Stage One and Stage Two)	Concept 2. 30 Victoria Street New build Concept with double level basement carpark	Concept 2a. 30 Victoria Street New Build Concept with single level basement carpark	Concept 3. Norris Ward Park New build Concept with basement carpark	Concept 3a. Norris Ward Park New build Concept with at grade carpark	Concept 4. Repurpose of Founders Theatre accommodating User Needs Assessment
Scope	Reuse existing building – additions and alterations	New build, four storeys	New build, three storeys	New build, three storeys	New build, two storeys	Reuse existing building – additions and alterations
Total GFA	7,207 m ² Stage One – 1,832 m ² Stage Two – 5,375 m ²	9,133 m ²	7,134 m ²	8,423 m ²	4,974 m ²	3,985 m ²
Premises GFA	4,416 m ² Stage One – 970 m ² Stage Two – 3,446 m ²	5,361 m ²	5,246 m ²	5,061 m ²	4,974 m ²	3,985 m ²
Carpark GFA	2,791 m ² Stage One – 862 m ² Stage Two – 1,929 m ²	3,772 m ²	1,888 m ²	3,362 m ²	At grade (excluded from GFA)	At grade (excluded from GFA)
Carparks	85 basement Stage One – 29 Stage Two – 56	134 basement	72 basement	113 basement	106 at grade	60 at grade (existing)
Building works \$ rate per m ²	\$3,760 m ²	\$3,849 m ²	\$4,545 m ²	\$4,105 m ²	\$5,408 m ²	\$5,458 m ²
Total cost	\$52,550,000 Stage One: \$16,150,000 Stage Two: \$36,400,000	\$67,735,000	\$62,850,000	\$66,680,000	\$53,565,000	\$41,175,000

5. Due diligence and commentary on the three primary Council sites:
- 30 Victoria Street (Celebrating Age Centre (CAC))** - The base build of the Celebrating Age Centre can be retained and form part of the long-term solution in a staged approach which respects the community's historic input into this 1978 community-built facility, and is a reduced waste option.

Concept 1. Stage One will provide 970 m² Premises GFA, and 29 basement carparks. The existing structure only will be refurbished therefore only Stage One of Concept 1. will be undertaken with respective ROC being \$16,150,000 or 31% of Concept 1. Overall, this concept should be favourably received from an RMA Planning perspective. 30 Victoria Street is also subject to the MEF.
 - Norris Ward Park (Corner of Seddon, Ward and Tristram Streets)** - Concept 3. at 5,061 m² Premises GFA (accommodating 87% of the total User Group requirement) aligns with the vision of the West Town Belt (WTB) Masterplan and in particular Character Area 2 considering an intimate civic park with an Arts and Community Focus. The District Plan confirms that Norris Ward Park is located within the Neighbourhood Open Space Zone. Its purpose being to serve as a focal point for the local community, which Concept 3. considers.
 - 229 Tristram Street (Founders Theatre)** – Located in the heart of the WTB. This character area has been identified as a space which provides a diverse range of activities to cater for the needs of the community. Concept 4. achieves a Premises GFA of or 3,985 m² or 68% of the total User Group requirement only and poses the highest project and cost risk due to required seismic remediation and deteriorating state of the building.
6. Without investment in new and existing facilities, Council will fall short in its role and responsibility of providing suitable community facilities for existing and new community groups with resulting negative impacts on the levels of service and the wellbeing of Hamiltonians. It is vital to minimise the growing risk of increased reduction of service due to old buildings no longer being fit-for-purpose or occupation, and increasing health and safety risk for User Groups and Council Officers.

Recommendations

Recommendation 1.: Progress with Concept 1. Stage One at 30 Victoria Street (CAC)

Concept 1. Stage One will provide 970 m² Premises GFA, and 29 basement carparks. The existing structure only will be refurbished therefore only Stage One of Concept 1. to be undertaken, with respective ROC being \$16,150,000 or 31% of Concept 1.

The delivery of Concept 1. Stage One is expected to meet a large number of Group 1: Office type space/clean User Group's needs and 16% of the total User Groups.

As Concept 1. Stage One retains and reuses the CAC's existing core structure previously developed by the Community, and as it will deliver fit-for-purpose premises for its User Groups it is expected to be well received by the community. As Age Concern says, *"so much more than a building"*.

Recommendation 2.: Progress with Concept 3. for a second Community Facility

Concurrently with or subsequent to realising Concept 1. Stage One realise Concept 3. to accommodate those within Group 1: and Group 2: not able to be accommodated within the CAC under Option 1. Stage One.

The existing basement car parking area at 30 Victoria Street can accommodate some of Group 2: displaced from existing improvements at Norris Ward Park while Concept 3. is being realised.

Concept 1. Stage Two and Concept 3. will together generate a Premises GFA of 6,031 m². This exceeds the total User Group needs of 5,800 m² Premises GFA by 231 m². If some of Group 1: can be accommodated at alternative premises e.g. Rostrevor and Aranui Development then the GFA premises area of Concept 3. may be reduced or used to accommodate additional commercial space e.g. an ECE.

Actions to realise Recommendations 1. and 2.

To realise and optimise Recommendations 1. and 2. at least the following is to be actioned:

- a. **Project Plan** – Determine Council’s internal processes and requirements for Project Delivery. Develop a project delivery plan.
- b. **HCRSC, K’aute Pasifika and Aranui Development** – Work with these organisations to determine if their facilities can accommodate User Groups, and if so, corresponding details e.g. scope, cost, timing etc.
- c. **Trust Waikato, Momentum Waikato, K’aute Pasifika and Parksyste** – Further engage with these organisations to obtain detail on successful components and elements of their facility/facilities they have delivered, for consideration and application to the delivery of these Concepts.
- d. **Explore funding options** - Engage with Momentum Waikato, Trust Waikato, WEL, Central Government (and any other funders identified), Council Officers regarding available Council funds, and the quantum, basis, term and conditions of funding for CAPEX and OPEX for the Recommended Concepts.
- e. **Refine the User Groups Needs** – Determine those User Groups to be accommodated based on verified priority, and refine scope of needs, work with architect and QS to update Concepts. Consider alternative accommodation options (50 Rostrevor Street and Aranui Development).
- f. **Cultural overlay** - Engage with THaWK for initial discussions regarding the process to determine the appropriate cultural overlay and indicative in principle detail for incorporation within Concepts 1. and 3. Develop an engagement plan.
- g. **Commercial sector** – Engage further with the Commercial sector. Determine their desire, respective scope, basis of commercial arrangements and feasibility for including commercially leasable space within Concept 1. and Concept 3.
- h. **RMA Planning and Land Status** – Address considerations based on the refined Concept scope to identify any which may be challenging to achieve, and determine solutions.

Recommendation 3.: Founders Theatre

On the basis that the Founders Theatre Option:

- i. Has the highest cost per m² for building works,
- ii. Should it be delivered with 30 Victoria St (Concept 1. Stage One) there is a shortfall of Premises GFA ≈850 m²,
- iii. Poses the highest project and cost risk due to required seismic remediation and deteriorating state of the building, and
- iv. TOTI's Business Cases presented to Council to date do not contain the necessary risk management for Council, quantum and certainty of costs to support Council's endorsement of TOTI's vision.

The Council 12 May 2022 Resolution to be acted upon.

Recommended Next Steps

- 1. Implement **Actions to realise Recommendations 1. and 2. a. – h.** in above corresponding section.
- 2. Realise **Council Resolution 12 May 2022** for the Founders Theatre.
- 3. **Council Grant Policy** - Council reconsider its grant policy to permit Council grants to be used by the recipient to cover costs which are directly paid to Council e.g. rent on a Council property.

End of Executive Summary

2.0 Purpose of this Options Report

Hamilton City Council (Council) engaged The Property Group Limited (TPG) to provide an Options Report to address the 14 September 2022 Council Resolution, namely:

“That the Council

- a) asks staff to continue with the options report for community facilities in central Hamilton, to be reported back in March 2023, and to include
 - i. a needs analysis for community space in central Hamilton*
 - ii. a business case for the establishment or development of a community hub*
 - iii. consideration of the Founders site, and other potential sites in central Hamilton*
 - iv. consideration of proposals by Momentum and other potential financial partners**
- b) The report will include
 - i. independent analysis of capital and operational budgets*
 - ii. a financing plan for each option considered*
 - iii. consideration of benefits and disadvantages of each option*
 - iv. recommendation(s) on the optimum option(s) for a central Hamilton community hub**
- c) the 12 May 2022 decision on the ‘Founders Theatre Upgrade Project’ will not be acted on prior to consideration on the report in a). and b). above, and will remain the active Council decision until and unless it is superseded.*
- d) delegates an 2022-25 elected member reference group, including the Mayor and Chairs of the Community and Finance Committees (or their equivalent) to review the development of the options report in a). and b). above.”*

3.0 Project Objective

The outcome sought from this project, and therefore the ultimate objective of this project is defined within the following Project Objective.

Project Objective:

“Identify the property solution(s) which best meets the requirements of CBD community facility users (with a focus on Hamilton’s older people) within the parameters of the Municipal Endowment Fund (MEF), financial and community benefits required by Council and in a manner which complements HCC’s urban redevelopment and regeneration vision for the stakeholders of Hamilton City.”

4.0 Project Scope

To realise the Project Objective, collaboratively with Council Officers, TPG addressed the five Key Components listed below to inform the Options Report. These components are addressed in the corresponding order within this Report.

4.1 Key Components



1: Collate and Review: Collate and review Council held information.



2: User Needs Assessment: Complete a User Needs Assessment. Hold an information session, run on-line Survey and in person Workshops.



3: Due Diligence: Complete Land Status Report (LSR), Resource Management Act (RMA) Planning Assessment and consider the condition of the buildings on three Council owned properties, and others identified during project delivery.



4: Market Research: Undertake Market Research with developers, commercial sector, and consider other Central Business District (CBD) premises.



5: User Needs Translation: Translate User Needs into High Level Conceptual Floor Plans (Concepts) and prepare High Level Rough Order of Costs (ROC).



Options Report: Prepare Options Report for Council with Conclusions, Recommendations and Suggested Next Steps.

5.0 Council held documentation to inform the Options Report

Documents provided by Council and other sources have been collated, reviewed, and tested with Council Officers by TPG. This section provides a summary of the principles of these reports and their respective impact on this project. More detail on these Council held documents is included within Appendix 1 of this report.

5.1 Hamilton Age Friendly Plan (2021-2024)

As the Project Objective states, the future solution is to focus on Hamilton's older people. Accordingly, the Hamilton Age Friendly Plan vision of "a city that ensures older citizens enjoy a quality life" and both goals of this plan underpin this project.

The goals of the Hamilton Age Friendly Plan are:

1. Raising awareness within the community of the increasing number of older people, and
2. Empowering the community to take action to improve the lives of older people in Hamilton.

In Council Report dated 12 May 2022 Council Officers sought support to progress with identifying options for a Community Facility recognising the importance of such a facility to realise the 4 Wellbeing Considerations:

- Social
- Economic
- Environmental, and
- Cultural.

The Resolution from that meeting was:

"That the Council declines the TOTI proposal for Founders Theatre (Option A) and proceed with the 2021-31 Long-Term Plan funded activity for the West Town Belt Implementation – Founders Theatre Site upgrade project (\$4.008m in Year 2) as approved in May 2021, noting that staff begin work on presenting to the 2024 Long Term Plan costings and well-researched options for a purpose built community facility (or facilities) to meet the needs of the community space in Hamilton."

5.2 Municipal Endowment Fund

Council's Municipal Endowment Fund (MEF) is a tool for investing in commercial property, namely land banking for future developments, property development, joint ventures and equity partnership. Through these investments the MEF generates income used to reduce the rates requirement of the City, for reinvestment back into the MEF or is used to benefit Hamiltonians by increasing value through development of Council-owned property. Such income is not to be used for Long-Term Plan funding.

The key principles of the MEF fund are:

1. Capital must be preserved to comply with the common law principles of endowment.

- 2. Endowment funds must be used for municipal and domain purposes.
- 3. That investment must aim to increase returns from the Endowment Funds.
- 4. Must return a dividend to Council that is equivalent to the average cost of Council’s debt over the first three-year period of each 10-Year Plan.

5.3 Hamilton City West Town Belt

The West Town Belt (WTB) Masterplan was adopted by Council in August 2019 and seeks to avoid fragmentation of the 54-hectare area it encompasses within the centre of Hamilton. Essentially it is a corridor of open green space linking the Hamilton Lake Domain in the south to the Waikato River in the north-east. It is considered an important public open space that can contribute to delivering the city’s open space needs, and ensure the urban population has easy, safe and pleasant access to quality open space.



Plan 1 – West Town Belt Overview

6.0 User Needs Assessment

Whilst not doubting there is a need for a Community Facility or Facilities in addition to that currently available, it was necessary to understand the extent of the need and corresponding high level functional scope. Accordingly, the needs of potential User Groups were determined via a User Needs Assessment.

A high level understanding of the quantum of User Groups, their specific premises needs, and how and where their needs are currently being met, (or not), were determined through the application of the following methodology:

- Meeting with TOTI who are focussed on restoring Founders Theatre at 229 Tristram Street, and interact with a number of the User Groups.
- Holding an open Information Session to inform the Hamilton CBD Community Groups of this project.
- Undertaking an on-line Survey with those User Groups expected to have generally typical space requirements.
- Workshopping and meeting with those User Groups anticipated to have premises needs over and above non-specific meeting/large gathering spaces.

6.1 Theatre of the Impossible Charitable Trust (TOTI)

TOTI is a community-driven charitable organisation which works on projects in the Waikato with sustainable community benefits.

TOTI has taken on the Founders Theatre project in response to public comment. The facts, from TOTI's perspective are:

1. There is no doubt that the existing Founders Theatre building can be rebuilt quicker and more cost effectively than undertaking a new build.
2. There is room for the Founders Theatre plus other community facilities within Hamilton CBD.
3. That not all buildings are suitable for repurposing and there is a place for rebuilding. They believe that Founders Theatre is suitable for repurposing.
4. Their tabled design for the repurposing of the building can be undertaken in stages. The West Wing could be easily reopened without too much time and expense. Additional new space could be added, if required.
5. The building currently has a 15% seismic rating due mainly to the truss joins in the main auditorium.

If the TOTI business case (previously presented to Council) was accepted by Council, and on the basis that TOTI was gifted ownership of the building and granted a ground lease over the land on which the building and car parking sits, TOTI would form a new trust specific to Founders Theatre which would take ownership and responsibility for the building, repurposing project and ongoing operation. Ongoing Operational Expenses (OPEX) would be covered by TOTI and income from users. The quantum and detail of TOTI's OPEX are unknown but expected to be reflective of market rates.

TOTI estimate that the cost to redevelop the Founders Theatre is \$10m including a \$1m contingency. They see this as being funded by a \$5.9m contribution from Council (from funding currently earmarked for the demolition costs and the park upgrade budget) and the balance (\$4.1m) to be fundraised by TOTI. The fundraising to be undertaken by TOTI is yet to occur. TOTI has not sought funders at this point as they haven't been provided with any certainty from Council that they will be gifted the building. However, they are confident that they will be able to obtain the funding required to carry out the project. They do not include Momentum Waikato as a potential funder.

TOTI has allowed two years in their business plan to obtain funding however they see that backers such as the Gallaghers can contribute services and resources through their core business i.e. security. TOTI believe that Council sees their plan as a viable option. They advised that Council have reviewed their business plan and have at no point questioned the budget and funding of the project. TOTI confirmed that they are looking to refurbish for the use of various users and would not be in competition with the new Waikato Regional Theatre. TOTI see that their biggest issue is determining who uses the spaces because there are so many community groups in need of such facilities.

6.2 Information Session

A Council led open Information Session was held on Tuesday 25 October 2022, 4:30 – 5:30pm in the Reception Lounge of Council's Municipal Building.

The purpose of this session was to inform attendees of this project, its focus and what was required of each User Group to enable their group's respective community facility requirements to be understood and interpreted, followed by a question and answer session.

201 User Groups which represented a comprehensive range of activities, needs and ages were identified by Council Officers, TOTI, and referrals from others. All groups were invited by email to attend the Information Session. Follow up phone calls were made to those that did not initially respond to the invitation to attend. The net was spread wide. Invitees were encouraged to share the invitation with any other groups who they thought may not have received the invitation directly.

Examples of invited user's activities include:

- Provision of support and advisory services to the full range of people in our community e.g. older, young, vulnerable, at risk, etc
- Educational to a cross section of the community
- Dance
- Exercise, Judo to Tai Chi
- Creative Arts
- Cultural
- Theatrical
- Literacy
- Music
- Health

A total ≈60 people attended in person or online via a live video stream.

Following the Information Session an on-line Survey was distributed, and Workshops were held.

6.3 Survey

The purpose of the Survey was to endeavour to efficiently understand the key functional requirements of those groups anticipated to have generally typical space requirements within a Community Facility.

On 26 October 2022 the on-line Survey was sent to 201 parties, being those who were invited to and/or attended the Information Session. On an ad-hoc basis, those subsequently identified as a potential User Groups were sent the Survey.

The key findings of the Survey are discussed in Section 6.5 below.

6.4 Workshops

Commencing 28 October and concluding on 1 November 2022 eight Workshops were held with a collection of likeminded users to determine their specific functional needs within a Community Facility. In total 35 User Groups were Workshopped with.

6.5 Key Findings from the Survey and Workshops

Participation in the Survey and Workshops and degree of engagement from User Groups was pleasingly high. 73 different groups responded to the Survey or participated in a Workshop.

Early in the engagement with User Groups it became apparent that it was difficult for some Groups to accurately indicate the number of the users in their respective group. This is due to COVID constraining, limiting, and changing user practices and particularly so for those groups comprising older people, and/or where for many years they have had to operate within not fit-for-purpose facilities which has contributed to inhibiting their full potential being realised. Further, some User Groups were not so well equipped to complete the survey because English is their second language, or they simply did not know the answers to some questions. Accordingly, User Groups' provided their best indications with some surveys only partially complete.

The information received was deemed sufficient for the purpose for which it would be used at this time. Each User Group's needs will be verified and determined in more detail during the design phase of the delivery of the Community Facility.

Sample of key findings of the User Groups are:

- 61% have members categorised as older people.
- 62% do not currently have fit-for-purpose facilities.
- The functional specifications spanned a broad range. From shared and exclusive meeting, office and activity space (for 10 or less people to greater than 500) to Workshop areas for arts, crafts, carpentry type activities, plus more.

- The usage time and days for some spaces varies across the groups enabling the same spaces to be used by a number of different groups at different times.
- Ability to pay, and quantum, to use a Community Facility ranged from \$10 per month to \$14,400 PA. All well below market rental rates.

Proven booking and property management processes will ensure the optimal use of the multi-functional spaces for as many days, and hours each day as reasonably practical will be achieved.

Respondents and participants in the Survey and Workshop were invited to make general comments about their facility requirements. Examples of facility requirements include:

- Sound, lighting, access and easily interpreted space (natural flow) – *Age Concern*
- Safe after hours – *Arts for Health Community Trust*
- Cooking facilities needed – *Hamilton Kerala Samajam*
- We would not want to restrict a young person with a disability – *NZ Children’s Art House Foundation*
- Varying and full range of limited mobility, disabilities and impairment. Therefore the premises, inside and out, must consider and address limited mobility including weight of doors, automatic versus manual opening, toilets, all sound and IT, lighting – natural and artificial, visual impairment management, function over form, good way-finding for those impaired, appropriately wide corridors and levels, slopes. Demonstrate inclusive and flexible response environment and show consistency with universal design principles. Fully secure premises. Bike parking. EV charging for cars. Mobility scooter parking. Commercial café with provision for recognising those that cannot afford a ‘cup of tea’. *Age Concern*
- An open space for movement and Workshopping – *TAHI TA’I TASI*
- Our needs are simple – meeting space with access to kitchen facilities; shared office space; parking nearby – *Waikato Welfare Guardianship Trust*
- Workshop needs to adjoin or easy access to large meeting space to enable equipment to be moved into it for demonstrations etc at monthly etc meetings – *Waikato Guild of Woodworkers*
- Environmental waste bins – create a lot of waste – *Waikato Society of Potters*

Groups were asked how fit-for-purpose facilities would make a difference to their group. Some stand-out comments are:

“Would be amazing because it would enable us to grow without the barriers of the amount of fit-for-purpose space being available to support us. Working alongside complementary groups would be so beneficial. Insane!”

–*Hamilton Citizens Advice Bureau*

“ Attract a greater number of like-minded people to a hub and to Grey Power. Remove the physical and location barriers for older people. A critically important hub for our people. Safe place. ”

–Hamilton Grey Power

“ It would be a dream come true to have a facility that caters for our community need with a reasonable price. This will make a big difference because we will be able to complete our programs necessary for the physical and mental wellbeing of our whanau. ”

–Kiribati Waikato Associations Incorporated

“ The Founders Theatre is majestic already, it would be inspiring to young people to work there, these are young architects and engineers, those who will be working on developing and designing models of sustainability for the future of this country. Future makers. Why demolish the past designers and visionaries work? Madness. ”

–NZ Children’s Art House Foundation

“ Extremely significant. ”

–Hamilton Woodturners and Waikato Guild of Woodworkers

“ Really hard to find and booking a facility for function, there will be restriction around food and catering food in most of the facilities. That is why we need central city community facility to have in our city. Price should be reasonable, no large deposit required. Also each function is different in our community, so size of the hall will be differ in each function, that is why I suggested, this facility should have multiple areas with different sizes. ”

–Sri Lanka Friendship Society Waikato

“ Can cater to more people. Increase safety compliance. Improve collaboration amongst community groups. Put Hamilton on the 'arts' map of NZ - become a destination. ”

–Waikato Society of Potters

“ So much more than a building.”
– Age Concern

“ Broaden activities and extend offering.”

–Hamilton Community Mens Shed

“ Aligns with Hamilton's Age Friendly plan, demonstrates to the community that older people are the heart of Hamilton, celebrated and recognising the increasing aging population and therefore increasing needs. Honours more than 40 years of the relationship between HCC and organisations working with older people at 30 Victoria Street. Recognising the value that the community put on the premises in the 1970s and today. Respects and recognises the value that the older people of Hamilton make to the community. Affordable and therefore available to all users that need such premises - hireage costs should not form a barrier to users. Provides a safe environment to Hamilton's older people. A hub for social connection.”

– Age Concern

6.6 User Group Categories

The User Groups have been generally grouped into three categories; namely:

Group 1: Office type space/clean User Groups

Those users with a need for office, meeting room, large hall type space and supporting amenities.

Group 2: Activity type space/dirty User Groups

Those User Groups which undertake activities that are more physical and create some degree of mess and/or industrial type noise and/or activity.

Group 3: Unique User Groups

Those User Groups which have requirements unique to other User Groups. They may require a high degree and area requirement for unique or exclusive space. An example of this would be a User Group that requires overnight stay facilities (additional fire compliance, security) or a Group that requires a significantly large exclusive use area.

The m² requirements by type of space are discussed in the different Concepts and Options within section 10.0 Translation of User Needs into High Level Conceptual Floor Plans and High Level Rough Order of Costs (ROC).

Appendix 2 contains detail on the Key Findings from the Survey and Workshop.

7.0 Potential Sites – Due Diligence

TPG undertook a review of three primary Council sites, and others identified during project delivery, which were deemed potential options for the new CBD Community Facility.

The primary Council sites are:

- 30 Victoria Street (Celebrating Age Centre)
- Norris Ward Park (Corner of Seddon, Ward and Tristram Streets)
- 229 Tristram Street (Founders Theatre).

Council provided TPG with reports on varying matters for each of the above sites. Based on the content of said reports, and additional information obtained, a high level analysis including building and site due diligence, Land Status Reports (LSR) and Resource Management Act (RMA) Planning Assessments has been undertaken.

Key characteristics and findings for each site are summarised below.

7.1 30 Victoria Street (Celebrating Age Centre)

7.1.1 The Site – 30 Victoria Street

30 Victoria Street is situated on the eastern side of Victoria Street and includes the two southern-most parcels which are identified in Plan 2 below.



Plan 2 - Aerial image of 30 Victoria Street and immediate surrounds

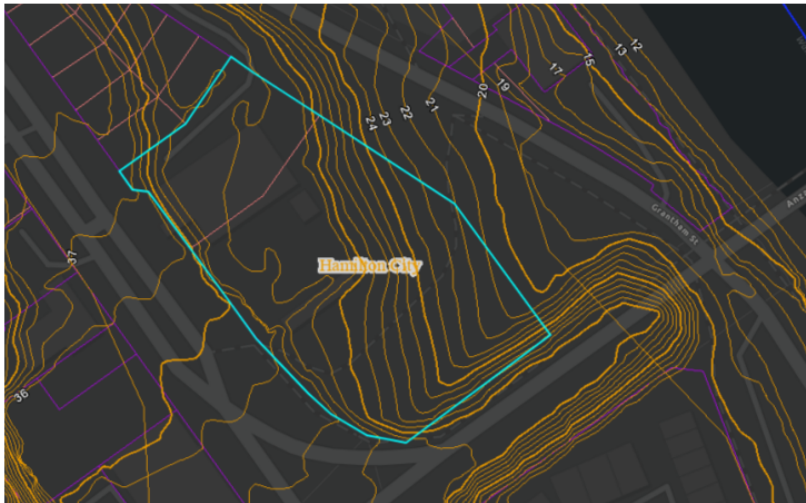
30 Victoria Street is legally described as Allotment 443, 443A Town of Hamilton West in trust as endowment in aid of the Borough Funds and contained within part Record of Title (RT) SA20/293 being

0.1856 hectares (ha). The ex-Municipal Pools sat on the balance parcel, some 0.6571 ha, more or less. Together the land totals 0.8427 ha, more or less.

30 Victoria Street is located at the southern end of the City Business District (CBD) and contains one existing building; the Celebrating Age Centre (CAC). The Municipal Pool development has been removed, the underlying land grassed with the intended future use being inner-city reserve.

The main pedestrian access to the CAC is provided from the Victoria Street frontage, with vehicle access and parking available from Grantham Street. A bus stop and two accessible car parks are located on Victoria Street directly outside the CAC.

The north-western portion of the site, where the CAC is located, has topography which is generally level with the road. The remainder of the site falls steeply to the east, toward the river. The orange lines illustrated below show the height differences across the site in 1m intervals. The closer together the lines the steeper the gradient of the underlying land.



Plan 3 - 30 Victoria Street showing contours

7.1.2 Building Description - Celebrating Age Centre

The CAC building is a standalone three storey structure which until recently was used as a community hall/activities centre for aged persons. As stated in the AECOM '*Initial Seismic Assessment Report*' dated May 2017 the building was built circa 1978 by the local community and constructed from reinforced concrete beams and columns in the lower two floors. The upper floor is constructed from steel portal members which are bolted on to supporting columns.

The building has a gross floor area of $\approx 1,000$ m² and a height to roof level of ≈ 12 m. The main floor of the building, i.e. the Victoria Street level, consists of a large main hall with various small rooms (offices, meeting rooms, kitchen) around the perimeter. An upper storey, consisting of smaller office type rooms, is located in the southwestern edge of the building.

The building has a large basement used for car parking. It is cut into the existing ground along Victoria Street with the basement wall acting as a retaining wall. AECOM has stated that the basement walls have exposed reinforcing to potentially facilitate the addition of a mid-height floor in the future.

7.1.3 Building Condition – Celebrating Age Centre

AECOM completed an Initial Seismic Assessment Report (ISA) on the building in May 2017. Their findings concluded that the building itself appears to be in a sound and serviceable condition with no significant cracking, spalling or defects noted, and can be considered low risk. However many of the structural elements and detailing are hidden behind facades, which may conceal potential defects.

The ISA was undertaken on the basis of the building be a community facility where 300 or more people may congregate and therefore required to meet Importance Level (IL) 3.

Recently, there have been increasing water-tightness issues. HCC commissioned Cushman Wakefield to conduct a condition assessment of the roof. Cushman Wakefield has recommended a full replacement. Considering the roof replacement works are costly, quite invasive and would take some three to six months to complete, Council considered it prudent to pause and consider the building use, configuration and generally how fit-for-purpose it is prior to progressing with investing in any roof remediation works. Essentially this roof matter is the instigator of this Options Report.

As part of the Community Buildings renewals budget there is ≈\$1m available to contribute to refurbishment/redevelopment costs of the CAC.

7.1.4 Land Status Report – 30 Victoria Street

A LSR was completed to determine what statutory restrictions and or implications may be imposed over 30 Victoria Street.

Key findings are summarised as follows:

1. The RT was issued by Crown grant under the Municipal Corporation Act 1876 (MCA) in 1881. Under section 350 of the MCA a Council could request the Crown to grant waste lands of the Crown to Council. It could be granted to the Council on trust either for “the use and enjoyment of the inhabitants of the borough, or as sites for public buildings or other special uses, or as an endowment in aid of the borough funds”.
2. Sections 140 and 141 of the Local Government Act 2002 (LGA) restricts and manages the disposal of land held on trust or for an endowment. Disposal may not be allowed if expressly prohibited in the instrument that vested the property, otherwise Council can proceed with disposal provided it has first attempted to notify the donor or their successor. The proceeds for sale are required to be put to the same purpose as the original endowment. Further investigation is required should Council wish to dispose of the land.
3. The CAC straddles the boundary of the parcels which comprise 30 Victoria Street (as Plan 2 above depicts) and also appears to encroach the roadside edge of Victoria Street. The undertaking of a Survey will determine the actual location of the CAC within the two parcels and the extent of any encroachment verifying the sites’ actual land area.

7.1.5 Resource Management Act Planning Assessment – 30 Victoria Street

30 Victoria Street is subject to the Community Facilities Zone and the Destination Open Space Zone as identified by the District Plan.

Within the Community Facilities Zone, development of a community facility and ancillary activities are a Permitted activity. Therefore, undertaking these activities is Permitted within the Open Space Zone, however, the construction of any building that is not for park maintenance requires a Resource Consent (RC) for a Restricted Discretionary activity.

Council has restricted their discretion when assessing a RC of this nature to design and layout, natural character and open space and removal of vegetation and trees. This indicates that where a good quality design outcome is achievable, Council would be likely to support future development of this site for community related purposes.

Key opportunities and potential constraints identified in relation to potential development/redevelopment of 30 Victoria Street are listed below.

Key RMA opportunities:

- Permissive zoning.
- Easy, existing connections to public transport, pedestrian/cycle pathways and roads.
- Prominent street frontage to the southern end of Victoria Street which is the main southern access to the CBD. Revitalising this space offers potential to create a vibrant southern entry/exit to the main street.
- Opportunities for the CBD to enhance connections between the city, the community and the river. Enhancing connections with the Waikato River is sought by many Council strategies and plans for revitalising The City.

Key potential RMA constraints:

- Protected features, including:
- Built Heritage – H12 Band Rotunda.
- A mixture of Significant Trees as described in Schedule 9D of the District Plan.
- These features may be limiting in terms of location of any future built development.
- The potential for soil contamination on the CAC site is largely unknown.
- The land's gradient may see an increase of the existing building's footprint to the north and east being cost prohibitive.
- The ex-municipal pools area has been investigated for soil contamination and the presence thereof confirmed. As part of the demolition and remediation action plan all contaminated soil was removed and the site certified free of contaminants. The contamination status of the final layer of topsoil brought on to site by the contractor is yet to be determined. It is anticipated that by mid-March 2023 the status of the topsoil will be known. Soon thereafter matters will be appropriately addressed and remediation works completed.

7.2 Norris Ward Park

7.2.1 The Site – Norris Ward Park

Norris Ward Park comprises a total area of 1.51 ha. It is legally described as Part Allotment 11 Hamilton West Town Belt and Lot 2-3 Deposited Plan 27803 and Lot 1 Deposited Plan South Auckland 1152 and Deposited Plan 26105 and Lot 1 Deposited Plan South Auckland 27625 and Lot 3 Deposited Plan South Auckland 61909, and contained within RT 79301 being 1.5127 ha, more or less. Together there are eight separate parcels as illustrated in Plan 4 below.

Norris Ward Park is bound by Seddon Road on the western boundary, Ward Street on the southern boundary, Tristram Street on the eastern boundary and the inner-city Kiwi Rail railway on the northern boundary. It is within the Cricket and Culture Character Area as well as Character Area 2 of the WTB which considers an intimate civic park with an Arts and Community Focus.

An L shaped building which wraps around the south-western corner of Norris Ward Park is occupied by community groups, including Artmakers Trust, Waikato Society of Potters, and the Men’s Shed. There is a generous parking area on the site providing for ≈68 parks. A second smaller building to the east of the carpark is occupied by Arts for Health. Both buildings are single storied.

The remainder of Norris Ward Park is grassed with specimen trees throughout. A pedestrian walkway winds through the centre of the park, providing connections from the residential area to the west into the city centre. The topography of the site is generally flat.



Plan 4 – Norris Ward Park showing site surrounds and parcels

7.2.2 Building Description – Norris Ward Park

As stated in The Property Survey Company’s (TPSC) ‘Condition Report’ dated June 2022 the foundations of the two buildings are assumed to be strip footings and a concrete floor slab supporting concrete masonry block columns and walls.

7.2.3 Building Condition – Norris Ward Park

TPSC concluded that the main building's roof, associated flashings and internal gutter system are nearing the end of their economic life. Areas of surface corrosion were observed on the sheeting, flashings and internal gutters. Areas of targeted roof repairs indicate that the roof is starting to fail.

Externally the building is in satisfactory condition however there are some areas of concern. Namely the inadequate ground clearance between the cladding and paved surface (an issue because this enables water to track from the ground up to and into the building), weathertightness detailing around penetrations, and in places detached metal cladding.

7.2.4 Land Status Report – Norris Ward Park

A LSR was completed to determine what statutory restrictions and or implications may be imposed over Norris Ward Park.

Key findings are summarised as follows:

1. Norris Ward Park is currently used as a large open space park and contains multiple buildings. Parcels (refer Plan 4 above) 1 - 7 were declared to be recreation reserves within the meaning of the Reserves Act 1977 (RA) in Gazette Notice (GN) 1988 pages 2087 and 2088. Parcel 8 creates one anomaly in that it appears to be held for a Local Purpose Reserve (Electricity) on deposit of DPS 61909 but has since been included in the below Gazette 2015 page 6468, but then is not included in the legal descriptions shown on RT 79301. All parcels are subject to the Reserves Act (RA).

Parcels 1 - 8 have been renamed from the former Ward Park to Norris Ward Park. Historic titles identified Norris Ward Park was held for a municipal endowment under the Reserves and other lands disposal and Public Bodies Empowering Act 1917. It appears to have been Crown derived.

2. When making any decision regarding the future use of Norris Ward Park, sections 4 and 6 of the Conservation Act 1987 may impose on Council the obligation to consult with Mana Whenua.

7.2.5 Resource Management Act Planning Assessment – Norris Ward Park

The District Plan confirms that Norris Ward Park is located in the Neighbourhood Open Space Zone and the WTB. The purpose of this Zone is to serve as a focal point for the local community. These areas give opportunities for relaxation, walking, children's play, jogging and picnics. Buildings are limited to public toilets and park maintenance buildings. Any built development on this site requires a RC for a Discretionary activity. The operation of a community centre and any ancillary activity would trigger a RC for a Discretionary activity.

Councils' strategic documents including WTB Masterplan and the Central City Transformation Plan both consistently call for the preservation of green space however, both strategies also indicate that built development in some instances may be appropriate.

The Discretionary activity status, District Plan objectives and policies, and the strategic documents mentioned above, all indicate that development on this site would need to be comprehensively planned and substantial reporting required for it to be approved by Council for redevelopment.

Key opportunities and constraints identified in relation to potential development/redevelopment of this site are listed below.

Key RMA opportunities:

- Easy, existing connections to public transport, pedestrian/cycle pathways, roads and rail.
- Flat contours.
- Non-statutory strategic documents adopted by Council indicate that if thoughtfully designed built development serving a community purpose may be suited to this site.

Key potential RMA constraints:

- District Plan zoning and rules which relate to this site are restrictive and do not directly encourage built development occurring within this location.
- The potential for soil contamination on the site is unknown at this time. A Preliminary Site Investigation (PSI) is required to determine the likelihood of any soil contamination. Depending on the findings of the PSI, a Detailed Site Investigation (DSI) may be required which may necessitate site remediation and consenting requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

7.3 229 Tristram Street - Founders Theatre

7.3.1 The Site - Founders Theatre

Founders Theatre opened in 1962 and was closed in 2016 due to significant safety concerns. It has since been subjected to water ingress and vandalism and identified as earthquake prone. Previous estimates have been tabled for restoration and seismic strengthening ranging from \$12 million (m) to \$20 m.

Council has consulted with the community three times since the building's closure, seeking guidance on what to do with the site. In July 2016 feedback from public engagement favoured the option to refurbish (49%) with build new selected by 34% of the respondents. In the most recent 2020 consultation, 84% of submitters supported Council's proposal to create a multi-purpose park as part of the WTB. The park to include purpose-built facilities to meet the needs of the community and include special interpretation of its historic significance, the re-instatement of its fountains and space for open air performances.

7.3.2 Building Description – Founders Theatre

229 Tristram Street, also known as Boyes Park, comprises a land area of 1.7 ha and is triangular in shape. It is bound by Rostrevor Street on the north-eastern boundary, Tristram Street on the eastern boundary and Norton Road on the south-western boundary. It forms part of the WTB.

The site currently contains the Founders Theatre which is located within the south-eastern extent of the site. To the south-east of Founders Theatre is the Dame Hilda Ross Memorial Fountain and to the north-

west is the Centennial Fountain. An onsite at grade car parking area is located between Norton Road and Founders Theatre, and a vehicle accessway through the site provides connection between Norton Road and Tristram Street. Unimproved areas are grassed and contain a number of significant trees. The topography of the site is generally flat.



Plan 5 – Aerial image of 229 Tristram Street

Founders Theatre consists of a number of structurally connected portions which form the complete building. Initially the building comprised the Front of House, Auditorium and Stage House. Additions have been made to both the eastern and western wings of the Stage House and to the café/bar space, the eastern auditorium emergency egress stairs and to the southern end of the main entrance foyer.

Following a robust process including independent assessment by heritage experts, Council advised Founders Theatre had not been included on the list of buildings scheduled for heritage protection as essentially it does not meet the heritage test. In March 2022, Council’s General Manager of Growth summarised his respective findings which stated:

“The building has historic (associative value), architectural (functional) and cultural (sentiment) qualities, however the original form and appearance of the building has been lost due to several alterations and extensions. Key elements of the main facades have been built over, re-clad, or altered. The main original front elevation has been covered over by later extensions and canopies. Therefore, the important integrity and essence of the building in physical terms has been lost and or degraded and therefore the building has not been considered for scheduling.”

7.3.3 Building Condition – Founders Theatre

There are three main safety issues with the Founders Theatre building. These are the flying system, fire curtain and seismic performance - all of which have a degree of interaction with one another. Dunning

Thornton Consultants (DTC) completed a Detailed Seismic Assessment (DSA) on the building in July 2016 advising it has a seismic strength rating of 15-25% of New Building Standard (NBS). This rating saw the building officially classified as earthquake prone (<33% NBS) according to government legislation. Current legislation requires the work to be completed within 12 years of receipt of the engineer's report, taking the date by which the building must be strengthened to at least 33% NBS to 2028.

DTC's findings suggest that the most critical areas of weakness are the roof structures of the auditorium, and the stage house. These structures are important for bracing the tops of the heavy concrete perimeter walls.

Price Waterhouse Coopers (PWC) report dated March 2016, states that the flying system and components (ropes and pulleys) had been improved since 2010 but full certification of its safe working load could not be verified unless the wooden frame, from which all equipment is suspended, has been certified by a qualified person. PWC state that it is not certain that certification would be obtained given the wooden nature and age of the structure. As it relates to suspended loads, in the absence of certification the use of the system is not permitted under existing and pending Health and Safety regulations.

The PWC report states that the current fire curtain was compliant with fire regulations at the time of installation, however any future substantial changes to the building may require a fire system review and a different approach to fire containment based on current regulations. The current fire curtain does not seal and has known hazards inherent in its operation e.g. it falls very fast to the stage floor. The existing fire curtain is connected to the supporting frame of the flying system. Although the flying system has been largely decommissioned (pulleys and ropes removed) meaning less weight on the frame, there is still an unknown risk of the fire curtain being unsupported by the frame.

Generally, the building is presently derelict and requires significant remediation and refurbishment to bring it up to an operable standard and fit-for-purpose.

7.3.4 Land Status Report – 229 Tristram Street

A LSR was completed to determine what statutory restrictions and or implications may be imposed over 229 Tristram Street.

Key findings are summarised as follows:

1. 229 Tristram Street is Crown derived reserve therefore any Right of First Refusal (RFR) implications would only apply should the reserve status be revoked. When making any decision regarding the future use of this property, sections 4 and 6 of the Conservation Act 1987 impose on Council the obligation to consult with Mana Whenua.
2. 229 Tristram Street is subject to the RA. Section 53 of the RA provides Council with specific powers (other than leasing) in respect of recreation reserves which include erecting buildings and structures (subject to certain requirements) and setting apart parts of a reserve for specified purposes.
3. The Council is authorised by section 61(2) to be a leasing authority for the purposes of the Public Bodies Leases Act 1969, and section 61(2A) of the RA provides Council with the ability to lease all or part of the reserve for certain purposes.

4. When the part of 229 Tristram Street which is local purpose reserve was vested by Gazette Notice (NZ Gazette 1956, page 823) it was done subject to a special condition that no part of the buildings to be erected on the said reserve shall be used for municipal offices. Although these sections provide Council with reasonably broad powers in respect of the administration of 229 Tristram Street, including the leasing of it, the powers may only be exercised to ensure the use, enjoyment, maintenance, management, protection, and preservation is for the purpose for which it is classified.

7.3.5 Planning Assessment – 229 Tristram Street

229 Tristram Street is in the heart of the WTB and the District Plan identifies it as being in the Neighbourhood Open Space Zone. The purpose of this Zone is to serve as a focal point for the local community. These areas give opportunities for relaxation, walking, children's play, jogging and picnics. Buildings are limited to public toilets and park maintenance buildings. The District Plan states that any built development on this site requires a RC for a Discretionary activity. The operation of a community centre and any ancillary activity would trigger a RC for a Discretionary activity.

Future development within 229 Tristram Street would need to be thoughtfully designed and planned to ensure that the purpose of the Open Space Zone is not undermined, meaning that open green space would need to be provided.

Key opportunities and constraints identified in relation to potential development/redevelopment of 229 Tristram Street are listed below.

Key RMA opportunities:

- Easy, existing connections to public transport, pedestrian/cycle pathways and roads.
- Non-statutory strategic documents adopted by Council indicate that if thoughtfully designed built development serving a community purpose may be suited to this site.
- The site is located within the heart of the WTB. This character area has been identified as a space which shall provide a diverse range of activities which cater for the needs of the community.

Key potential RMA constraints:

- District Plan zoning and rules which relate to this site are restrictive and do not directly encourage built development occurring within this location.
- The potential for soil contamination with the site is unknown at this time. A PSI would be required to determine the likelihood of any soil contamination. Depending on the findings of the PSI, a DSI may be required. If contaminated site remediation and consenting requirements under the NESCS will apply.

8.0 Market Research

The identification of existing and planned sites/premises/developments which could meet the needs of the users of CBD Community Facility was considered. Discussions were held with Hamilton developers, those working within the real estate sales and leasing market, philanthropic groups, groups involved in developing and operating community facilities, and long-standing clubs and groups with premises within the CBD.

An overview of this research is provided within this section.

8.1 General Feedback from Hamilton Market

General feedback/suggestions, in no particular order, follows. Some views are polar opposites of one another.

- Norris Ward Park is underutilised. Should be intensified.
- Theatre of the Impossible Charitable Trust (TOTI) has absolutely no doubt that the existing Founders Theatre building can be rebuilt quicker and more cost effectively than undertaking a new build.
- Founders Theatre building is beyond useful life. Repurposing it would be short sighted. Build new if site deemed appropriate for users.
- Momentum Waikato could form part of a Community Facility solution, but not in relation to Founders Theatre.
- Aranui would be fantastic if it can be pulled off.
- Repurpose Perry House at 360 Tristram Street into a Community Hub.
- There are underutilised club facilities where perhaps some community groups could go.
- New builds are hard to get to stack up from a financial perspective right now. Accordingly, we are not currently planning any additional new build projects in Hamilton.
- Anticipate Council or a community led facility competing with the commercial office market will be difficult. Therefore inclusion of office space for lease on a fully commercial basis should be carefully considered. Cost to build is high and lease market is very competitive.
- A café at 30 Victoria Street should work but it is critical to get the right operator and necessary to encourage foot traffic. 120 – 150 m² area at \$300 – \$400 per m² is about market but depends on scope of fit out paid for by the Landlord. Limited kitchen probably would work. A model of something between a heat and eat and a full kitchen is probably the sweet spot.
- Demand for Early Childcare Education centres (ECE) within the CBD is high, and incorporating some within a community facility could work well for all parties; landlord, tenant and other users of the facility.
- There is a need in the CBD for large conference/meeting spaces.
- Municipal Buildings should be sold to a private party with lease back of the bottom three levels to Council for a Community Hub and upper floors for student accommodation. This will revitalise the CBD.

- The location of Municipal Buildings is good but building identity is not. Anticipate some community groups would not be enthusiastic about going to 'Council' for community activities.
- Retail can struggle unless it is destination retail or proximate to other destination retail and high levels of foot traffic.

Some of the above points, plus others are discussed within the next section of this report.

8.2 Hamilton Combined Returned Services Club

The Hamilton Combined Returned Services Inc (HCRSC) owns and occupies the land and buildings at 50 Rostrevor Street in Hamilton CBD. The area highlighted in yellow within Plan 6 below. HCRSC also own the adjoining property to the southwest and lease it to a third party.

HCRSC is a Chartered Club offering a range of activities for its members and friends including indoor bowls, snooker for over 60s, 8 ball, fishing club, darts, cards, entertainment and a restaurant. They have 1,050 members of which 200 use the premises regularly. Annual membership cost is \$35. The Hamilton Returned Soldiers' Association (RSA) is located within the HCRSC building.

The building is $\approx 1,000$ m² over two levels and contains large open spaces in which the activities are undertaken. Included is a dining area catered by a full kitchen, meeting rooms, storage and a licenced bar. ≈ 60 carparks are located primarily to the rear of the building. It is understood that a seismic, asbestos and building condition report may be held by HCRSC. 50 Rostrevor Street is well positioned within the CBD and approximate to on and off-street parking, public transport and other CBD amenities.

The facility is currently underutilised, and we are advised its members are researching ways to access funding to update these premises, increase use and income. They have indicated that they are open to use by groups independent to their members and increasing funding sources for CAPEX and OPEX.



Plan 6 - 50 Rostrevor Street

8.3 Aranui Development

The Aranui Development is proposed to be located near to 30 Victoria Street in a section of the Waikato River known as the Roose Commerce Park and Ferrybank landing. Its purpose is to accommodate sport, recreation, community activities and commercial lettable space. Blair Currie of Blair Currie Design (BCD), with other representatives (together the Aranui Charitable Trust), are leading this project and the redevelopment of these reserves.

Those currently utilising the existing space within these reserves include Hamilton and Waikato Rowing Clubs, Nga Tai Whakarongo, Tetoki Voyaging Trust and Waikato Dragon Boating and Waka Ama Clubs, Hamilton Hawks, Waikato Sports Fishing Club and Kerr and Ladbrook Catering.

The purpose of including commercial lettable space is to produce an income stream to support the initial development (CAPEX) and ongoing OPEX, as well as funding coaching and support sports facilities to continue to develop its users, and ongoing supply and updating of equipment.

Aranui Development's plan was presented to Council's Long Term Plan hearings in April 2021 seeking a contribution of \$100,000 per year for three consecutive years. Council provided an initial \$50,000 of funding for technical investigations and feasibility studies for investigation in Year 1 (2021/2022) of the 2021-2031 LTP. In August 2022 an update report 'Aranui Development – Project report' (dated August 2022) was provided to the Central City and River Plan Working Group with an overview of how the proposal was tracking. The report summarised that the initial \$50,000 had been exhausted and outputs completed. An additional \$75,000 had also been spent which had come via donations. Progress to date includes a schedule of areas investigations, planning review, financial feasibility and initial consultations.

An additional \$5.2m of funding has been sought from HCC to cover further consultation, design, construction budgeting and consenting over the next 18 months to take the project to a 'shovel ready state' in time for inclusion in the 2024 - 2034 LTP process. The \$5.2m requested is ≈5.6% of the total estimated build costs of \$92.5m.

8.4 Municipal Building

It is understood that Council is in the early stages of considering options for the long term use and future of the Municipal Building.

The timing for this review, implementation of conclusions and recommendations is uncertain. For this reason, the Municipal Buildings are not discussed or considered in relation to the provision of Community Facility at this time.

It may be that at the time the review is undertaken it is determined that those facility needs of some User Groups which have not been met, or have subsequently arisen, will be considered for accommodating within the Municipal Buildings.

8.5 Pembroke Park

Early in the project Pembroke Park was tabled as a potential site for a future Community Facility however the access is deemed inappropriate for older people. As the Project Objective has a focus on older people, this site was not investigated further.

8.6 Perry House – 360 Tristram Street

Perry House was initially tabled for repurposing into a Community Facility. Subsequent research has determined that Perry House will be demolished and it is intended that this site is developed for affordable housing. Council supports such development in the CBD as contributing towards the Infrastructure Acceleration Fund (IAF)/Heads of Agreement (HOA) with central government.

8.7 Community Facilities provided by other parties - examples

Examples of community facilities provided by other parties within Hamilton are the K’aute Pasifika Village premises at 100 Seddon Rd and Trust Waikato at 4 Little London Lane. In Rotorua at 7/9 Tarewa Place, is Parksyde Community Centre for 55+.

Acknowledging there will be variances between the needs of the users and therefore the specifications of the above example facilities with those of the users of Council’s Community Facility, there will be many similarities. The model on which these facilities have been realised, and the information held and shared by respective representatives is invaluable intellectual property and first-hand experience to draw on and assist to inform the realisation of a Council led Community Facility.

8.7.1 K’aute Pasifika Village

In January 2023 K’aute Pasifika moved into their new purpose-built premises which were realised for a total cost of \$17m and funded by Trust Waikato, government and crown agencies and philanthropic funders. The underlying land is Council owned local purpose reserve and leased to K’aute Pasifika Trust.

The purpose of these facilities is to provide health and wellbeing services with a focus on Pasifika people. K’aute Pasifika Village includes four key areas, being:

1. Early learning centre (80 children).
2. Wellbeing Centre (admin, GP and social services, pharmacy).
3. Fale (community space). Community space will be available for all sectors to hire (sliding scale of fees).
4. Amenities building with fully equipped kitchen, storage, ablutions, power room.

K’aute Pasifika’s use is to be balanced to ensure that the facility is sufficiently available to the wider community, not just this group. Once the functional and operational logistics of these premises have settled down it may be that there is some spare capacity that can accommodate some of the User Groups engaged with during the preparation of this report, however the extent cannot be determined at this time.

8.7.2 Trust Waikato

Trust Waikato is a community funder with a focus on funding across all sectors e.g. community houses, K’aute Pasifika; every community group and club, sporting, major Council projects etc.

≈4 years ago, for the purpose of providing a home for Trust Waikato staff and free community space for generally not-for-profit groups, Trust Waikato built the two storey Community Hub at 4 Little London Lane. It was fully funded from Trust Waikato's funds. It is viewed as a great place to interact with likeminded and complementary groups.

The following is an overview of this Hub, including in some regards how well it does (or does not) meet users' needs:

- Community rooms available (without any storage) for meetings, gatherings, huis.
- Users' storage needs are not being met, therefore resources are required to be brought to site on a use-by-use basis.
- Suitable for board meetings and smaller groups only. An inability to hold large meetings/AGMs. There is a requirement for 50+ pax sized rooms, which cannot be provided at this Hub.
- Available 7 days, daytime and evenings. Demand exceeds available slots.
- Alcohol free. Groups are permitted to consume alcohol during events, but alcohol cannot be bought and sold on site.
- Accessible parking is available on site. Generally insufficient onsite parking. 2 hour on street parking.
- Lacks some hard fit out, furniture, fixtures and equipment (FF&E) e.g. stage, sound systems (PA), hearing loops, full kitchen. It has a kitchenette only and is unable to cater for events or large meetings.
- Insufficient privacy due to glazed partitions.
- Outdoor space with gardens and activity area.

8.7.3 Parksyde Community Centre for 55+

In 2000 Rotorua's Parksyde Community Centre for 55+, also known as The Older Persons Community Centre Trust (Parksyde) was built in partnership with Rotary as part of the Rotorua Energy Charitable Trust's identified and funded Millennium Projects.

It is a 2,000 m² independently owned and run facility comprising of meeting rooms, salon for hairdressing, toe nail care and massage, Café and hall type space for use for group activities and for hire for events and functions (weddings, corporate events, birthday, anniversaries).

Its purpose is to support the wellbeing of Rotorua's older people, catering for their needs through promoting, fostering, supporting, enabling, empowering and encouraging its members by meeting their social, recreational, health, educational, and activity needs.

Governance is by Parksyde's Board, with operations dependent on volunteers and one employed staff member. There is no membership fee but a small activity participation charge. The average age of users of Parksyde is 74 years, although the age ranges from 65 to over 90. A number of these users live alone with otherwise very little social connection and interaction. Over 1,000 attend Parksyde per week.

Aged Concern lease neighbouring premises at 5 Tarewa Place, providing proximate and accessible support to those Parksyde users.

Parksyde's OPEX is covered by the activity participation fee, fundraising and assistance from many and varied philanthropic foundations and trusts including Lottery Community Fund, Rotorua Lakes Council Partnership Agreement, Rotorua Lakes Council Neighbour Matching Grant, Rotary Club of Rotorua North etc.

Item 8

Attachment 1

9.0 Funding Needs, Potential Funding Streams and Development Model Considerations

9.1 The Need for Funding

How to pay for a building (CAPEX) and its ongoing OPEX (Operational Expenses) is fundamental to, in the first instance realising a building, and then ensuring its ongoing operation and upkeep. CAPEX (other than for some hard fit out) is typically paid by the building owner with the owner seeking a market return on their investment. Under commercial arrangements (leases), OPEX are endeavoured to be fully recovered from the tenant/s. However by nature of the tenants/users of a Community Facility, non-commercial arrangements are often applied with OPEX being funded by means, e.g. grants, fundraising etc, outside of the User Groups/Tenants' income from its primary activity.

Certainty of sufficient up-front CAPEX is required before a development can commence. Sources are discussed within section 9.2 below.

OPEX for a new building within the Waikato region with new services including a lift/s currently starts at ≈\$60 per m². A number of factors influence this rate e.g. age and warranty applicable to the buildings' components, the construction and types of areas within the building e.g. office versus basement carparks. For the purpose of estimating OPEX, and to endeavour to not underestimate what actual costs may be, we have applied \$70 per m² to each Concept's Premises GFA. Car Park GFA is excluded from the OPEX calculation as car parks are typically leased on a per car park basis and it is a gross, all inclusive (rent and OPEX), figure.

The OPEX rate typically includes local body rates, insurance, maintenance of all mechanical services, building wash, pest control, grounds maintenance, power in common areas if a multi tenanted building, building warrant of fitness items etc. OPEX excludes building maintenance required not as a result of general wear and tear, and CAPEX to keep the building compliant with regulations and functionally current and in a market leasable state. For older buildings, OPEX and the requirement for CAPEX is higher and can become unsustainable and result in the "spending of good money after bad". This is especially so if maintenance has fallen behind, when undertaken on a reactive rather than proactive basis, or a building is past its economic and/or functional life.

Once a building's development scope, including services, construction materials and finishes has been finalised the life of the respective components can be determined and a maintenance plan and budget developed to determine whole of life costs.

The demand for community amenities is high and corresponding demand for funding of CAPEX and OPEX exceeds supply thus constraining the number of, and the ability to provide, ongoing fit-for-purpose community facilities.

The balance of this section discusses funding considerations, potential funding streams and development models, including that required for payment of OPEX by User Groups

9.2 Council Funding

Council supports ≈130 community groups via an annual grant for operating costs, events, projects, programmes etc. The total grant pool is ≈\$1.8m per year.

Additional to the above, Council has a community premises grant which covers a total of 28 groups with a funding allocation of \$1.1m per year. These grants span three years and therefore provide certainty to the recipient for the respective term.

Currently Council's policy does not allow Council to fund any costs that are returned to Council. As an example, if a group is to apply for event costs and that event is at a Council venue, then the group cannot spend Council funding on the cost of the venue. Rationale is because the funds come back to Council. The grant must therefore be used for wages, entertainment hire etc thus requiring the group to find alternative funding for venue hire which is to be paid to Council.

With Council approval, Council has an option to reprioritise some renewals funding (by removing some building assets rather than renewing) to the sum of ≈\$5.5m. In addition, should the location of Norris Ward Park be preferred there is another ≈\$1m available. These are one off funds.

It is well recognised that Council's funds are in high demand and limited in supply.

Council's MEF is to be invested in property or property development where broader economic and social benefits can be secured in support of the Council's plans, city strategy, growth and liveability. Accordingly the MEF can be used to assist to realise a Community Facility on Council's land, by entering into a joint venture or turn-key development providing flexible options with approved development partners. Such MEF expenditure is subject to compliance with MEF criteria.

9.3 Income from User Groups

As discussed within the User Needs Assessment section 6.0 above, by nature of the User Group members, their activities, services and those whom they support and service, the income they generate is minimal. Therefore the rent and OPEX they do and can pay is often minimal and uncertain from year to year and grant to grant. The more rent a Community Group pays, the less it has to apply to providing its purpose to the community. It is for this reason that commercial returns on property and full recovery of OPEX are often unachievable for premises used by community groups.

Council recognises this limitation and reflects this in how the quantum of rent is calculated for community groups renting Council properties. Such rent is calculated based on the low end of commercial rent for comparable properties discounted by 87.5%. Even with rents discounted, typically the ability of User Groups to pay rent and OPEX is challenging, and funds are sought from general fundraising, philanthropic foundations, trusts and Council to cover these costs. The respective Council Policy is due for renewal. We do not know if Council intends to change this Policy, or not.

This funding challenge does not and should not diminish the importance of these User Groups having fit-for-purpose premises to enable them to realise their group's purposes and therefore meet the corresponding need of the people of Hamilton City.

9.4 Income from Commercial Activities

The inclusion of a commercial tenancy/ies within a Community Facility will assist with providing a return on the CAPEX, and covering OPEX, and can enhance the offering to users of the facility. However, the rate of return on the CAPEX required to develop the commercial space may not make economic sense, at least in the initial years.

As expressed in section 8.1, demand for Early Childcare Education Centres (ECE) in the CBD is high, and incorporating these in a community facility could work well for all parties; landlord, tenant and other User Groups.

Market demand suggests that larger ECEs, which are licensed for 125-150 children, are preferred within the CBD. An ECE of this size would equate to approximately $\approx 500 \text{ m}^2$ - 600 m^2 of internal space and the equivalent outdoor space. It is anticipated that this would generate income of $\approx \$250,000$ - $\$300,000$ plus outgoings per annum. Applying an average build cost per m^2 of $\$6,000$ this would demand CAPEX of $\$3,300,000$ and provide a gross return of 8.3%.

Café demand in the CBD is for approximately 100 m^2 – 150 m^2 of space including an outdoor area. The rate per m^2 is $\approx \$300 \text{ m}^2$ – $\$400 \text{ m}^2$. Therefore, expected revenue would be $\approx \$35,000$ to $\$40,000$ per annum. Applying an average build cost per m^2 of $\$5,000$ this would demand CAPEX of $\$625,000$ and provide a return of 6.4%.

It is important to note that the CAPEX and income figures vary substantially depending on the terms and conditions of the lease including incentives, tenant requirements, scope and specifications of the base build and hard fit out which falls to the landlord versus the tenant. Average building cost per m^2 is likely to be higher for these commercial areas due to the base build scope, for example, the need to have separate and exclusive use toilet facilities for the ECE.

The commercial activity in all Concepts (refer Appendices 4 and 5 for Concepts) is limited to that of a café and retail due to the considerably large floor area required by the User Groups. Should Council wish to consider inclusion of an ECE to generate a commercial return on any of the Concepts it would come at the expense of space available to the Community Groups unless additional Premises GFA was added. The size of a building's footprint may be restricted due to site characteristics and not practically enable a larger building footprint e.g. for 30 Victoria Street.

Therefore, the inclusion of space for lease on a commercial basis, and the basis and purpose of including commercial operations should be critically considered.

For this reason, in addition to Council, other avenues to CAPEX and OPEX have been considered to realise the Community Facility and ongoing operation.

9.5 Community Funders and Models

The CAPEX and OPEX funding model under which the Waikato Regional Theatre is being realised, and will be operated, has enabled the realisation of that project due for completion in 2024. Council, Waikato Regional Council, Provincial Growth Fund, Trust Waikato (founding partner) and philanthropic donations from individuals and trusts collated by Momentum Waikato, and fundraising, sponsorship and grants from central government entities fund the capital works. The daily operation will be determined by the Waikato Regional Property Trust, with Council committing $\$1.1\text{m}$ per annum (PA) to the building's maintenance fund. This is an example of funders and innovative development and management models being applied to realise a community facility.

Funding is typically in the form of a financial contribution. However for a project such as this funding may be by way of a land contribution; a site which has not yet been considered. Under such

circumstances Concept 3. (as detailed below) would be applied with modification to address site specific size, orientation, ground conditions, contours etc.

Trust Waikato's vision is for vibrant and resilient Waikato communities. The areas which they fund are Arts & Culture, Education, Social Services, Sports and Recreation, Youth and The Environment. Typically, Trust Waikato funds up to 10% of a project's costs and if there is significant alignment to the Trust's strategic pou (pillars) and strategic priorities they will fund up to 20%. Enabling a fit-for-purpose Community Facility aligns with Trust Waikato's purpose.

Momentum Waikato exists to simplify and enable local philanthropy and build a better Waikato for everyone, forever. They assist to drive transformational change in the Arts & Culture, Children & Youth, Economic Vitality, Education, Environment, Health, Recreation & Sport fields to build Strong Communities. Enabling fit-for-purpose Community Facilities aligns with Momentum Waikato's purpose. To receive Momentum Waikato's funding for this purpose it is anticipated that Council will need to be a cornerstone funder and contribute at least one third of the project's capital cost and underwrite the OPEX. It could be that such capital investment could partially be in the form of land. The project would need to be delivered and managed ongoing under a governance structure independent of Council. Momentum Waikato has previously advised Council that they will not fund the refurbishment of Founders Theatre.

WEL Energy Trust (WEL) is interested in being a pro-active collaborator in funding significant projects that will have a direct positive impact on the economic and social well-being of the Hamilton region. The Community Facility aligns with WEL's funding strategy. WEL does not see themselves as CAPEX funders but rather in the context of this project, OPEX funders. However, the special relationship between WEL and Council is likely to see WEL contribute to CAPEX in the order \$200,000 PA, noting that CAPEX grants are typically limited to ≈\$100,000 PA. OPEX grants would be in addition to CAPEX. Depending on the model under which the Community Facility is realised, OPEX funding is likely to be made directly to the facility operator (be it Council or another entity) or the User Groups who in turn pays them to the facility operator.

There are other entities with similar objectives to both Trust Waikato and Momentum Waikato, and including central government controlled. All have extensive experience with involvement in, and funding and development models proven in successfully realising, projects such as Community Facilities. Such proven and often innovative models and processes could be considered and appropriately applied to realising a Community Facility to ensure an optimum outcome is achieved.

The extent, scope and form of funding is to be explored further once Council has determined in principle the solution to be implemented.

10.0 Translation of User Needs into High Level Conceptual Floor Plans and High Level Rough Order of Costs (ROC)

10.1 Translation of User Needs

Informed by the User Needs Assessment, Edwards White Architects (EWA), and Peddle Thorp Architects (PTA) who are members of TOTI, prepared Concepts reflecting how the User Needs could be accommodated at each of the Potential Sites referred to in section 7.0 above.

EWA was tasked with providing Concepts for both 30 Victoria Street and Norris Ward Park with PTA kindly providing complimentary Concepts for 229 Tristram Street.

10.2 High Level Rough Order of Costs

Quantity Surveyors (QS), Jewkes Boyd, provided a ROC on the six Concepts. The ROCs include estimates on all enabling works, building works, external works and site services infrastructure and achieving 100% NBS at IL3. Other development costs such as professional fees, consent fees, cost escalation and contingencies are also included. Jewkes Boyd reviewed all Concepts, seismic assessment precis, planning assessments plus other documentation to inform their costings. The breakdowns below for each Concept include several allowances and exclusions, as detailed.

Considering the Concepts are at such a high level the costs that have been derived are at the upper end of what can reasonably be expected and based on rigorous analysis of current market costs. No attempt to diminish budgets has been made and therefore they are considered honest and will withstand interrogation.

Jewkes Boyd’s Assumptions, Current Market Volatility Influences and Exclusions should be read in conjunction with and when interpreting costs for Site Options. These are detailed, along with Jewkes Boyd’s applied Approach and Methodology when developing the ROCs, within Appendix 3.

10.3 List of Concept Designs

The Concepts prepared include:

Concept #	Site	Basis of High Level Conceptual Design
1.	30 Victoria Street	Staged Re-use Concept
2.	30 Victoria Street	New Build Concept with double level basement carpark
2a.	30 Victoria Street	New Build Concept with single level basement carpark
3.	Norris Ward Park	New Build Concept with basement carpark
3a.	Norris Ward Park	New Build Concept with on grade carpark
4.	Founders Theatre	Repurpose accommodating User Needs Assessment

Table 1 – List of Concept Designs

As discussed earlier in this report, due to the large number of community groups and total space they collectively require, not all groups can be accommodated within a single facility, possibly not even two.

The vast majority of Group 1: Office type space/clean User Groups and Group 2: Activity type space/dirty User Groups can be accommodated for, however Group 3: Unique Users can not. Accordingly ongoing reference to User Groups primarily excludes Group 3: Unique Users.

Once Council has decided in principle the basis for which a Community Facility is to be progressed, the User Groups and their collective requirements determined in more detail, the building scope and specifications can be developed. Carparking has been considered within the Concepts.

10.4 Area Types with corresponding \$ Value/Quality

Informed by the User Needs Assessment, Table 2 below was provided by EWA to illustrate the areas required within a new facility together with approximate Gross Floor Area (GFA) and the \$ Value/Quality of same. The purpose being to provide an overview of the types and size (m²) of areas and respective cost category. Cost may be influenced by the components which make up the space e.g. bathrooms are expensive to build and therefore are in the high cost category, or the quality of finish required e.g. executive offices attract a high cost whereas resource and storage space attracts a comparably lower cost due to its basic fit out and finish. This is helpful information when developing building scope, budgets and value engineering.

For purposes of clarity, within this report, 'Total GFA' is the total built area of a building. It includes the Premises and car parking area within the building. 'Premises GFA' is the area within the building which provides premises space and excludes car parking area. 'Carpark GFA' is the area within the building which contains car parks only.

The approximate Premises GFA requirement to meet all User Group requirements that were involved as part of the User Need Assessment is 5,800 m². Noting this excludes Group 3: Unique User Groups.

Area Types	Approx Number of People	Floor Area Ratio m ² per Person	Approximate Premises Gross Floor Area	\$ Value / Quality
Meeting Rooms	9 (3-10pp)	12	108 m ²	Medium
Large Meeting Rooms	10 (10-20pp)	38	380 m ²	Medium
Function Space	400 max	0.8	320 m ²	Medium
Multi-purpose Hall	800 max	0.8	640 m ²	Medium
Exclusive Offices	168	8.5	410 m ²	High
Shared Office	105	5.5	580 m ²	Medium
Bathrooms + Accessible	30	3	90 m ²	High
Changing/ Shower Rooms	20	4	80 m ²	High
Storage	-	-	970 m ²	Medium
Workshop/ Studio	-	-	650 m ²	High
Outdoor Courtyard	500	1.25	625 m ²	Medium
Car parking	200 cars	22	4,400 m ²	Basement: High
Entry	5	2	10 m ²	Medium
Admin	20	4	80 m ²	Medium
Reception	10	5	50 m ²	Medium
Resource Room	-	-	10 m ²	Low
Foyer	200	1	200 m ²	Medium
Kitchen	-	-	70 m ²	High
Kitchenette	-	-	40 m ²	Medium

Cafe	-	80 m ²	Medium
Retail	-	100 m ²	Low
Child Care	-	Not included	High
Exhibition Space	-	100 m ²	Medium
Circulation/Core	-	15% of total indoor area	Low
Total GFA		5,800 m²	

Table 2 - Spatial analysis table

To illustrate the spatial analysis table in a more visual form, the non-site specific area relationship in Diagram 1 below represents how areas work with one another and shows the delineation between shared and exclusive use areas.

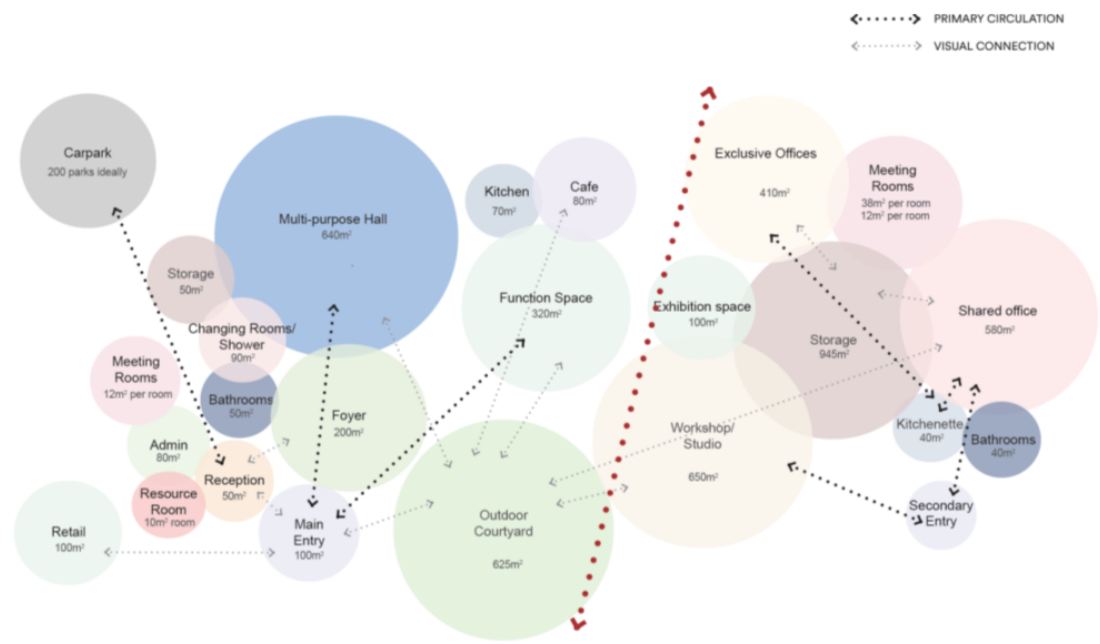


Diagram 1- Area relationship diagram

Being Concepts only a cultural overlay is not incorporated. However the importance of the inclusion of same, and ensuring it is appropriate for the purpose of the facility and Hamilton region is fully appreciated and acknowledged. For this reason it is proposed Te Haa o te Whenua o Kirikiriroa (THaWK) will lead and inform this workstream in the infancy stages of project implementation.

11.0 Site Options Summarised

This section summarises the Site Options for the three Council owned sites within Table 3 below.

When interpreting the cost of each Concept it is important to note that the Building Works \$ rate per m² referenced within Table 3 below excludes enabling works, external works, site services infrastructure and professional and consent fees. For each Concept these costs excluded from the Building Works \$ rate per m² are listed within the detail of their corresponding section below e.g. Concept 1. is detailed within Section 11.1.2.

For details on 50 Rostrevor Street, Aranui Development, Municipal Building, Pembroke Park and Perry House refer to sections 8.2 to 8.6 above.

Summary of Concepts 1. to 4.

Item	Concept 1. 30 Victoria Street Staged re-use concept (Stage One and Stage Two)	Concept 2. 30 Victoria Street New build Concept with double level basement carpark	Concept 2a. 30 Victoria Street New Build Concept with single level basement carpark	Concept 3. Norris Ward Park New build Concept with basement carpark	Concept 3a. Norris Ward Park New build Concept with at grade carpark	Concept 4. Repurpose of Founders Theatre accommodating User Needs Assessment
Scope	Reuse existing building – additions and alterations	New build, four storeys	New build, three storeys	New build, three storeys	New build, two storeys	Reuse existing building – additions and alterations
Total GFA	7,207 m ² Stage One – 1,832 m ² Stage Two – 5,375 m ²	9,133 m ²	7,134 m ²	8,423 m ²	4,974 m ²	3,985 m ²
Premises GFA	4,416 m ² Stage One – 970 m ² Stage Two – 3,446 m ²	5,361 m ²	5,246 m ²	5,061 m ²	4,974 m ²	3,985 m ²
Carpark GFA	2,791 m ² Stage One – 862 m ² Stage Two – 1,929 m ²	3,772 m ²	1,888 m ²	3,362 m ²	At grade (excluded from GFA)	At grade (excluded from GFA)
Carparks	85 basement Stage One – 29 Stage Two – 56	134 basement	72 basement	113 basement	106 at grade	60 at grade (existing)

Item	Concept 1. 30 Victoria Street Staged re-use concept (Stage One and Stage Two)	Concept 2. 30 Victoria Street New build Concept with double level basement carpark	Concept 2a. 30 Victoria Street New Build Concept with single level basement carpark	Concept 3. Norris Ward Park New build Concept with basement carpark	Concept 3a. Norris Ward Park New build Concept with at grade carpark	Concept 4. Repurpose of Founders Theatre accommodating User Needs Assessment
Enabling works	Mid-range when compared to other Concepts	Top of the range when compared to other Concepts	Top of the range when compared to other Concepts	Top of the range when compared to other Concepts	Mid-range when compared to other Concepts	Bottom of the range when compared to other Concepts
Lifts	2 passenger lifts (1 existing)	1 passenger lift	1 passenger lift	1 passenger lift	1 passenger lift	3 passenger lifts (1 existing)
Development contributions	Mid-range when compared to other Concepts	Top of the range when compared to other Concepts	Mid-range when compared to other Concepts	Mid-range when compared to other Concepts	Mid-range when compared to other Concepts	Bottom of the range when compared to other Concepts
NBS rating	<100%*	100%	100%	100%	100%	<100%*
Building works \$ rate per m²	\$3,760 m ²	\$3,849 m ²	\$4,545 m ²	\$4,105 m ²	\$5,408 m ²	\$5,458 m ²
Estimated OPEX PA @ \$70 m²	\$504,490	\$639,310	\$499,380	\$589,610	\$348,180	\$278,950
Total cost	\$52,550,000	\$67,735,000	\$62,850,000	\$66,680,000	\$53,565,000	\$41,175,000
	Stage One: \$16,150,000					
	Stage Two: \$36,400,000					

*Cannot be assumed that proposed seismic works will achieve 100% NBS at IL3.

Table 3 – Summary of Concepts 1 - 4

The following sections provide more detail on each of the Concepts summarised within Table 3 above. This information has been provided by EWA and PTA together with a Jewkes Boyd ROC to deliver each Concept.

11.1 Concept 1.: 30 Victoria Street – Staged Re-use Concept

11.1.1 Stage One

Concept 1. is the staged adaptive re-use of the existing CAC. Stage One reuses the existing structure and shell offering a more sustainable approach than a total new build. The existing basement is retained as parking and the Ground Floor is completely reconfigured. Whilst challenged for space, an initial Total GFA of 1,860m² can be achieved utilising the existing floorplate.

The 2017 AECOM Seismic Review Report stated there is potential for a mid-height floor level to be constructed in the existing basement. However, on further inspection there is inadequate clearance between floors to allow for services (mechanical, ventilation, electrical infrastructure) therefore this mid-height floor level has not been considered.

The First Floor is demolished, and the existing metal roof is to have a new membrane system installed over the top. This approach will avoid the need to expose the interior of the building to the elements mitigating the risk of water ingress during construction works and is less costly than installing a completely new roof.

Stage One is constrained to its existing footplate and will provide for an initial Premises GFA of 970 m². As the existing structure will be refurbished only part of the works will be undertaken/costs incurred. The ROC for Stage One is \$16,150,000 or 31% of the total costs for Concept 1. It is anticipated that this would take 12 – 15 months to complete. Stage One would be completed and operational prior to the Stage Two commencing. This will allow some User Groups to utilise the facilities whilst Stage Two is being constructed.

Users Groups located here are anticipated to be Group 1: Office type space/clean User Groups and therefore the spaces would comprise primarily office, meeting and large multi-functional spaces.

11.1.2 Stage Two

Stage Two is predominately situated over the space previously occupied by the Municipal Pools. It includes a double height central foyer that provides interconnection between levels. This stage involves the extension of the existing double stud basement across the site to allow for two floors of car parking below a new Ground and First Floor. Stage Two's construction is proposed to seamlessly follow Stage One.

This staged re-use Concept has a Total GFA of 7,207 m² (includes Stage One and Stage Two) as shown in Concept 1 in Appendix 4. The ROC to deliver Stage Two is \$36,400,000 presuming Stage One has been built.

Concept 1.: 30 Victoria Street – Staged re-use Concept (Stage One and Two)

Item	Comments	\$
Enabling works	Partial internal strip and site preparation	1,850,000
	Asbestos removal	
	Temporary works, including adjusting shrink wrap	
	Preparatory earthworks	
	Temporary ground retainment	

	Piling under additions only – assume concrete displacement piles	
	Mixture of alterations and additions	27,100,000
	Premises GFA of 4,416 m ² (Stage 1 – 970 m ² , Stage 2 – 3,446 m ²)	
	Car park GFA – 2,791 m ²	
	Total GFA – 7,207 m ²	
Building works	Equates to \$3,760 per m ² for Building works Includes some seismic strengthening work, estimated cost in the order of \$1,250,000 Assume stages 1 and 2 are combined into one Contract Assume no time delay between stages	
External works	Placeholder allowance – scope undefined	1,200,000
	Upgrade power supply	700,000
	No allowance for transformer upgrade, if required	
Site services infrastructure	Upgrade potable water supply Add sprinkler water supply and booster pump Reconfigure drainage	
SUBTOTAL		\$30,850,000
Estimating/Design contingency	For unforeseens during balance of design phase	3,100,000
Escalation/Fluctuations/Procurement Contingency	Say three years for approval/scoping/design/holding Say two years for construction	7,625,000
Professional Fees	Design team only	6,250,000
Construction Contingency	For unforeseens during construction phase	3,600,000
Building Consent Fees		155,000
Resource Consent Fees	Assumed Notified Land Use Consent	20,000
Development Contributions, Levies, etc., up to lodgement		800,000
Additional (post-lodgement) fees and costs		150,000
SUBTOTAL		\$21,700,000
TOTAL		\$52,550,000

Table 4 - Concept 1: 30 Victoria Street – Staged re-use Concept (Stage One and Two)

The OPEX estimated for this concept is \$504,490 PA.

The Premises GFA required to meet all User Group requirements is 5,800 m². Concept 1 (Stage 1 and Stage 2 combined) achieves a Premises GFA of 4,416 m² or 76% of the total User Group requirement.

The Premises GFA achieved for Stage One is 970 m² being 16% of the total User Group requirement. The types of spaces that are accommodated within Stage One are Group 1: Office type space/clean User Groups and therefore are primarily office (shared and exclusive) and multi-function space. This concept also provides a commercial component including a café with outdoor space at street level.

Stage Two accommodates Group 1: Office type space/clean User Groups and Group 2: Activity type space/dirty User Groups and therefore provides workshop, office (shared and exclusive), multi-purpose

hall, meetings rooms, kitchen and multi-purpose hall space. This concept also provides a commercial component including a café with outdoor space and an exhibition/retail space at street level.

11.2 Concept 2: 30 Victoria Street – New Build Concept with double level basement carpark

Concept 2. considers the demolition of the existing CAC to make way for a new ≈9,117 m² Total GFA building. This Concept includes two levels of basement parking for 134 cars and Workshop and storage area. It utilises the natural level difference between Grantham and Victoria Streets. Entry to the Ground Floor is via Victoria Street which provides glimpses through the building to the park beyond. All circulation radiates from a central spine which allows for clear, logical way finding throughout the building.

Concept 2. includes both a café overlooking the park towards the Waikato River and an exhibition/retail space allowing for commercial activity on site. This Concept has the largest Premises GFA of the six Concepts and therefore accommodates a larger percentage of the User Groups.

Concept 2.: 30 Victoria Street – New Build Concept with double level basement carpark		
Item	Comments	\$
Enabling works	Demolition and site preparation	2,750,000
	Asbestos removal	
	Temporary works	
	Preparatory earthworks	
	Temporary ground retainment	
	Piling – assume concrete displacement piles	
Building works	New build	35,150,000
	Premises GFA – 5,361 m ²	
	Car park GFA – 3,772 m ²	
	Total GFA - 9,133 m ² Equates to \$3,849 per m ² for Building works	
External works	Placeholder allowance – scope undefined	1,200,000
Site services infrastructure	Upgrade power supply	700,000
	No allowance for transformer upgrade, if required	
	Upgrade potable water supply	
	Add sprinkler water supply and booster pump! Reconfigure drainage	
SUBTOTAL		\$39,800,000
Estimating/Design contingency	For unforeseens during balance of design phase	3,975,000
Escalation/Fluctuations/Procurement Contingency	Say three years for approval/scoping/design/holding!	9,850,000
	Say two years for construction	
Professional Fees	Design team only	8,050,000
Construction Contingency	For unforeseens during construction phase	4,625,000
Building Consent Fees		165,000
Resource Consent Fees	Assumed Notified Land Use Consent	20,000
Development Contributions, Levies, etc., up to lodgement		1,100,000
Additional (post-lodgement) fees and costs		150,000

SUBTOTAL	\$27,935,000
TOTAL	\$67,735,000

Table 5 - Concept 2.: 30 Victoria Street – New build Concept with double level basement carpark

The OPEX estimated for this concept is \$639,310 PA.

The Premises GFA required to meet all User Group requirements is 5,800 m². Concept 2. achieves a Premises GFA of 5,361 m² or 92% of the total User Group requirement.

Concept 2. accommodates Group 1: and Group 2: and therefore provides workshop, office (shared and exclusive), multi-purpose hall, meetings rooms, kitchen and multi-purpose hall space. This concept also provides a commercial component including a café with outdoor space and an exhibition/retail space at street level.

11.3 Concept 2a.: 30 Victoria Street – New Build Concept with single level basement carpark

Concept 2a. is the same as Concept 2. but excludes a level of basement parking (≈2,000 m² car parking GFA). It provides 72 basement carparks.

Concept 2a.: 30 Victoria Street – New Build Concept with single level basement carpark		
Item	Comments	\$
Enabling works	Demolition and site preparation	2,730,000
	Asbestos removal	
	Temporary works	
	Preparatory earthworks	
	Temporary ground retainment	
	Piling – assume concrete displacement piles	
Building works	New build	32,425,000
	Premises GFA – 5,246 m ²	
	Car park GFA – 1,888 m ²	
	Total GFA - 7,134 m ²	
	Equates to \$4,545 per m ² for Building Works	
External works	Placeholder allowance – scope undefined	1,200,000
Site services infrastructure	Upgrade power supply	700,000
	No allowance for transformer upgrade, if required	
	Upgrade potable water supply	
	Add sprinkler water supply and booster pump!	
	Reconfigure drainage	
SUBTOTAL		\$37,055,000
Estimating/Design contingency	For unforeseens during balance of design phase	3,700,000
Escalation/Fluctuations/Procurement Contingency	Say three years for approval/scoping/design/holding Say two years for construction	9,175,000
Professional Fees	Design team only	7,500,000
Construction Contingency	For unforeseens during construction phase	4,300,000
Building Consent Fees		150,000

Resource Consent Fees	Assumed Notified Land Use Consent	20,000
Development Contributions, Levies, etc., up to lodgement		800,000
Additional (post-lodgement) fees and costs		150,000
SUBTOTAL		\$25,795,000
TOTAL		\$62,850,000

Table 6 - Concept 2a.: 30 Victoria Street – New Build Concept with single level basement carpark

The OPEX that has been estimated for this concept is \$499,380 PA.

The Premises GFA required to meet all User Group requirements is 5,800 m². Concept 2a. achieves a Premises GFA of 5,246 m² or 90% of the total User Group requirement.

Concept 2a. accommodates Group 1: and Group 2: and therefore provides workshop, office (shared and exclusive), multi-purpose hall, meetings rooms, kitchen and multi-purpose hall space. This concept also provides a commercial component including a café with outdoor space and an exhibition/retail space at street level.

11.4 Concept 3.: Norris Ward Park – New Build Concept with basement carpark

Concept 3. requires the demolition of the existing improvements at Norris Ward Park to make way for a new ≈8,382 m² Total GFA two storey Community Facility. This concept includes 134 basement car parks accessed via Seddon Road. Above the basement level is a Ground and First Floor. The building footprint is pulled away from the street to allow room for a generous landscaped buffer and synergies with Norris Ward Park.

As illustrated in Concept 3. within Appendix 4 a Workshop area has been accommodated at street level at the northern end of the building with almost independent access and enjoyment from the rest of the building.

As like 30 Victoria Street all circulation radiates from a central spine allowing for clear, logical way finding throughout the building, and a café and exhibition/retail space has been allowed for to include some commercial space within the building.

The building has a strong connectivity with the park accommodating a large outdoor space that wraps around the northern and eastern elevations of the building.

Concept 3.: Norris Ward Park – New Build Concept with basement carpark		
Item	Comments	\$
Enabling works	Demolition and site preparation	2,730,000
	Asbestos removal	
	Temporary works	
	Preparatory earthworks	
	Assume no requirement for temporary ground retention	
	Piling – assume driven timber piles	
Building works	New build	34,575,000

	Premises GFA – 5,061 m ² Car park GFA – 3,362 m ² Total GFA - 8,423 m ² Equates to \$4,105 per m ² for Building works	
External works	Placeholder allowance – scope undefined	1,200,000
	Upgrade power supply	700,000
Site services infrastructure	No allowance for transformer upgrade, if required Upgrade potable water supply Add sprinkler water supply and booster pump Reconfigure drainage	
SUBTOTAL		\$39,175,000
Estimating/Design contingency	For unforeseens during balance of design phase	3,925,000
Escalation/Fluctuations/Procurement Contingency	Say three years for approval/scoping/design/holding Say two years for construction	9,700,000
Professional Fees	Design team only	7,925,000
Construction Contingency	For unforeseens during construction phase	4,550,000
Building Consent Fees		160,000
Resource Consent Fees	Assumed Notified Land Use Consent	20,000
Development Contributions, Levies, etc., up to lodgement		1,075,000
Additional (post-lodgement) fees and costs		150,000
SUBTOTAL		\$27,505,000
TOTAL		\$66,680,000

Table 7 - Concept 3.: Norris Ward Park – New build Concept with basement carpark

The OPEX estimated for this concept is \$589,610 PA.

The Premises GFA required to meet all User Group requirements is 5,800 m². Concept 3. achieves a Premises GFA of 5,061 m² or 87% of the total User Group requirement.

Concept 3. accommodates those in Group 1: and Group 2: and therefore provides workshop, office (shared and exclusive), multi-purpose hall, meetings rooms, kitchen and multi-purpose hall space. This concept also provides a commercial component including a café with outdoor space and an exhibition/retail space at street level.

11.5 Concept 3a.: Norris Ward Park – New Build Concept with on grade carpark

Concept 3a. replaces the basement carparking with at grade parking. All other parts of the building remain the same. This Concept provides for 113 carparks at grade. It is important to note that the m² rate for building works for Concept 3a. is higher than that of Concept 3. Due to a loss of build cost efficiencies the total cost does not reduce proportionately to the m² rate for building works. Note the at grade car park cost is included with the ROC for this Concept.

Concept 3a.: Norris Ward Park – New Build Concept with on grade carpark		
Item	Comments	\$

Enabling works	Demolition and site preparation	1,775,000
	Asbestos removal	
	Temporary works	
	Preparatory earthworks (reduced scope, as no basement)	
	Assume no requirement for temporary ground retention	
	Piling – assume driven timber piles	
Building works	New build	26,900,000
	Premises GFA – 4,974 m ²	
	Car park GFA – at grade	
	Total GFA - 4,974 m ² (carparking at grade) Equates to \$5,408 per m ² for Building works	
External works	Placeholder allowance – scope undefined	2,100,000
	Includes car park on grade	
Site services infrastructure	Upgrade power supply	850,000
	No allowance for transformer upgrade, if required	
	Upgrade potable water supply	
	Add sprinkler water supply and booster pump	
	Drainage (increased scope, as carpark on grade)	
SUBTOTAL		\$31,625,000
Estimating/Design contingency	For unforeseens during balance of design phase	3,175,000
Escalation/Fluctuations/Procurement Contingency	Say three years for approval/scoping/design/holding	7,825,000
	Say two years for construction	
Professional Fees	Design team only	6,400,000
Construction Contingency	For unforeseens during construction phase	3,675,000
Building Consent Fees		135,000
Resource Consent Fees	Assumed Notified Land Use Consent	20,000
Development Contributions, Levies, etc., up to lodgement		560,000
Additional (post-lodgement) fees and costs		150,000
SUBTOTAL		\$21,940,000
TOTAL		\$53,565,000

Table 8 - Concept 3a.: Norris Ward Park – New build Concept with on grade carpark

The OPEX estimated for this concept is \$348,180 PA.

The Premises GFA required to meet all User Group requirements is 5,800 m². Concept 3a. achieves a Premises GFA of 4,974 m² or 85% of the total User Group requirement.

Concept 3a. accommodates those in Group 1: and Group 2: and therefore provides workshop, office (shared and exclusive), multi-purpose hall, meetings rooms, kitchen and multi-purpose hall space. This concept also provides a commercial component including a café with outdoor space and an exhibition/retail space at street level.

11.6 Concept 4.: Repurpose of Founders Theatre accommodating User Needs Assessment

PTA has in the past prepared Concepts showing the rehabilitation and conversion of Founders Theatre and the wider site into a multi-purpose public space, a Town Hall for Arts, Culture and Heritage, and including galleries and community rooms, as stated on TOTI website.

PTA has taken what they have previously designed and adapted this considering the User Needs Assessment to repurpose the 3,084 m² Total GFA. Concept 4. includes required seismic strengthening works together with a mixture of alterations and additions.

The building envelope of Founders Theatre remains the same as currently in place with the addition of an outdoor stage and an allowance for landscaping and improvements to the car park area. PTA has also illustrated on their Concept, contained within Appendix 5, two future extensions to the western side of the building. These extensions have been excluded from the ROCs.

Concept 4.: Repurpose of Founders Theatre accommodating User Needs Assessment		
Item	Comments	\$
Enabling works	Partial internal strip and site preparation Asbestos removal Temporary works, including partial shrink wrap	750,000
Building works	Mixture of alterations and additions Premises GFA - 3,985 m ² Car park GFA – at grade Total GFA - 3,985 m ² (carparking at grade) Equates to \$5,458 per m ² for Building works Includes some seismic strengthening work, estimated cost in the order of \$4,400,000	21,750,000
External works	Placeholder allowance – scope undefined Includes outdoor stage	1,450,000
Site services infrastructure	Upgrade power supply No allowance for transformer upgrade, if required Upgrade potable water supply Upgrade sprinkler water supply and booster pump Reconfigure drainage, minor additions	500,000
SUBTOTAL		\$24,450,000
Estimating/Design contingency	For unforeseens during balance of design phase	2,450,000
Escalation/Fluctuations/Procurement Contingency	Say three years for approval/scoping/design/holding Say two years for construction	6,050,000
Professional Fees	Design team only	4,950,000
Construction Contingency	For unforeseens during construction phase	2,850,000
Building Consent Fees		130,000
Resource Consent Fees	Assumed Notified Land Use Consent	20,000
Development Contributions, Levies, etc., up to lodgement		125,000
Additional (post-lodgement) fees and costs		150,000
SUBTOTAL		\$16,725,000

TOTAL	\$41,175,000
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Table 9 - Concept 4.: Repurpose of Founders Theatre accommodating User Needs Assessment

The OPEX estimated for this concept is \$278,950 PA.

The Premises GFA required to meet all User Group requirements is 5,800 m². Concept 4. achieves a Premises GFA of or 3,985 m² or 68% of the total User Group requirement. Concept 4. accommodates some of those in Group 1: and Group 2: and therefore provides Workshop, office (shared and exclusive), hall/auditorium, multi-purpose stage, meetings rooms, café/kitchen, gallery/studio, outdoor stage and multi-purpose hall space.

12.0 Conclusions

This section reaches conclusions on the content of this Report.

Firstly we provide conclusions on Council's Wellness commitment and particularly to the older people of Hamilton, User Group needs, then the opportunities and constraints for each option including when compared with other options.

12.1 Council's commitment to Hamilton Age Friendly Plan and 4 Wellbeing Considerations

Realising a Community Facility can be a significant contributing factor in realising Council's commitment to achieving the vision of a *"a city that ensures older citizens enjoy a quality of life"* and the 4 Wellbeing Considerations; Social, Economic, Environmental and Cultural.

12.2 User Needs Assessment

There is a significant need for Community Facility space for CBD User Groups. The need is on a scale larger and broader than what is anticipated could be accommodated within a short to medium timeframe within a single Community Facility. The m² requirements by type of space are discussed in the different Concepts and Options.

Fit-for-purpose premises are deemed invaluable by User Groups.

Once Council determines the parameters within which a Community Facility will be realised the detail of the needs of the User Groups can be refined based on priority of need, alignment with the Project Objective and the principles and obligations of Council to these groups and the community. At this time the booking and property management processes will be determined. Thus realising optimal multi-functional spaces used for as many days and hours each day as reasonably practical in long-term fit-for-purpose premises. Accommodating the balance of the User Groups may occur within other existing, new, or an additional Council led Community Facility.

12.3 Funding Requirements and Availability

The ability of User Groups to fund CAPEX and OPEX is limited as is recognised by Council's current formula applied to determine community facility rents, and as reinforced by the User Needs Assessment. Community groups are typically heavily dependent on philanthropic donations from individuals, trusts, fundraising, sponsorship and grants from local and central government entities.

The application of proven funding models can realise community facilities. Probable funders for a Community Facility (CAPEX and/or OPEX) includes Trust Waikato, WEL, Momentum Waikato, Central Government initiatives, from Council's annual grant pool, MEF and through including commercial operators within the Community Facility. If funding was in the form of a site contribution, then it is expected that Concept 3. (within reason) could be adapted to work on such a site.

12.4 Site Options

The approximate Total Premises GFA requirement to meet all User Group requirements that were involved as part of the User Need Assessment is 5,800 m². Noting this excludes Group 3: Unique User Groups.

Conclusions are now made on the three Council owned sites, 50 Rostrevor Street and Aranui Development (only insofar as the last two relate to a Community Facility).

Table 3: Summary of Concepts 1. to 4. within section 11.0 should be referenced for the detail of the figures (\$ and m²) for each Option's Opportunities and Constraints discussed below.

12.4.1 30 Victoria Street – Concepts 1., 2., and 2a

Opportunities
<p>1. Concept 1.: The base build of the CAC can be retained and form part of the long-term solution in a staged approach.</p> <p>Respects the community's historic input into this 1978 community-built facility and reduced waste option.</p>
<p>2. Concepts 2. and 2a. are new builds, therefore 100% of NBS at IL3 will be achieved.</p>
<p>3. Concepts 1., 2., and 2a.:</p> <p>Allow for a Workshop space enabling the needs of these user groups to be met.</p> <p>Have prominent street frontage.</p> <p>Have good connectivity to other CBD amenities such as the future Waikato Regional Theatre, Ferry Bank and Museum.</p> <p>Should be supported by Council as the zoning anticipates community development.</p>
<p>4. Concept 1. generates mid-range Total GFA, has the lowest cost m² rate for building works, mid-range carpark provision and 2nd to lowest total cost.</p>
<p>5. Concept 2. generates the largest Total GFA, 2nd lowest cost m² rate for building works, highest carpark provision and highest total cost.</p>
<p>6. Concept 2a. is mid-range for both Total GFA and cost m² rate for building works, 2nd lowest carpark provision and mid-range total cost.</p>

Constraints
<ol style="list-style-type: none"> 1. Due to the proximity to the river and the contours of the site, further due diligence is necessary to fully understand the substrate of the site and in turn understand what mitigation measures/engineering solutions are required. Potentially costly. 2. There is limited access to the site via Grantham Street. There is currently only one road in and out of the site which is ≈5 metres wide. The narrowness of this driveway could be problematic in the future should the frequency of traffic increase. 3. Should Council seek to dispose of this property, further investigation is required to ensure a disposal is permitted in view of LGA restrictions. 4. Protected H12 Band Rotunda and significant trees are present. 5. Soil contamination matters are yet to be finalised. 6. Concept 1. requires some seismic strengthening work which may identify unexpected issues not experienced with new builds. Unlikely to achieve 100% NBS at IL3.

12.4.2 Norris Ward Park – Concepts 3. and 3a.

Opportunities
<ol style="list-style-type: none"> 1. Norris Ward Park is within the Character Area 2 of the WTB. This character area considers an intimate civic park with an Arts and Community Focus/Possible public transport focus. 2. The District Plan confirms that Norris Ward Park is located within the Neighbourhood Open Space Zone. The purpose of this Zone is to serve as a focal point for the local community. 3. Should the existing improvements be demolished the cleared park area provides a blank canvas. This allows Council to push the boundaries of the District Plan and WTB and build a Community Facility large enough to accommodate a greater range of User Groups. 4. In the WTB Master Plan ‘Section 4.0 Projects to deliver the vision’, Norris Ward Park has been considered as a location for an Open Space Project and referred to as Multi-Purpose Community Facility. The Concepts that have been produced for this site are in line with this vision. 5. Non-statutory strategic Council documents indicate that thoughtfully designed built development serving a community purpose is suited to this site. 6. Topography is generally flat. 7. Concept 3. and 3a. are new builds, therefore 100% NBS at IL3 will be achieved. 8. Concept 3. has the 2nd highest Total GFA, 2nd highest carpark provision, mid-range cost m² rate for building works and mid-range total cost.

9. Concept 3a. has the 2nd lowest Total GFA, mid-range carpark provision, 2nd highest cost m² rate for building works, and mid-range total cost.

Constraints

1. District Plan restrictions: Norris Ward Park is in a more sensitive zone than the other two sites (less permissive and has close residential neighbours). Due to this, effects on neighbours would be greater, increasing the chance of the requirement for notification.
2. Both Concepts significantly exceed site coverage and have an impact on the park's open space. How open space/green space within the site is being maintained will need to be justified.
3. Construction effects and the increased intensity of built development is expected to generate adverse visual and nuisance effects on occupiers of neighbouring residential properties. These parties are also likely be affected ongoing by hall and Workshop activities (nuisance effects – noise, traffic etc). The hall and Workshops are both located on the western side of the building closest to these residential properties. As a minimum we would anticipate notification to these parties, therefore a notified RC.
4. Status of soil contamination (or not) is not unknown.

12.4.3 229 Tristram Street – Founders Theatre – Concept 4.

Opportunities

1. Refurbishment:
 - Respects this 1962 community facility rich in history.
 - Is a reduced waste option.
2. Existing at grade parking can be reutilised.
3. Public Engagement:
 - 2016 consultation resulted in 49% favoured the option to refurbish with 34% favouring new build.
 - 2020 consultation resulted in 84% supporting Council's proposal to demolish Founders Theatre and create a multi-purpose park as part of the WTB.
4. Not on list of buildings scheduled for heritage protection.
5. Located in the heart of the WTB. This character area has been identified as a space which provides a diverse range of activities to cater for the needs of the community.
6. Easy, existing connections to public transport, pedestrian/cycle pathways and roads.

<p>7. TOTI proposes:</p> <p>Council gift TOTI the building, and a lease on the land.</p> <p>To form a trust to take ownership and responsibility for the building, repurposing it and operating it ongoing.</p> <p>OPEX would be covered by TOTI from income from User Groups.</p> <p>8. Concept 4. has the lowest Total GFA, lowest range carpark provision, highest cost m² rate for building works, and lowest total cost.</p>
<p>Constraints</p>
<p>1. Rated at 15-25% of NBS it requires seismic strengthening which attracts substantial cost and risk. These upgrades would be required as part of any redevelopment/repurposing. Unlikely to achieve 100% NBS at IL3.</p> <p>2. Future development would need to be thoughtfully designed and planned to ensure that the purpose of the Open Space Zone is not undermined, meaning that open green space is provided for.</p> <p>3. Building has been closed since 2016 due to significant safety concerns and has subsequently suffered from water ingress and vandalism.</p> <p>4. Concept 4. only achieves a Premises GFA of or 3,985 m² or 68% of the total User Group requirement.</p> <p>5. Status of soil contamination (or not) is unknown.</p>

12.4.4 Other Site Opportunities

50 Rostrevor Street

50 Rostrevor Street is currently underutilised, and the members are researching ways to access funding to update these premises and increase use and income. These premises could meet the needs of some Group 1. Office type space/clean User Groups. Potentially a win-win situation. The constraint may be the availability of funds for CAPEX and OPEX.

Aranui Development

Should this development proceed, it is anticipated it could accommodate some User Groups from Group 1. and which are more sport and recreation aligned, as well as large gatherings, meetings, AGM’s etc. Constraints include bringing this development to the market in a timely manner.

Overarching Conclusion

Without investment in new and existing facilities, Council will fall short in its role and responsibility of providing suitable community facilities for existing and new community groups with resulting negative impacts on the levels of service and the wellbeing of Hamiltonians. It is vital to minimise the growing risk of increased reduction of service due to old buildings no longer being fit-for-purpose or occupation, and increasing health and safety risk for User Groups and Council Officers.

13.0 Recommendations

Project Objective:

With the Project Objective being fore of mind and considering the Conclusions above, we make the following Recommendations.

"Identify the property solution(s) which best meets the requirements of CBD community facility users (with a focus on Hamilton's older people) within the parameters of the Municipal Endowment Fund (MEF), financial and community benefits required by Council and in a manner which complements HCC's urban redevelopment and regeneration vision for the stakeholders of Hamilton City."

Recommendation 1.: Progress with Concept 1. Stage One

Progress Concept 1. Stage One only. Stage Two will not be delivered at this time, if ever.

Concept 1. Stage One will provide 970 m² Premises GFA, and 29 basement carparks. The existing structure only will be refurbished therefore only Stage One of Concept 1. will be undertaken with respective ROC being \$16,150,000 or 31% of Concept 1.

The delivery of Concept 1. Stage One is expected to meet a large number of Group 1: Office type space/clean User Group's needs and 16% of the total User Groups.

As Concept 1. Stage One retains and reuses the CAC's existing core structure previously developed by the Community, and will deliver fit-for-purpose premises for its User Groups, it is expected to be well received by the community. As Age Concern says, *"so much more than a building"*.

The protected rotunda and significant trees will remain undisturbed. The ability to manage traffic volumes and flow is anticipated, and overall this concept should be favourably received from an RMA Planning perspective.

Recommendation 2.: Progress with Concept 3. for a second Community Facility

Concurrently or subsequently to realising Concept 1. Stage One realise Concept 3. to accommodate those Group 1: Office type space/clean User Groups not able to be accommodated within the CAC under Option 1. Stage One, and Group 2: Activity type space/dirty User Groups.

Concept 3. aligns with the vision of the WTB Masterplan and in particular Character Area 2 considering an intimate civic park with an Arts and Community Focus. The District Plan confirms that Norris Ward Park is located within the Neighbourhood Open Space Zone. Its purpose being to serve as a focal point for the local community, which Concept 3. considers.

At 5,061 m² Premises GFA this Concept generates the 2nd largest Total GFA across all Concepts.

The existing basement car parking area at 30 Victoria Street can accommodate some of the Group 2: Activity type space/dirty User Groups displaced from existing improvements at Norris Ward Park while Concept 3. is being realised.

Concept 1. Stage Two and Concept 3. will together generate a Premises GFA of 6,031 m² which exceeds Group 1: Office type space/clean User Groups and Group 2: Activity type space/dirty User Groups' needs of 5,800 m² Premises GFA.

If some of the Group 1: Office type space/clean User Groups can be accommodated at alternative premises e.g. Rostrevor and Aranui Development then the GFA premises area of Concept 3. may be reduced further, or accommodate additional commercial space e.g. an ECE.

Actions to realise Recommendations 1. and 2.

To realise and optimise Recommendations 1. and 2. at least the following is to be actioned:

- a. **Project Plan** – Determine Council’s internal processes and requirements for Project Delivery. Develop a project delivery plan.
- b. **HCRSC, K’aute Pasifika and Aranui Development** – Work with these organisations to determine if their facilities can accommodate User Groups, and if so, corresponding details e.g. scope, cost, timing etc.
- c. **Trust Waikato, Momentum Waikato, K’aute Pasifika and Parksyde** – Further engage with these organisations to obtain detail on successful components and elements of their facility/facilities they have delivered, for consideration and application to the delivery of these Concepts.
- d. **Explore funding options** - Engage with Momentum Waikato, Trust Waikato, WEL, Central Government (and any other funders identified), Council Officers regarding available Council funds, and the quantum, basis, term and conditions of funding for CAPEX and OPEX for the Recommended Concepts.
- e. **Refine the User Groups Needs** – Determine those User Groups to be accommodated based on verified priority, and refine scope of needs. Consider alternative accommodation options (50 Rostrevor Street and Aranui Development).
- f. **Cultural overlay** - Engage with THaWK for initial discussions regarding the process to determine the appropriate cultural overlay and indicative in principle detail for incorporation within Concepts 1. and 3. Develop an engagement plan.
- g. **Commercial sector** – Engage further with the Commercial sector. Determine their desire, respective scope, basis of commercial arrangements and feasibility for including commercially leasable space within Concept 1. and Concept 3.
- h. **RMA Planning and Land Status** – Address considerations based on the refined Concept scope to identify any which may be challenging to achieve, and determine solutions.

Recommendation 3.: Founders Theatre

On the basis that the Founders Theatre Option:

- i. Has the highest cost per m² for building works,
- ii. Should it be delivered with 30 Victoria St (Concept 1. Stage One) there is still a shortfall of Premises GFA ≈850 m²,
- iii. Poses the highest project and cost risk due to required seismic remediation and deteriorating state of the building, and

- iv. TOTI's Business Cases presented to Council to date do not contain the necessary risk management for Council, quantum and certainty of costs to support Council's endorsement of TOTI's vision.

The Council 12 May 2022 Resolution to be acted upon.

12 May 2022 Resolution:

"That the Council declines the TOTI proposal for Founders Theatre (Option A) and proceed with the 2021-31 Long-Term Plan funded activity for the West Town Belt Implementation – Founders Theatre Site upgrade project (\$4.008m in Year 2) as approved in May 2021, noting that staff begin work on presenting to the 2024 Long Term Plan costings and well-researched options for a purpose built community facility (or facilities) to meet the needs of the community space in Hamilton."

14.0 Recommended Next Steps

We propose the following initial Next Steps to implement Recommendations 1. and 2.

The scope of each action within each Step may require refining depending on the Recommendations adopted by Council and the detail of their delivery. Some actions can be delivered concurrently with others, or standalone, and not necessarily in the order listed.

If Actions are not delivered directly by Council, they are to be delivered collaboratively with Council and/or Council to be in receipt of updates on each Action at agreed intervals. Based on the outcomes of some Actions subsequent Actions may be required.

The development of an overarching project plan with supporting timeline is recommended to ensure expectations of and by all parties involved in realising these Next Steps are clearly established.

RECOMMENDATION		STEPS	
Next Step	Description	#	Action
1.	Progress with Concept 1. Stage One and Concept 3.	a.	Project Plan – Determine Council’s internal processes and requirements for Project Delivery. Develop a project delivery plan.
		b.	HCRSC, K’aute Pasifika and Aranui Development – Work with these organisations to determine if their facilities can accommodate User Groups, and if so, corresponding details e.g. scope, cost, timing etc. This action is addressed separately within Next Step Action 2 below
		c.	Trust Waikato, Momentum Waikato, K’aute Pasifika and Parksyde – Further engage with these organisations to obtain detail on successful components and elements of their facility/facilities they have delivered, for consideration and application to the delivery of these Concepts.
		d.	Explore funding options - Engage with Momentum Waikato, Trust Waikato, WEL, Central Government (and any other funders identified), Council Officers regarding available Council funds, and the quantum, basis, term and conditions of funding for CAPEX and OPEX for the Recommended Concepts. This action is addressed separately within Next Step Action 3 below.
		e.	Refine the User Groups Needs – Determine those User Groups to be accommodated based on verified priority, and refine scope of needs, work with architect and QS to update Concepts. Consider alternative accommodation options (50 Rostrevor Street and

Aranui Development). Consider the decanting and temporary accommodation for those displaced from Norris Ward Park whilst Concept 3. is being realised.

- f. **Cultural overlay** - Engage with THaWK for initial discussions regarding the process to determine the appropriate cultural overlay and indicative in principle detail for incorporation within Concepts 1. and 3. Develop an engagement plan.
- g. **Commercial sector** – Engage further with the Commercial sector. Determine their desire, respective scope, basis of commercial arrangements and feasibility for including commercially leasable space within Concept 1. and Concept 3. This action is addressed separately within Next Step Action 4 below
- h. **RMA Planning and Land Status** – Address considerations based on the refined Concept scope to identify any which may be challenging to achieve, and determine solutions.

2. 50 Rostrevor Street, K’aute Pasifika and Aranui Development

- a. Meet with HCRSC representatives to determine the extent of the desire of HCRSC members to include additional users, the model under which this could be realised, funding requirements and options (from Council and other funders).
- b. Meet with BCD on the Aranui Development to determine if any User Groups can be accommodated within this development and on what basis, obtain an update on development including programme delivery.
- c. Meet with K’aute Pasifika to determine if there is any available space to accommodate some User Groups.
- d. Subject to the outcomes of the above meetings, work with User Groups complementary to 50 Rostrevor Street, K’aute Pasifika and Aranui Development.

3. Explore funding options

- a. Meet with Momentum Waikato to obtain more clarity and certainty as to the basis on which they will fund the Recommended solutions.
 - b. Meet with Trust Waikato to obtain more clarity and certainty as to the basis on which they will fund the Recommended solutions.
 - c. Meet with WEL to obtain more clarity and certainty as to the basis on which they will fund the Recommended solutions.
 - d. Determine Council funds available now and proposed in the future for funding the Recommended solutions.
-

	e.	Meet with additional funders identified during the above meetings.
4. Commercial sector	a.	Meet with commercial operators of ECE, hospitality, and retail aligned with and complementary to the User Groups accommodated within the 30 Victoria Street and Norris Ward Park Community Facilities. Determine their principal building requirements and lease terms and conditions to enable the feasibility of their inclusion to be determined. Undertake a feasibility study to determine financial viability and appropriateness for commercial operators expressing an interest in leasing space.
	b.	Based on the outcome of the discussions per a. above, agree in principle key commercial arrangements and have the respective Concept Plans amended accordingly.
5. Founders Theatre	a.	Realise Council Resolution 12 May 2022.
6. Council grant policy	a.	Council reconsiders its grant policy to permit Council grants to be used by the recipient to cover costs which are directly paid to Council e.g. rent on a Council property.

TPG will be pleased to assist Council to progress the Recommendations and Proposed Next Steps, as Council requires.

TPG thanks the User Groups, TOTI, Peddle Thorp Architects, Council Officers, and professionals who contributed towards informing this Options Report. The degree of passion and commitment by all was greatly appreciated and conveyed the value and importance each contributor places on realising it for purpose Community Facility.

Prepared by:



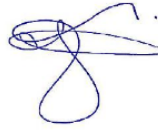
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Appendix 1: Council held documentation to inform Options Report

Item 8

Attachment 1



Council held documentation to inform the Options Report

1.0 Hamilton Age Friendly Plan (2021-2024)

As the Project Objective states, the future solution is to focus on Hamilton's older people. Accordingly, the Hamilton Age Friendly Plan vision of *"a city that ensures older citizens enjoy a quality life"* and both goals of this plan underpin this project.

The goals of the Hamilton Age Friendly Plan are:

1. Raising awareness within the community of the increasing number of older people, and
2. Empowering the community to take action to improve the lives of older people in Hamilton.

Many of the 2021-24 actions as part of the Age Friendly Plan were heard and considered throughout the User Needs Assessment, specifically:

- **Outdoor spaces and public buildings** - the community has places to enjoy and be part of outdoor activities that are accessible, and people feel safe.
- **Transport and Mobility** - everyone's needs are considered in the planning and operation of transport infrastructure and public transport services.
- **Social Participation** - older people are able to connect with family and friends and also with people in the wider community in which they live.
- **Respect and social inclusion** - the community reflects its respect for older people and their role in society with positive examples of ageing and intergenerational understanding.
- **Safety** - older residents in Hamilton have a feeling of safety and security in their homes, neighbourhoods, public spaces and communities.
- **Community support and health services** - community-related services and health promotion support older people's physical and mental well-being, and promote healthy behaviours and life choices.

Research from University of Auckland shows older people can continue to make friends at any age, providing there is a connection over mutual interests and a level of reciprocity is achieved and sustained.

In Council Report dated 12 May 2022 Council Officers sought support to progress with identifying options for a Community Facility/ies recognising the importance of such a facility to realise the 4 Wellbeing Considerations: Social, Economic, Environmental and Cultural. An extract from that May report, providing the basis of and detail of these 4 Wellbeing Considerations, and risk associated with aging community facilities, is as follows:

“Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

- *The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future.*

Social

- *Community facilities contribute to social wellbeing in Hamilton. Celebrating Age Centre has been a focal point for social connection and provide opportunities for community cohesion.*
- *A well-functioning older person facility increases a sense of belonging for older people themselves, but also ensures that the rest of the community better understands the value of older people.*

Economic

- *Economic wellbeing is enhanced through the provision of community facilities by strengthening local communities and improving cohesion at a local level. This contributes to making Hamilton a welcoming place to live, and increasing individual’s desire to move to, and stay in Hamilton.*
- *Older people are a critical part of the job market, with many working beyond the age of 65, or moving into part time or voluntary roles within the community.*

Environmental

- *Community facilities can contribute to environmental wellbeing by enhancing public spaces and ensuring that local communities feel a greater sense of belonging and care for their area. Council has opportunities to improve the sustainability of the Celebrating Age Centre in the long term to reduce its environmental impact.*
- *Older people are generally higher users of public and active transport options. Ensuring these options work well for older people in accessing the Celebrating Age Centre will increase usage amongst this group directly, and for the wider community as well.*

Cultural

- *Community facilities already contribute a great deal to the cultural wellbeing of Hamiltonians. The Celebrating Age Centre is a space that is used for cultural activities and is known as a space where residents from a variety of ethnic backgrounds can express their identity freely.*
- *Any improvements to the Celebrating Age Centre will ensure this commitment is continued and enhanced through capital works and ongoing service provision.*

Risk

Risk has been considered in relation to each individual option in the Options section of the report.

- *Across our community facility portfolio, there is a growing risk that our provision of facilities will see increased reductions of service due to old buildings no longer being fit for occupation, or due to them no longer being fit for purpose.*
- *Old buildings pose an increasing health and safety risk, and Council could see near misses turning into serious incidents.*

- *Without investment in new and existing facilities, Council will not be able to provide suitable community facilities for existing and new community groups with resulting impacts on the levels of service and the wellbeing of Hamiltonians.”*

2.0 Municipal Endowment Fund

Council's Municipal Endowment Fund (MEF) is a tool for investing in commercial property, namely land banking for future developments, property development, joint ventures and equity partnership. Through these investments the MEF generates income used to reduce the rates requirement of the City, for reinvestment back into the MEF or is used to benefit Hamiltonians by increasing value through development of Council-owned property. Such income is not to be used for Long-Term Plan funding.

The key principles of the MEF fund are:

1. Capital must be preserved to comply with the common law principles of endowment.
2. Endowment funds must be used for municipal and domain purposes.
3. That investment must aim to increase returns from the Endowment Funds.
4. Must return a dividend to Council that is equivalent to the average cost of Council's debt over the first three-year period of each 10-Year Plan.

In broad terms this means that Council has an obligation to promote development of MEF properties in a manner which will maximise the commercial value of the asset whilst supporting broader economic and social benefits. The applicability and implications of the MEF on this site are discussed further within Section 6.1 below.

3.0 Hamilton City West Town Belt

The West Town Belt (WTB) Masterplan was adopted by Council in August 2019 and seeks to avoid fragmentation of the 54-hectare area it encompasses within the centre of Hamilton. Essentially it is a corridor of open green space linking the Hamilton Lake Domain in the south to the Waikato River in the north-east. It is considered an important public open space that can contribute to delivering the city's open space needs, and ensure the urban population has easy, safe and pleasant access to quality open space.



Plan 1 – West Town Belt Overview

The WTB has a range of open space functions, including for active and passive recreation, community use, elite sports and sports tourism. It includes two of the city's three international sports facilities (Seddon Park and FMG Stadium Waikato), community sporting and cultural facilities, the Waitawhiriwhiri Gully and the historical Hamilton West Cemetery.

Appendix 2: Key Findings from the Survey and Workshop



Key Findings from the Survey and Workshops

Participation in the Survey and Workshops, and degree of engagement from User Groups was pleasingly high. 73 different groups responded to the survey or participated in a workshop. If on receipt of a survey, or through discussions with a group it was determined that their needs were not for generally typical space, they too were then invited to attend a Workshop.

For the purposes of Table 1 below, we have colour coded it Blue for 'homeless' (don't currently have a facility to operate from), yellow for 'have a home but it is not fit for purpose now or for the long term' and pink for 'have a home suitable for at least the medium term'. The groups that we are unsure as to their accommodation classification have been left blank. These will be updated and refined in the next phase of the project.

African drumming	Hamilton Combined Returned Services Club (HCRSC)	Ngati Wairere	Waikato Dance Performance Trust
Age Concern	Hamilton Kerala Samajam	NZ Children's Art House Foundation	Waikato DHB
Age Friendly Advisory Group	Hamilton Live Music Trust	Orchestras Central Trust	Waikato Guild of Woodworkers
Alzheimer's - Dementia Waikato	Hamilton Punjabi Sports Cultural Club	Parkinsons	Waikato Historical Society
Artmakers	Hamilton Square Dancer	Performing Arts Community Trust (PACT)	Waikato Multicultural Council Inc.
arts for health community trust	Hamilton Woodturners	Pukete Neighbourhood House	Waikato Senior Indian Citizens Association Inc.
Arts Market	Harakeke; Nga Mahi a Hineteiwaiwa;	Pulse PT Seniors Exercise classes	Waikato Society of Arts Inc
BlackBox Creative	HCC Library Heritage Section	Seed Waikato	Waikato Society of Potters
Central Library Writers Den	HN Cadet Forces	Sri Lanka Friendship Society Waikato	Waikato Welfare Guardianship Trust
Community Centres Rep	HN Citizens Advice Bureau	TAHI TA'I TASI	Young Workers Resource Centre (YWRC)
Community Waikato	HN Combined Community Trust	Tai Chi Group	Zeal Hamilton
Creative fibre Hamilton	HN Contract Bridge Club	Tainui Māori Women's Welfare League	Zonta Club of Hamilton-Waikato
Creative Waikato	HN Grey Power	Taoist Tai Chi	
Crunch Arts Trust/ Hamtown Smakdown	HN Senior Net	Te Haa o te Whenua o Kirikiriroa	
Dancewell Studios	K'aute Pasifika	Te Papanui Enderley Community Trust	
Glenview Community Centre	Kiribati Waikato Associations Incorporated	Trust Waikato	
Hamilton Amateur Radio Club	Life Unlimited Charitable Trust	U 3 A	
Hamilton Arts Trust	Methodist City Action	UN Association of NZ Waikato branch	
Hamilton Civic Choir	Metro Judo	Wai Taiko	
Hamilton Community Menz Shed	Move with me Dance Prep School	Waikato Arab social club	

Table 1 - Community Groups who submitted a survey and or attended a workshop

The following information obtained from the survey and workshops provides invaluable insight into the User Groups and their premises requirements.

The below pie charts: Diagram 1 - Main Activities and Diagram 2 - Age range of participants illustrate the diversity of activities and age range of community facility users. The later indicates that 16% of the User Groups comprise solely older people and some of the All Ages (45%) User Groups also comprise older people.

Item 8

The range of activities undertaken across the User Groups is vast. Some User Groups are compatible with all others, whereas some are not. Ensuring the Community Facility comprises compatible User Groups is a fundamental principle of fit-for-purpose premises. An example of incompatibility is a Rock Music Group which holds live practices located near a meditative based Counsellor.

Early on in this project we identified that many User Groups did not have good records of the number of active members within their group, or if they provided a community service they could not be certain as to how many used their service or frequented their current facility. Further, their current numbers are not considered reflective of non-COVID times and what their user numbers would be if they had the use of a facility and/or a fit-for-purpose facility.



Diagram 1 - Main Activities

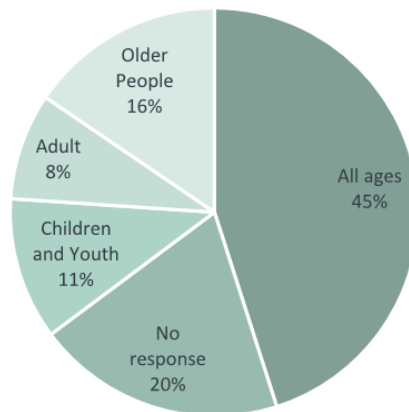


Diagram 2 - Age range of participants

As shown in Diagram 3 – Current facilities suitable for long-term use? and Diagram 4 – Interest in future CBD Community Facility 62% of respondents advised their current facilities are not suitable for their long term use. 38% said they are. Some of the 38% will continue to use their current facilities and not be a user of a new Community Facility, however others, if located within a site to be redeveloped will be. 93% of all respondents advised they are interested in using CBD facilities. This high percentage is to be expected as we targeted CBD users. Of this 93% some will be within the 38% whose current facilities are suitable for their long-term use.

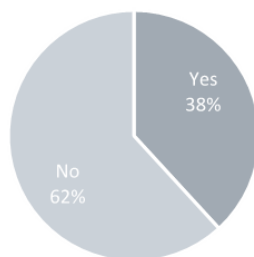


Diagram 3 - Current facilities suitable for long-term use?

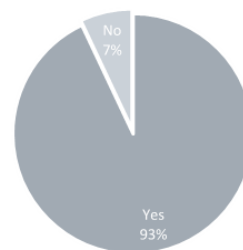


Diagram 4 – Interest in future CBD Community Facility?

Respondents and participants in the Survey and Workshop were invited to make general comments about their facility requirements. Adopting such requirements into the facility are examples of what makes a facility fit-for-purpose for the User Groups.

Examples of general comments include:

- Sound, lighting, access and easily interpreted space (natural flow) – *Age Concern*
- Safe after hours – *Arts for Health Community Trust*
- Cooking facilities needed – *Hamilton Kerala Samajam*
- We would not want to restrict a young person with a disability – *NZ Children’s Art House Foundation*
- Varying and full range of limited mobility, disabilities and impairment. Therefore the premises, inside and out, must consider and address limited mobility including weight of doors, automatic versus manual opening, toilets, all sound and IT, lighting – natural and artificial, visual impairment management, function over form, good way-finding for those impaired, appropriately wide corridors and levels, slopes. Demonstrate inclusive and flexible response environment and show consistency with universal design principles. Fully secure premises. Bike parking. EV charging for cars. Mobility scooter parking. Commercial café with provision for recognising those that cannot afford a ‘cup of tea’. *Age Concern*
- An open space for movement and workshopping – *TAHI TA’I TASI*
- Our needs are simple – meeting space with access to kitchen facilities; shared office space; parking nearby – *Waikato Welfare Guardianship Trust*
- Workshop needs to adjoin or easy access to large meeting space to enable equipment to be moved into it for demonstrations etc at monthly etc meetings – *Waikato Guild of Woodworkers*
- Environmental waste bins – create a lot of waste – *Waikato Society of Potters*

As below Diagram 5 – Frequency of Use and Diagram 6 – Average duration of use depict the frequency and duration of use varies amongst the groups. This indicates that some User Groups have a need for spaces at different times of the day, and days. Therefore including User Groups that require spaces with the same functional requirements but at different times will see these areas well utilised and the facility able to accommodate a range of User Groups.

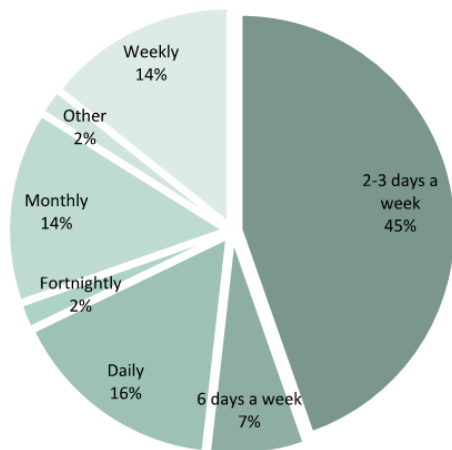


Diagram 5 – Frequency of use

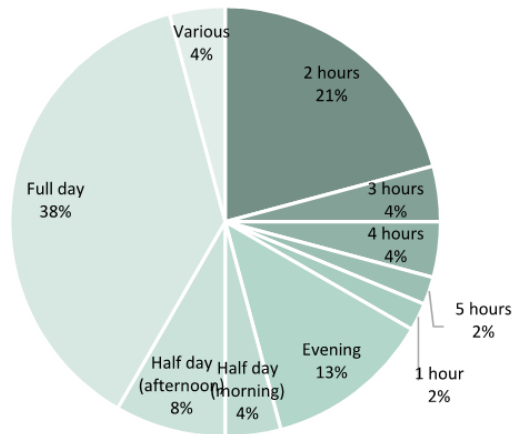


Diagram 6 – Average duration of use

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Details of functional space requirements were captured, as noted within the following tables and pie charts. This illustrates that some users have a need for some types of spaces, and not others, some have unique requirements whereas others are more generic. In addition to the following examples information was gathered on requirements for kitchen and kitchenette, changing rooms, showers, outdoor space, carparking, requirement for accessibility to public transport, specific health and safety requirements, and degree of noise/disturbance of their group and associated activities to others, and location requirements.

Table 2 Meeting room/s demand – shared spaces below represent the Meeting Room/s demand amongst the User Groups. In terms of interpreting this table take row 1 column 1. It illustrates that 4 groups require 1 room for 10 people or less. Another example, row 2 column 3 depicts that there is 1 group that requires 2 rooms that can accommodate between 10-20 people.

No. of rooms required	No. of people to accommodate				
	<10	10-15	10-20	20-30	40+
1	4	5	3	12	5
2		2	1	3	3
3				1	
4				1	
5					1
6			1		
7				1	
10			1		

Table 2 – Meeting room/s demand – shared spaces

No. of rooms required	No. of people to accommodate											
	1	2	3	4	5	6	7	9	10	12	15	20
1	1	3	5	2	1	1	2	1	2			2
2		1		2								
3									1			
4				1								
5												1
6						1				1	1	

Table 3 – Office requirement – exclusive use

Table 3 – Office requirements – exclusive use depicts the number of rooms required to accommodate specific numbers of people. For example take row 1 column 3, this says 5 User Groups require 1 office which can accommodate 3 people. Row 3 column 10 says 1 User Group requires 3 offices which can accommodate 10 people.

Diagram 7 – Hall/Activity space requirements based on number of people and space specifications below depicts the m² of space required by the % of User Groups e.g. 21% of the User Groups require Hall/Activity space which can accommodate 50-100 people with 30% requiring space which can accommodate 50 people or less.

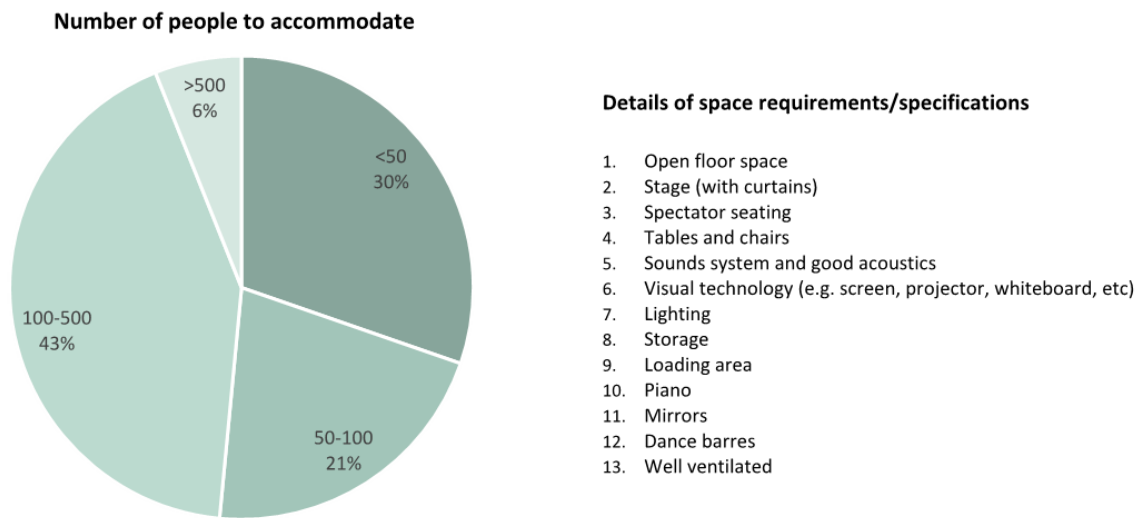


Diagram 7 – Hall/Activity space requirements based on number of people and space specifications

Diagram 8 – Storage requirements m² depicts that of the User Groups 34% require 2m² and 9% require 10m² with another 9% requiring 20m².

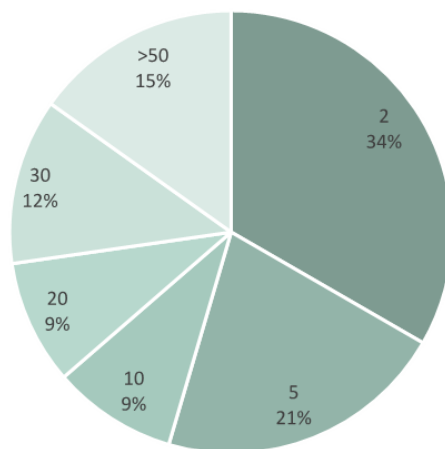


Diagram 8 – Storage requirements m²

Table 4 – Payment rates and basis illustrates the amounts and basis of payment currently or historically paid by users. Payments range from \$10 per month to \$1,200 per month/\$14,400 PA.

Group	Hourly rate	Group	Monthly rate
Waikato Senior Indian Citizens Association Inc.	\$10/month	Tainui Māori Women’s Welfare League	\$25/month
Creative fibre Hamilton	\$15/hour	Waikato Historical society	\$25/month
Pulse PT Seniors Exercise classes	\$15/hour	TAHI TA'I TASI	\$60/month
African drumming	\$20/hour	HN Citizens Advice Bureau	\$60/month
Hamilton Civic Choir	\$25/hour	Taoist Tai Chi	\$80/month
Hamilton Kerala Samajam	\$25/hour	Hamilton Punjabi Sports Cultural Club	\$100/month
Tai Chi Group	\$25/hour	U 3 A	\$100/month
Waikato Arab social club	\$25/hour	HN Contract Bridge Club	\$110/month
Performing Arts Community Trust (PACT)	\$30/hour	Artmakers	\$400/month
Sri Lanka Friendship Society Waikato	\$30/hour	Te Haa o te Whenua o Kirikiriroa	\$400/month
Hamilton Square Dancer	\$40/hour	Waikato Society of Potters	\$400/month
		Kiribati Waikato Associations Incorporated	\$500/month
Group	Annual rate	Metro Judo	\$500/month
Hamilton Community Menz Shed	\$600/year	HN Cadet Forces	\$700/month
BlackBox Creative	\$2,000/year	Age Concern	\$1,200/month
Waikato Society of Arts Inc	\$4,600/year		

Table 4 – Payment rates and basis

Groups were asked how fit-for-purpose facilities would make a difference to their group. Some stand-out comments were:

“ Would be amazing because it would enable us to grow without the barriers of the amount of fit for purpose space being available to support us. Working alongside complementary groups would be so beneficial. Insane! ”
 –Hamilton Citizens Advice Bureau

“ Attract a greater number of like-minded people to a hub and to Grey Power. Remove the physical and location barriers for older people. A critically important hub for our people. Safe place. ”
 –Hamilton Grey Power

“It would be a dream come true to have a facility that caters for our community need with a reasonable price. This will make a big difference because we will be able to complete our programs necessary for the physical and mental wellbeing of our whanau.”

–*Kiribati Waikato Associations Incorporated*

“The Founders Theatre is majestic already, it would be inspiring to young people to work there, these are young architects and engineers, those who will be working on developing and designing models of sustainability for the future of this country. Future makers. Why demolish the past designers and visionaries work? Madness.”

–*NZ Children’s Art House Foundation*

“Extremely significant.”

–*Hamilton Woodturners and Waikato Guild of Woodworkers*

“Really hard to find and booking a facility for function, there will be restriction around food and catering food in most of the facilities. That is why we need central city community facility to have in our city. Price should be reasonable, no large deposit required. Also each function is different in our community, so size of the hall will be differ in each function, that is why I suggested, this facility should have multiple areas with different sizes.”

–*Sri Lanka Friendship Society Waikato*

“Can cater to more people. Increase safety compliance. Improve collaboration amongst community groups. Put Hamilton on the 'arts' map of NZ - become a destination.”

–*Waikato Society of Potters*

“Broaden activities and extend offering.”

–*Hamilton Community Mens Shed*

“So much more than a building.”

– *Age Concern*

“ Aligns with Hamilton's Age Friendly plan, demonstrates to the community that older people are the heart of Hamilton, celebrated and recognising the increasing aging population and therefore increasing needs. Honours more than 40 years of the relationship between HCC and organisations working with older people at 30 Victoria Street. Recognising the value that the community put on the premises in the 1970s and today. Respects and recognises the value that the older people of Hamilton make to the community. Affordable and therefore available to all users that need such premises - hireage costs should not form a barrier to users. Provides a safe environment to Hamilton's older people. A hub for social connection. ”

– *Age Concern*

The number of users and their collective needs may be on a scale larger and broader than that which could be expected to be accommodated within a Community Facility/ies realised as a result of this project. Once Council determines the parameters within which a Community Facility/ies will be realised the detail of the needs of the User Groups to be accommodated within that Community Facility/ies can be determined based on priority of need, alignment with the Project Objective and the principles and obligations of Council to these groups and the community. Thus realising optimal multi-functional spaces used for as many days and hours each day as reasonably practical in long-term fit-for-purpose premises. Accommodating the balance of the User Groups may occur within other existing, new, or an additional Council led Community Facility.

Appendix 3: Jewkes Boyd Assumptions

Item 8

Attachment 1



Jewkes Boyd Assumptions, Current Market Volatility and Exclusions

1.0 Assumptions

Jewkes Boyd has made the following assumptions when calculating the ROC;

- Competitive pricing i.e. a competitive tender process would be adopted when procuring a main contractor for the works.
- Capacity of existing utilities (power supply, water supply and drainage) is sufficient to accommodate the proposed works.
- No requirement for Staging/Phasing of works. It is assumed that all works would be completed within a single stage, or one stage flows seamlessly into the next stage.
- Piling is required for all Concepts. It is assumed that the piling types will vary across each of the site options e.g. timber driven piles vs concrete encased piles.
- No requirement for tiered floors and/or seating to auditoriums or multi-purpose spaces.
- Importance level (IL) 3. This IL is a requirement under the Building Code as the Community Facility is a structure which may contain crowds.
- An allowance has been made for end of journey facilities; showers, locker facilities, secure bicycle parking, required in each Concept, although not currently detailed on the Concepts.

2.0 Current Market Volatility

There is currently significant volatility in the market. The key areas of volatility and influences are, but not limited, to:

- Opposing forces of ongoing material price increases versus the early stages of a cooling market demand – the extent to which this affects project costs is currently unclear and will likely change over time.
- The flow on from the Covid 19 pandemic, acknowledging it is diminishing with the passing of time.
- Recent extreme weather events and subsequent rebuild.
- Material supply issues. Long lead times, shortages, issues with suppliers, etc can impact on project timeframes/costs.
- Ongoing heavy demand for materials, labour and plant/equipment generally. Impact supply and costs.
- The Russia/Ukraine situation.
- National and international economies.

3.0 Exclusions

The following exclusions generally apply to all Concepts:

- Land costs
- Legal costs or survey charges
- Finance costs
- Holding costs
- Unidentified ground conditions, e.g. contaminated soil
- FF&E
- Appliances, whiteware, etc.
- Window treatments
- Audio visual
- Business disruption costs, loss of revenue, etc.
- Decanting, relocation, temporary accommodation or storage costs
- GST
- Cultural overlay, artwork, murals, or the like
- IT hardware, phone systems, or the like
- Theatrical lighting, dimmers, infrastructure, controls, etc.
- Specialist services to workshops, or the like, e.g. dust extract systems
- Parking management systems
- Financial contribution to transformer upgrade, if any
- EV charging infrastructure and equipment allowance for ESD or green star features
- Internal HCC project-related costs – project management, PR, rebranding, etc.
- Items provided by HCC rolling budgets, OPEX budgets, or the like

Concept specific exclusions are as follows:

- Concept 1. 30 Victoria Street – Staged re-use Concept:
 - Costs associated with existing scaffolding and shrink wrap, including ongoing rental cost of scaffolding.
 - Costs associated with delaying Stage Two. It has been assumed the stages will be combined into one contract and no time delay between stages.
- Option 4. Repurpose of Founders Theatre accommodating User Needs Assessment.
 - Any work related to the Dame Hilda Ross and Centennial Fountains. Assumed separate project and budget.

4.0 Approach and methodology

The approach that Jewkes Boyd has undertaken in preparing this estimate is:

- Measure the scope of work, then apply rates based on pricing from recent/current experience.
- Added a notional 'Escalation/Fluctuations/Procurement Contingency' to allow for the cost impact of current market volatility.

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The level of accuracy of the Jewkes Boyd estimate is influenced by the above. While Jewkes Boyd has applied reasonable endeavours in preparing these ROC, they are unable to accept any liability should project cost extend beyond estimate allowances due to current market volatility.

The methodology adopted by Jewkes Boyd in preparation of the ROC is as follows:

- Estimate workings calculated on a broad brush elemental basis.
- Assumed consistency across Concepts where possible/appropriate, in relation to level of finish, level of services provisions, general scope of work, etc.
- GFA – those included in ROC differ slightly to those noted on plans given different measurement methodology e.g. Jewkes Boyd has measured to the outside of external walls and over stair wells, lift shafts, etc. These differences are nominal and on average are 0.3% different to that shown in the concept plans. For example, 30 Victoria Street – New build Concept with double level basement carpark, EWA Concept GFA equals Total GFA of 9,113 m² however are measured as Total GFA of 9,133 m² in estimate (20 m² difference).
- Assumed cost-effective level of finish generally.
- Assumed services provisions include:
 - Mechanical services – say 50% of floor area heating and natural ventilation / 50% of floor area cost-effective ducted air conditioning for all options.
 - Electrical services – lighting and power throughout.
 - Fire protection – sprinklers / alarms for all Concepts.
 - Lifts – refurbish existing lifts and/or new lifts as noted on floor plans for each Concept.

Appendix 4: Edwards White Architects High Level Conceptual Floor Plans

Item 8

Attachment 1



PROPOSAL FOR
HCC CBD COMMUNITY FACILITY/IES PROJECT



HCC CBD COMMUNITY FACILITY/IES PROJECT
PROPOSED SITE LOCATIONS

Attachment 1

Item 8



JANUARY 2023



EDWARDSWHITE
REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
SPATIAL ANALYSIS

	Area Types	Approx Number of People	Floor Area Ratio m ² per Person	Approximate Gross Floor Area	\$ Value / Quality
	Meeting Rooms	9 (3-10pp)	12	108m ²	Medium
	Large Meeting Rooms	10 (10-20pp)	38	380m ²	Medium
	Function Space	400 max	0.8	320m ²	Medium
	Multi-purpose Hall	800 max	0.8	640m ²	Medium
	Exclusive Offices	168	8.5	410m ²	High
	Shared Office	105	5.5	580m ²	Medium
	Bathroom/ Toilets + Accessible	30	3	90m ²	High
	Changing/ Shower Rooms	20	4	80m ²	High
	Storage	approximate areas provided	-	970m ²	Medium
	Workshop/ Studio	approximate areas provided	-	650m ²	High
	Outdoor Courtyard	500	1.25	625m ²	Medium
	Carparking	200 cars	22	4400m ²	Medium/ Basement: High
	Entry	5	2	10m ²	Medium
	Admin	20	4	80m ²	Medium
	Reception	10	5	50m ²	Medium
	Resource Room	-	-	10m ²	Low
	Foyer	200	1	200m ²	Medium
	Kitchen	approximate	-	70m ²	High
	Kitchenette	approximate	-	40m ²	Medium
	Cafe	approximate minimum	-	80m ²	Medium
	Retail	approximate	-	100m ²	Low
	Child Care	-	-	Not included	High
	Exhibition Space	approximate	-	100m ²	Medium
	Circulation / Core	-	-	15% of total indoor area	Low
	Approximate minimum total indoor area:	outdoor space & carparking not included		5800m ²	



AREA TABLE

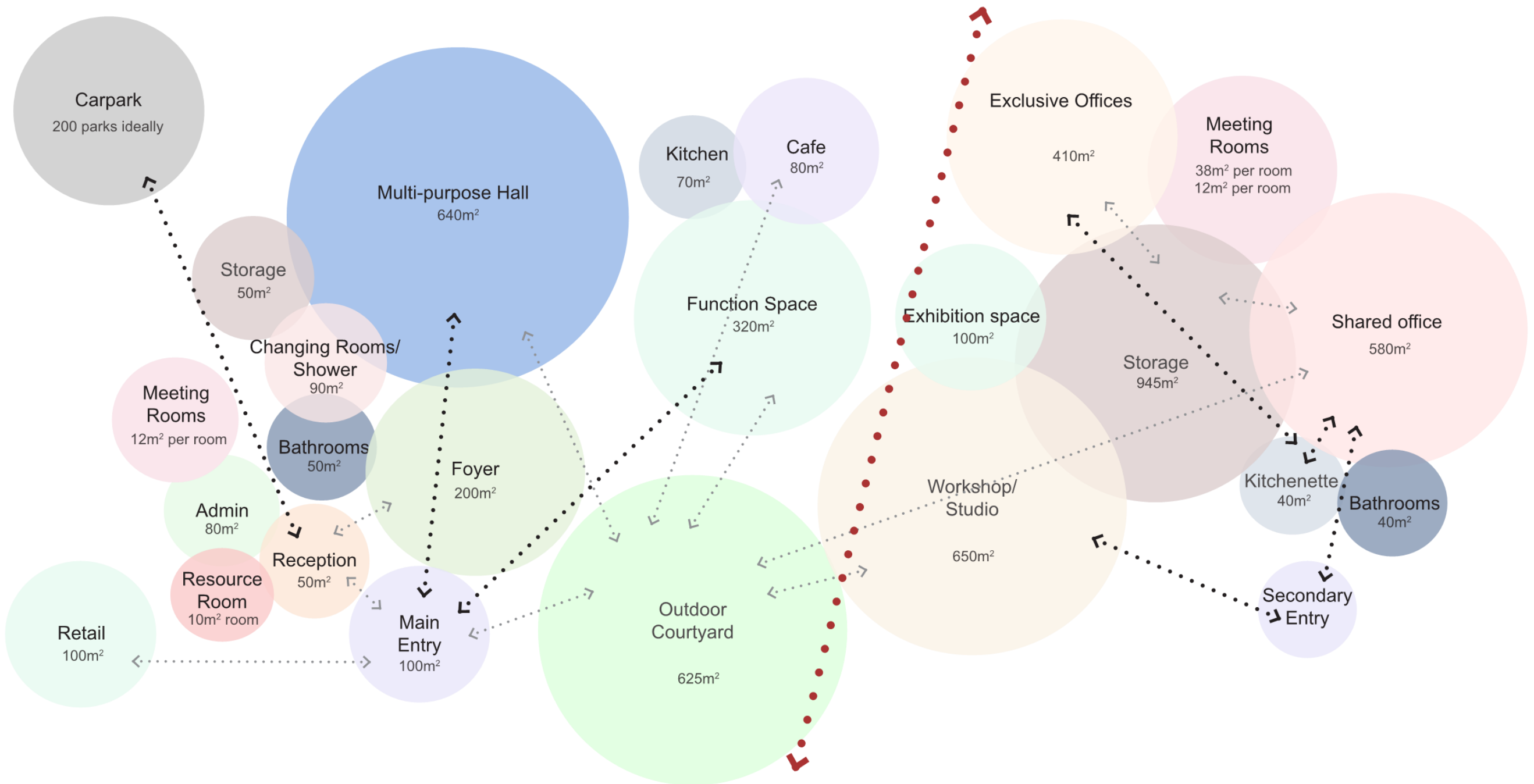
JANUARY 2023



HCC CBD COMMUNITY FACILITY/IES PROJECT
SPATIAL ANALYSIS

NON SITE SPECIFIC

◀.....▶ PRIMARY CIRCULATION
 ◌.....◌ VISUAL CONNECTION



AREA RELATIONSHIP MAP DIAGRAM

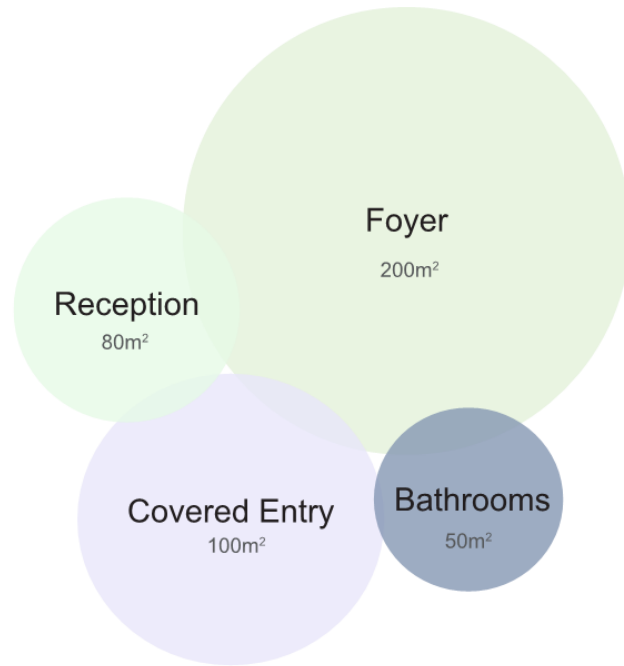
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Attachment 1

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HCC CBD COMMUNITY FACILITY/IES PROJECT
SPATIAL ANALYSIS



FOYER / ENTRY

Connection

- Significant entry, visual connection from entry to auditorium.
- Covered connection to outside entry for informal and formal occasions.
- Welcoming area that connects to all other areas - offices, auditorium, cafe, kids spaces.
- Spill out connection to auditorium.
- Interconnected with function space, with the ability to host private functions.
- Open to deck / courtyard area – indoor / outdoor flow.
- Possible visual connection from street view and / or green space / park.

Function / Quality

- Open free access space.
- Appropriate acoustic elements to enable the space to be occupied by large groups of people.
- Sound / AV capability.
- Flexibility of use.
- Covered entry.
- Natural light in selected areas, a sense of openness.

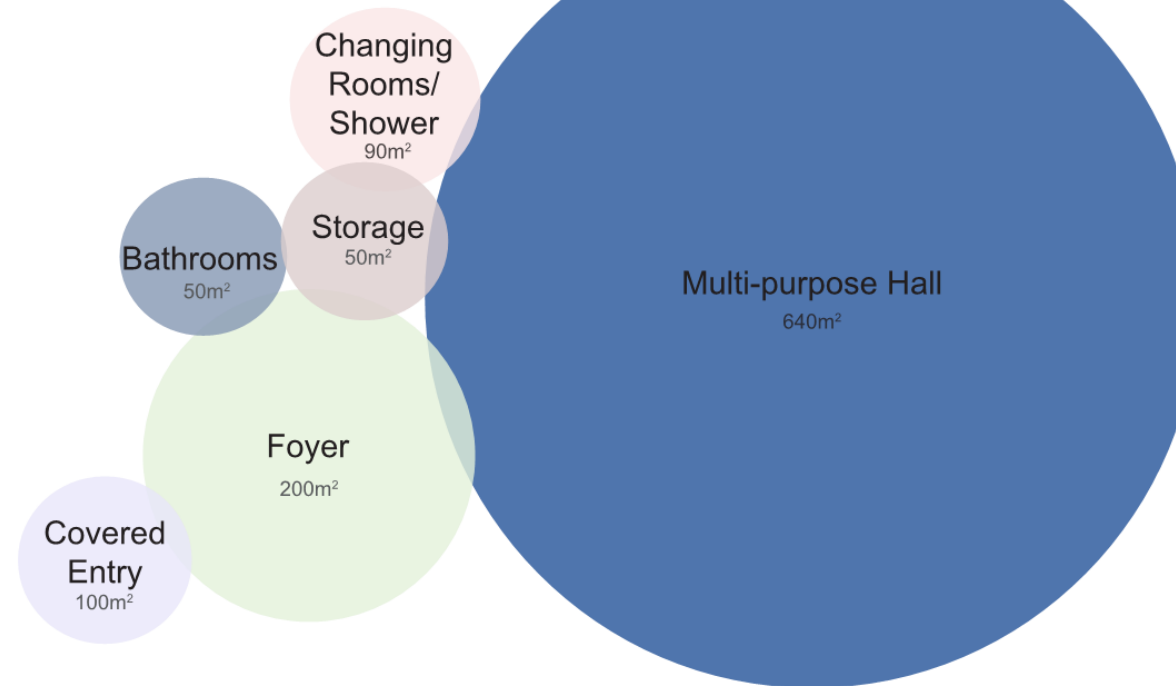
BATHROOMS & AMENITIES

Connection

- Preference is for centralised bathroom facilities, where feasible.

Function / Quality

- To comply with building consent requirements for a facility of this size.
- Cleaning products and equipment storage area required.



MULTI-PURPOSE HALL

Connection

- Needs great connection from foyer space.
- Visual connection to outside and green space / park.
- Uninterrupted / quiet arrival into multi-purpose hall.
- Multiple stage entrance/exit points, discreet where needed for stage performance.
- Easy access to bathroom facilities.
- Multiple fire egress routes.

Function / Quality

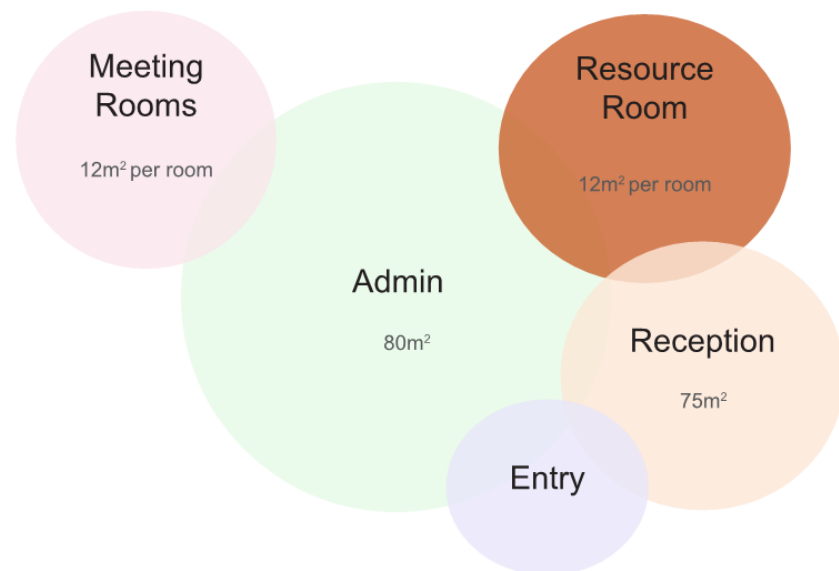
- The shape, form and finish of the multi-purpose hall with sense of height and space at the front stage area.
- Must not feel like a 'theatre' - multi-use space.
- Suitable for up to 500+ people (movable seats / storage required for seats).
- Width of building to minimise the total distance of people from the front.
- Appropriate acoustics for presentations.
- Large windows that provide a view to the outside and natural light that can be controlled.
- Purpose designed sound system .
- Lighting rig with good access (mobile scaffolding or catwalk).
- Sufficient visual projection (song words, video etc) - which may include multiple screens.
- Innovative heating, ventilation, air conditioning (HVAC) for internal room comfort.
- Clear, inviting and obvious access from entrance / foyer to multi-purpose hall (no stairs).
- Secure AV and lighting control area.
- Agile, with the ability to section off the space to be used for smaller gatherings.

AREA ANALYSIS DIAGRAMS

JANUARY 2023



HCC CBD COMMUNITY FACILITY/IES PROJECT
SPATIAL ANALYSIS



ADMINISTRATION

Connection

- Readily accessed from the foyer area and close to main entrance.
- Separate secure access for out of hours use by staff.

Function / Quality

Flexibility in design to include:

- Reception area.
- Private rooms available for confidential meetings and counselling sessions.
- Access to tea / lunch room facilities.
- Innovative HVAC separate from auditorium.
- Staff amenities including showering facilities.
- Dedicated media room for AV needs / music recording studio.

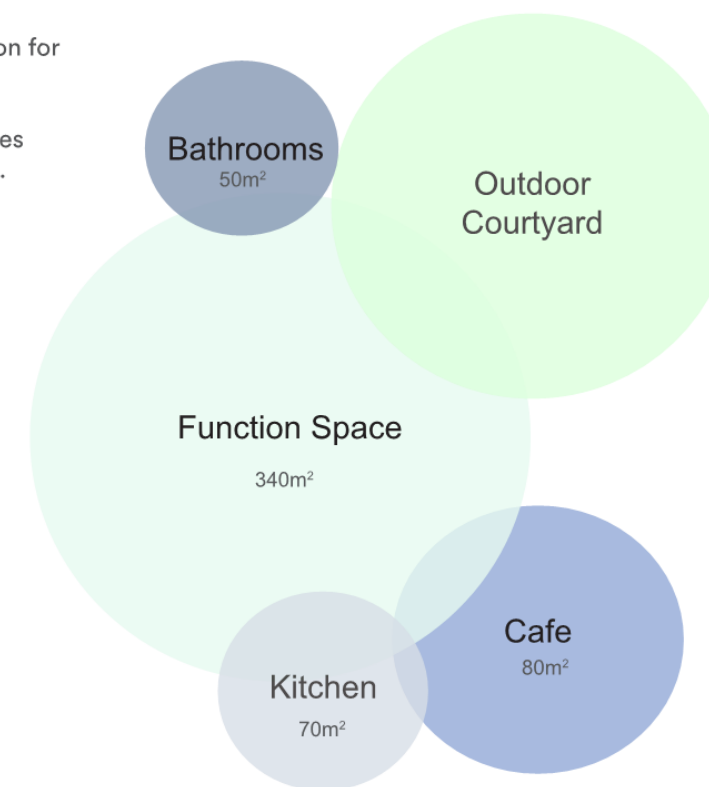
FUNCTION HALL/ CAFE

Connection

- Direct access to foyer and in close proximity to cafe.
- Ability to be accessed independently from the main building, so as to allow operation as a separate commercial cafe at times if desired.
- Direct access to covered deck / courtyard.
- Direct access to green space / park.
- Direct access to kitchen for food preparation.

Function / Quality

- Suitable for meetings of up to 200+ people (movable seats / storage required for seats).
- Kitchen to be able to cater for up to 200 people.
- Sufficient storage and food preparation area.
- Innovative HVAC for independent use and needs of the space.
- Appropriate sound, lighting and AV installation for weddings and other functions.
- Gallery space, high ceilings / natural light.
- Storage for chairs, tables and function supplies appropriately sized and conveniently located.



HCC CBD COMMUNITY FACILITY/IES PROJECT
SPATIAL ANALYSIS

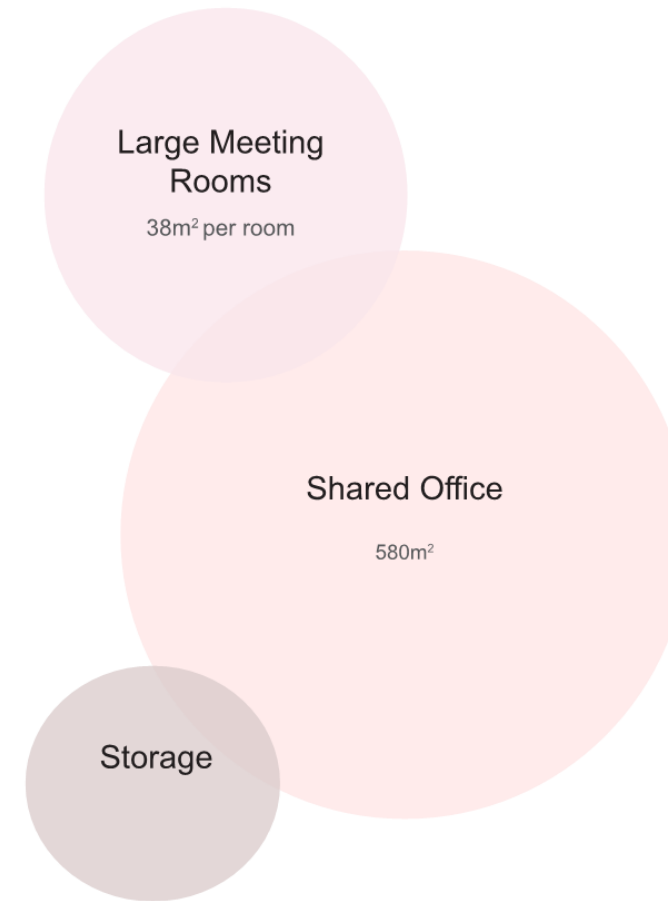
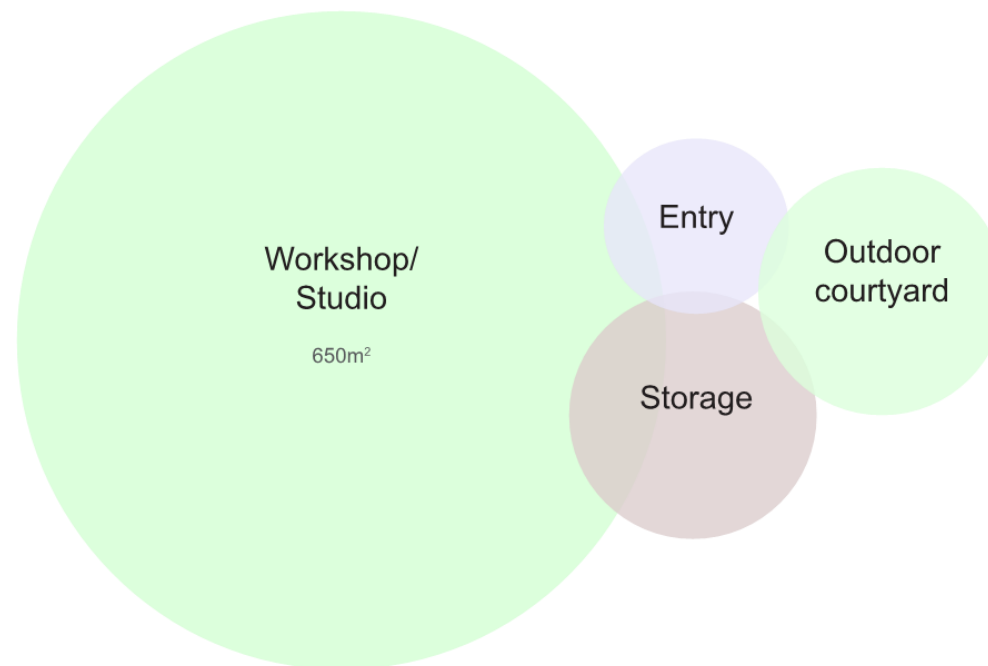
WORKSHOP / STUDIO

Connection

- Exclusive offices.
- Separate secure access for out of hours use by staff.

Function / Quality

- Roller door / wide accessway
- High stud height for ventilation system / dust extraction system and collection.
- Appropriate fire management system considerations
- Appropriate storage for waste and chemical materials (lockable but accessible HAZCHEM cupboard).
- Separate area for machinery, acoustic treatment required.
- Three phase power system.
- Non-slip floor: polished concrete floor, for durability and clean-up.
- High level of artificial lighting and manage natural lighting, with transparency to the community to allow for further interest and connectivity.



SHARED OFFICES

Connection

- Obvious and easily accessible single point of entry.
- Acoustic separation from main gathering spaces.
- Easily accessible storage for clear desk policy.
- Visual connection to green space and meeting rooms.

Function / Quality

- Shared office spaces with lockers/cupboards for secure storage with clear desk policy.
- Larger spaces for small groups of staff to meet.
- Space to be acoustically treated for working environment.
- Space to allow for future growth, planning to allow for more than area suggests.
- Area to accommodate large tables and small lounge areas within shared pod office space.

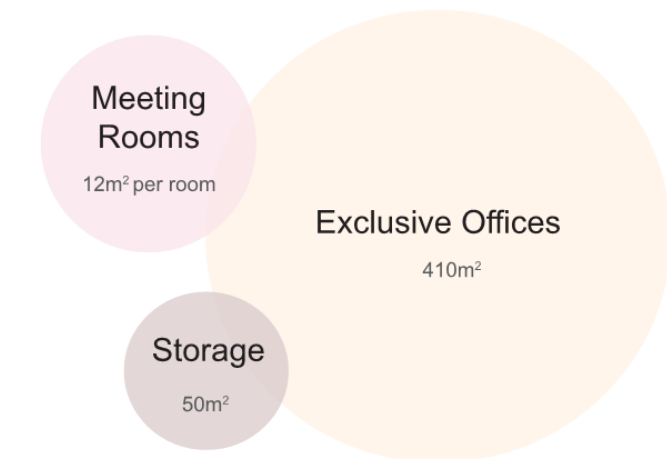
EXCLUSIVE OFFICES

Connection

- Obvious and easily accessible single point of entry.
- Acoustic separation from main gathering spaces.
- Visual connection to green space and private meeting rooms.

Function / Quality

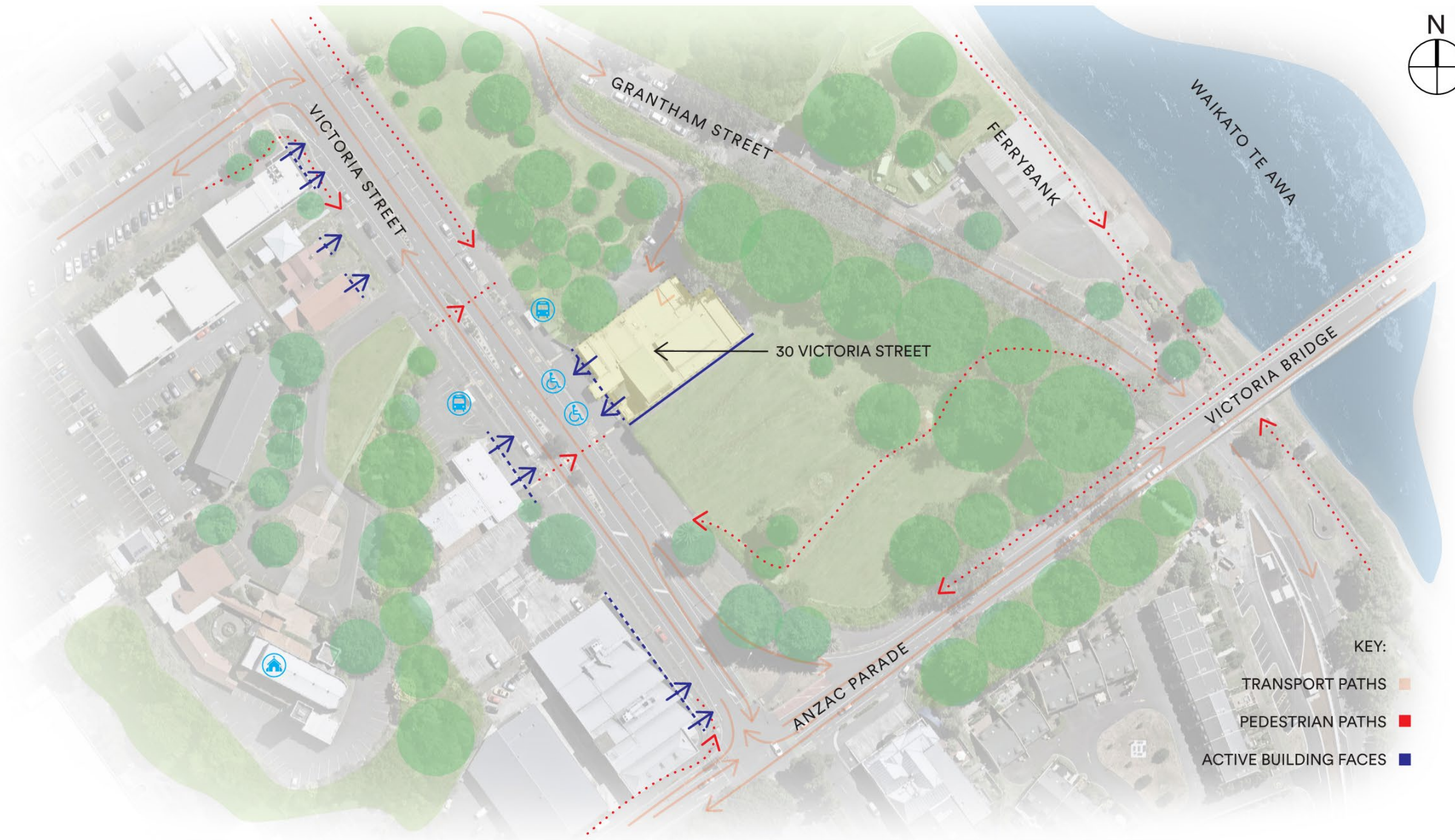
- Private rooms available for confidential meetings.
- Larger spaces for small groups of staff to meet
- Space to be acoustically treated for working environment.
- Offices for groups that require a permanent spot for daily use.
- Breakout space/ interview rooms, private spaces in close proximity to offices.



HCC CBD COMMUNITY FACILITY/IES PROJECT
CONTEXT ANALYSIS : 30 VICTORIA STREET

Attachment 1

Item 8



SITE ANALYSIS

JANUARY 2023



EDWARDSWHITE
REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
CONTEXT ANALYSIS : 30 VICTORIA STREET

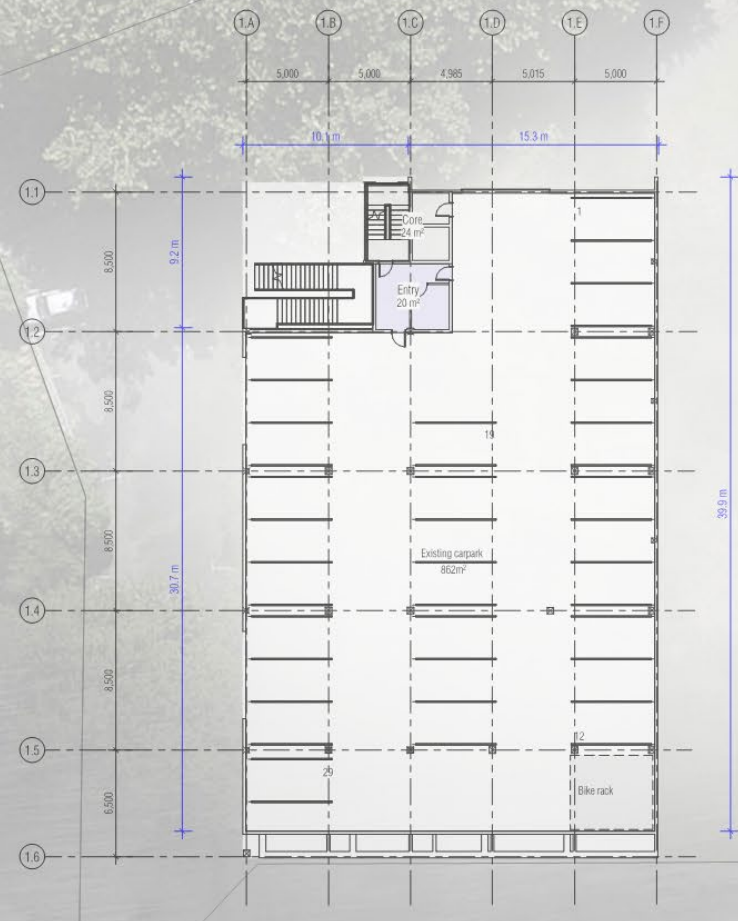


HCC CBD COMMUNITY FACILITY/IES PROJECT

OPTION 1 : 30 VICTORIA STREET - STAGED RE-USE CONCEPT

- The adaptive reuse of the existing structure and shell offers a more sustainable approach than full demolition.
- The Café opens to Victoria Street, activating the street frontage and allowing users to enjoy the adjacent northern green space.
- The existing roof is to have new membrane systems adhered to rigid insulation foam and installed on top of an existing metal roof. This approach will prevent the need to open the building up to the elements and therefore mitigates the risk of water ingress.
- The second stage is predominantly situated over the space previously occupied by the municipal pools.
- A double height central foyer provides interconnection between levels.
- The natural level difference between Grantham Street and Victoria Street allows parking to be situated on a basement level without the construction of internal access ramps.

HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 1 : 30 VICTORIA STREET - STAGE ONE



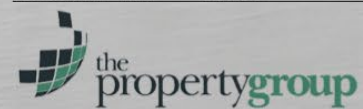
Stage One

BASEMENT TWO	
Core	24 m ²
Entry	20 m ²
Existing Carpark	862 m ²
	907 m ²
BASEMENT ONE	
Core	23 m ²
	23 m ²
GROUND FLOOR	
Admin	89 m ²
Cafe	100 m ²
Circulation	61 m ²
Core	34 m ²
Entry	34 m ²
Exclusive Offices	80 m ²
Foyer	44 m ²
Kitchen	50 m ²
Meeting Rooms	54 m ²
Multi-Function Space	295 m ²
Reception	20 m ²
Toilets	42 m ²
	902 m ²
Total floor area	1,832 m²

FIRST FLOOR REMOVED
 GROUND FLOOR
 BASEMENT

BASEMENT - 1:200

JANUARY 2023



EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT OPTION 1 : 30 VICTORIA STREET - STAGE ONE



Stage One	
BASEMENT TWO	
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Existing Carpark	862 m ²
	907 m ²
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Toilets	42 m ²
	902 m ²
Total floor area	1,832 m²

FIRST FLOOR REMOVED
GROUND FLOOR
BASEMENT

GROUND FLOOR - 1:200

JANUARY 2023



EDWARDSWHITE
REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 1 : 30 VICTORIA STREET - STAGE TWO



Stage One & Two

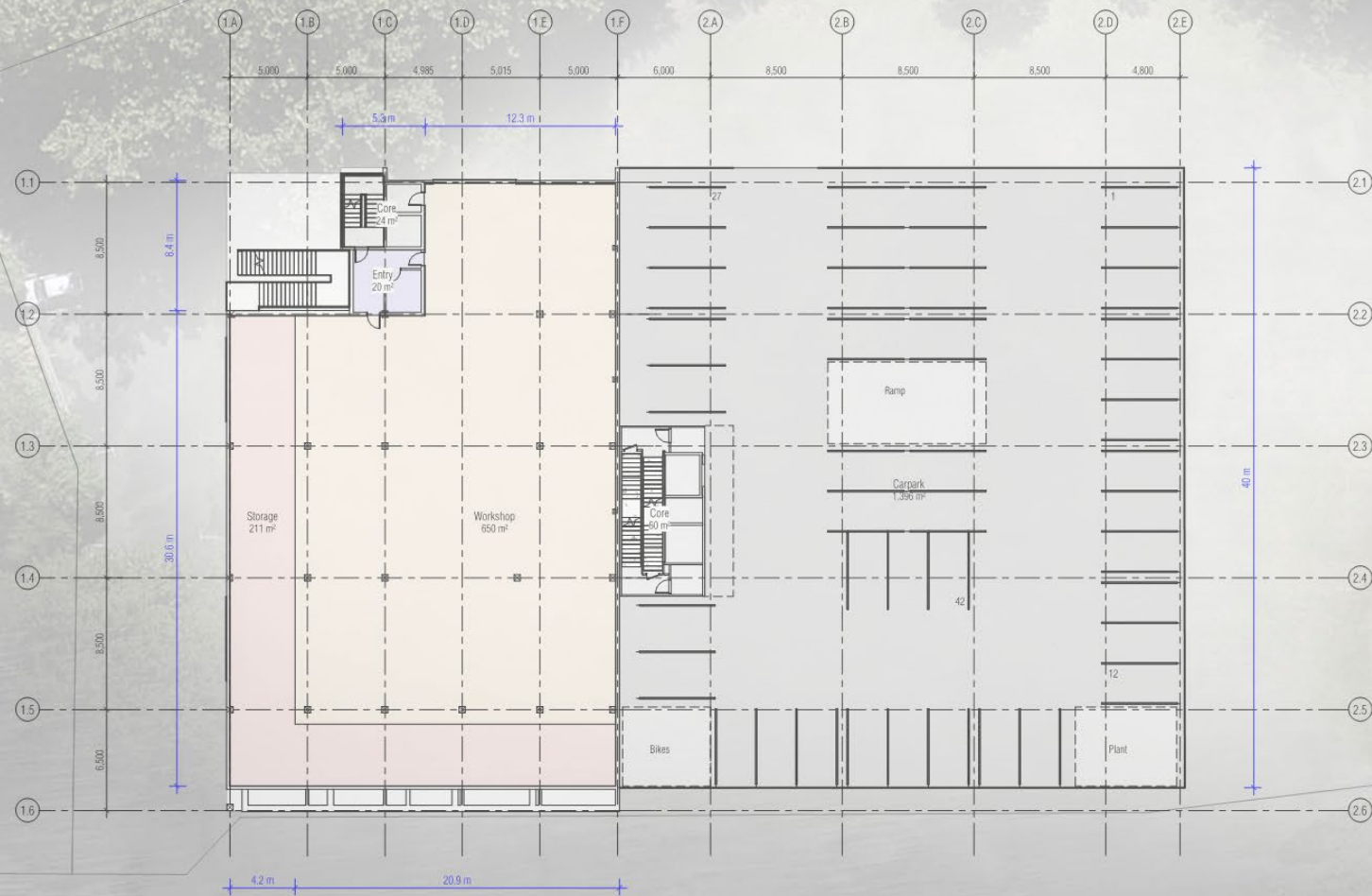
BASEMENT TWO	
Carpark	1,396 m ²
Core	85 m ²
Entry	20 m ²
Storage	211 m ²
Workshop	650 m ²
Total	2,363 m²

BASEMENT ONE	
Carpark	1,395 m ²
Core	84 m ²
Total	1,479 m²

GROUND FLOOR	
Admin	89 m ²
Cafe	100 m ²
Changing	80 m ²
Circulation	61 m ²
Core	96 m ²
Entry	34 m ²
Exclusive Offices	80 m ²
Exhibition/ Retail	100 m ²
Foyer	290 m ²
Kitchen	50 m ²
Meeting Rooms	159 m ²
Multi-Function Space	295 m ²
Multi-purpose Hall	633 m ²
Reception	20 m ²
Shared Office	205 m ²
Storage	102 m ²
Toilets	84 m ²
Total	2,478 m²

FIRST FLOOR	
Circulation	80 m ²
Core	62 m ²
Exclusive Offices	290 m ²
Kitchenette	40 m ²
Meeting Rooms	63 m ²
Shared Office	320 m ²
Toilets	15 m ²
Total	869 m²

Total floor area 7,190 m²



WORKSHOP



WORKSHOP

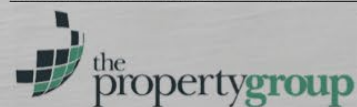


BIKE RACKS

FIRST FLOOR
 GROUND FLOOR
 BASEMENT ONE
 BASEMENT TWO

BASEMENT TWO - 1:200

JANUARY 2023



EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 1 : 30 VICTORIA STREET - STAGE TWO



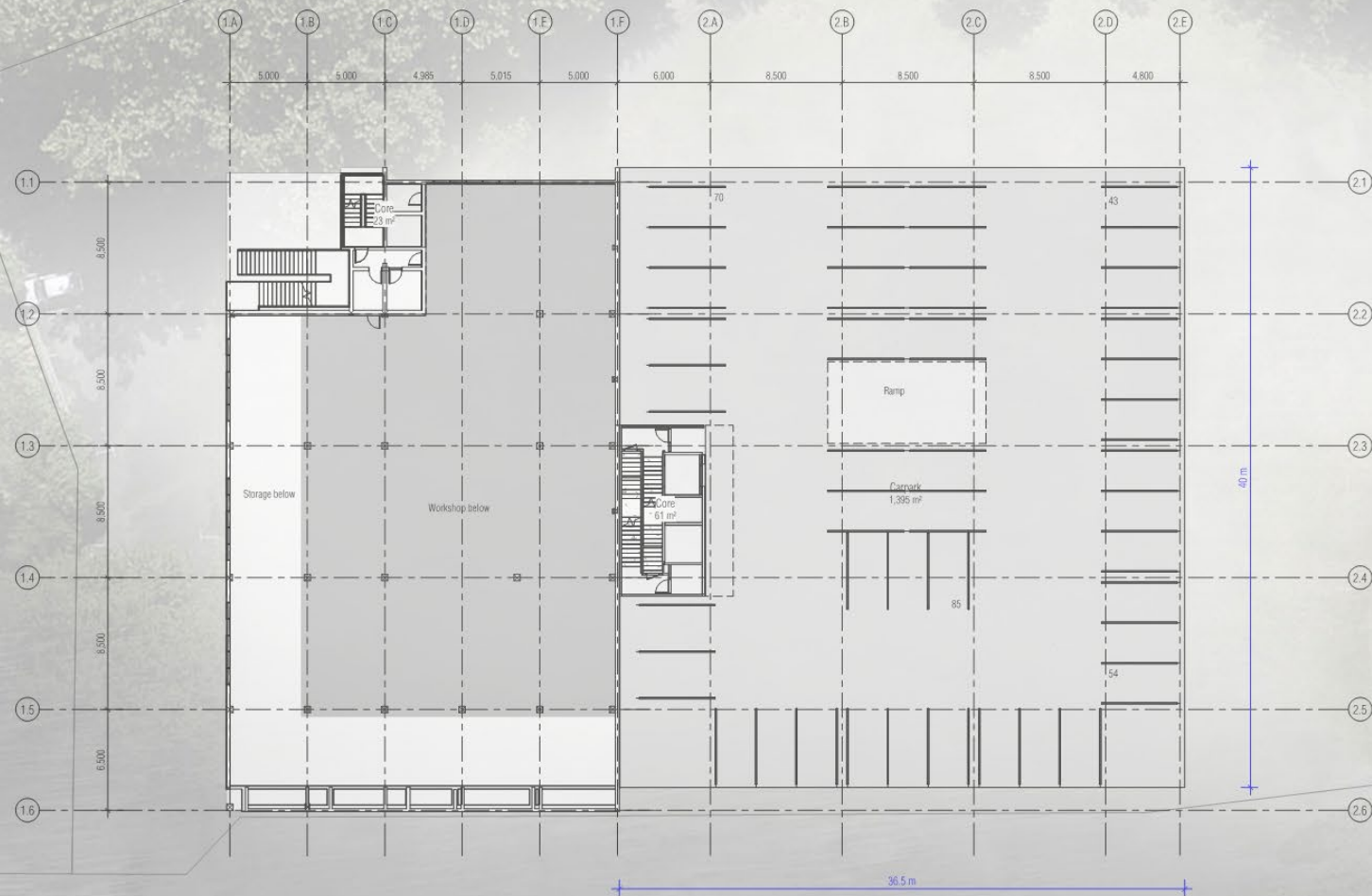
Stage One & Two

BASEMENT TWO	
Carpark	1,396 m ²
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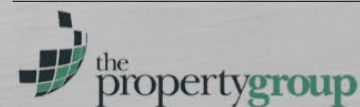
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Exclusive Offices	290 m ²
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Shared Office	320 m ²
Toilets	15 m ²
Total	869 m²
Total floor area	7,190 m²



FIRST FLOOR
 GROUND FLOOR
 BASEMENT ONE
 BASEMENT TWO

BASEMENT ONE - 1:200

JANUARY 2023



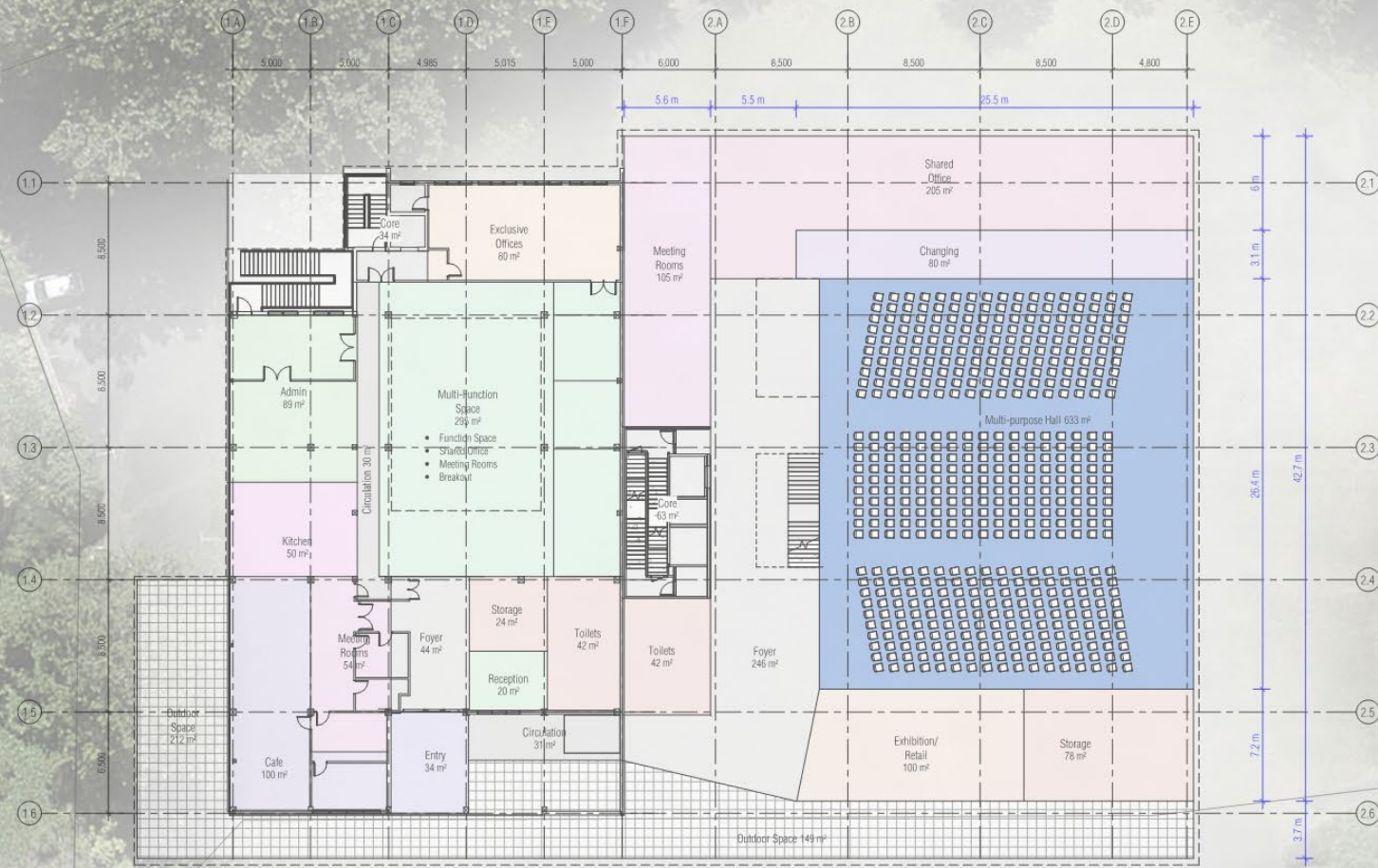
EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 1 : 30 VICTORIA STREET - STAGE TWO



Stage One & Two

BASEMENT TWO	
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Total floor area	7,190 m²



FIRST FLOOR
 GROUND FLOOR
 BASEMENT ONE
 BASEMENT TWO

GROUND FLOOR - 1:200

JANUARY 2023



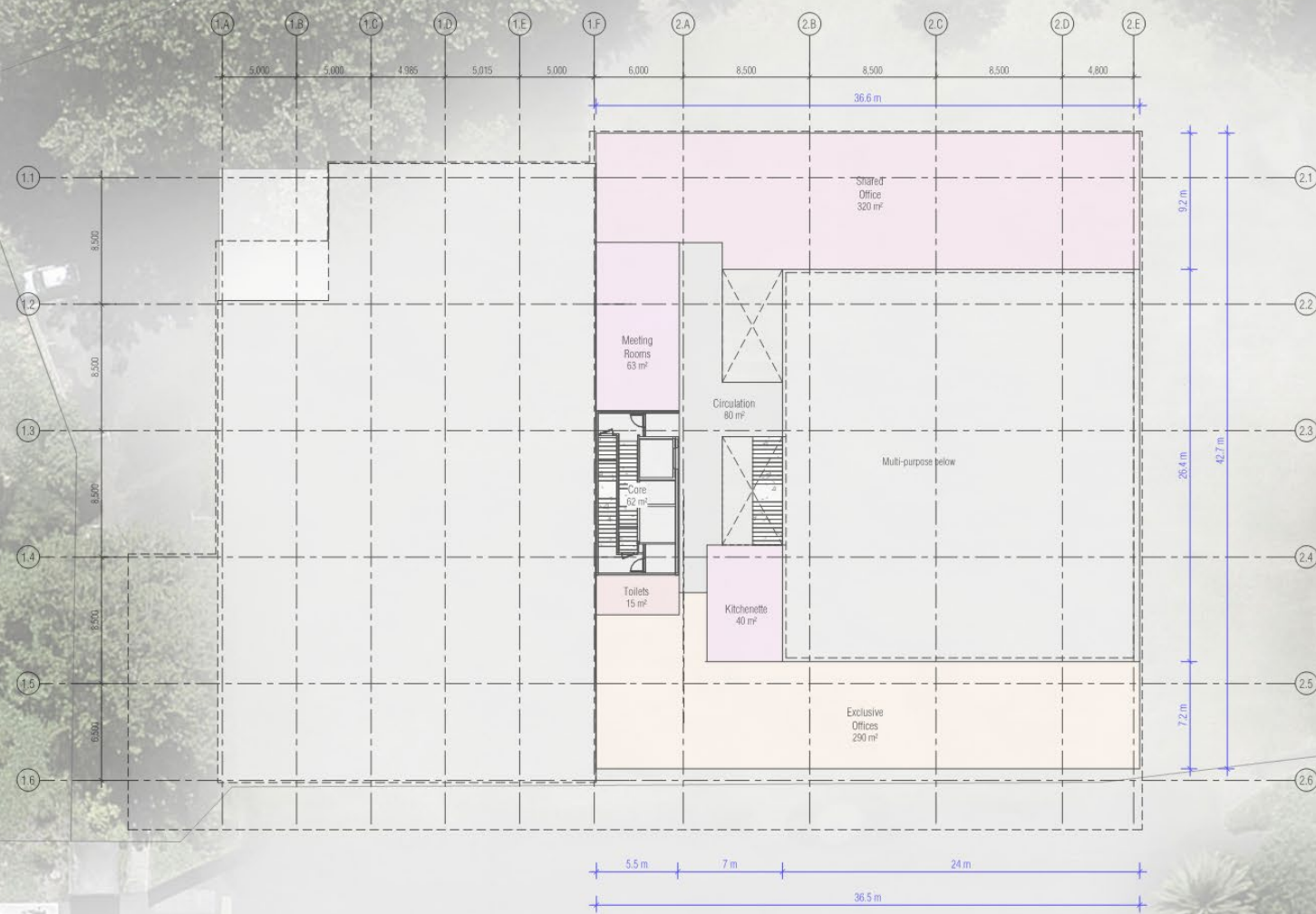
EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT OPTION 1 : 30 VICTORIA STREET - STAGE TWO



Stage One & Two

BASEMENT TWO	
Carpark	1,396 m ²
Core	85 m ²
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Total	869 m²
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FIRST FLOOR - 1:200

JANUARY 2023



EDWARDSWHITE
REGISTERED ARCHITECTS

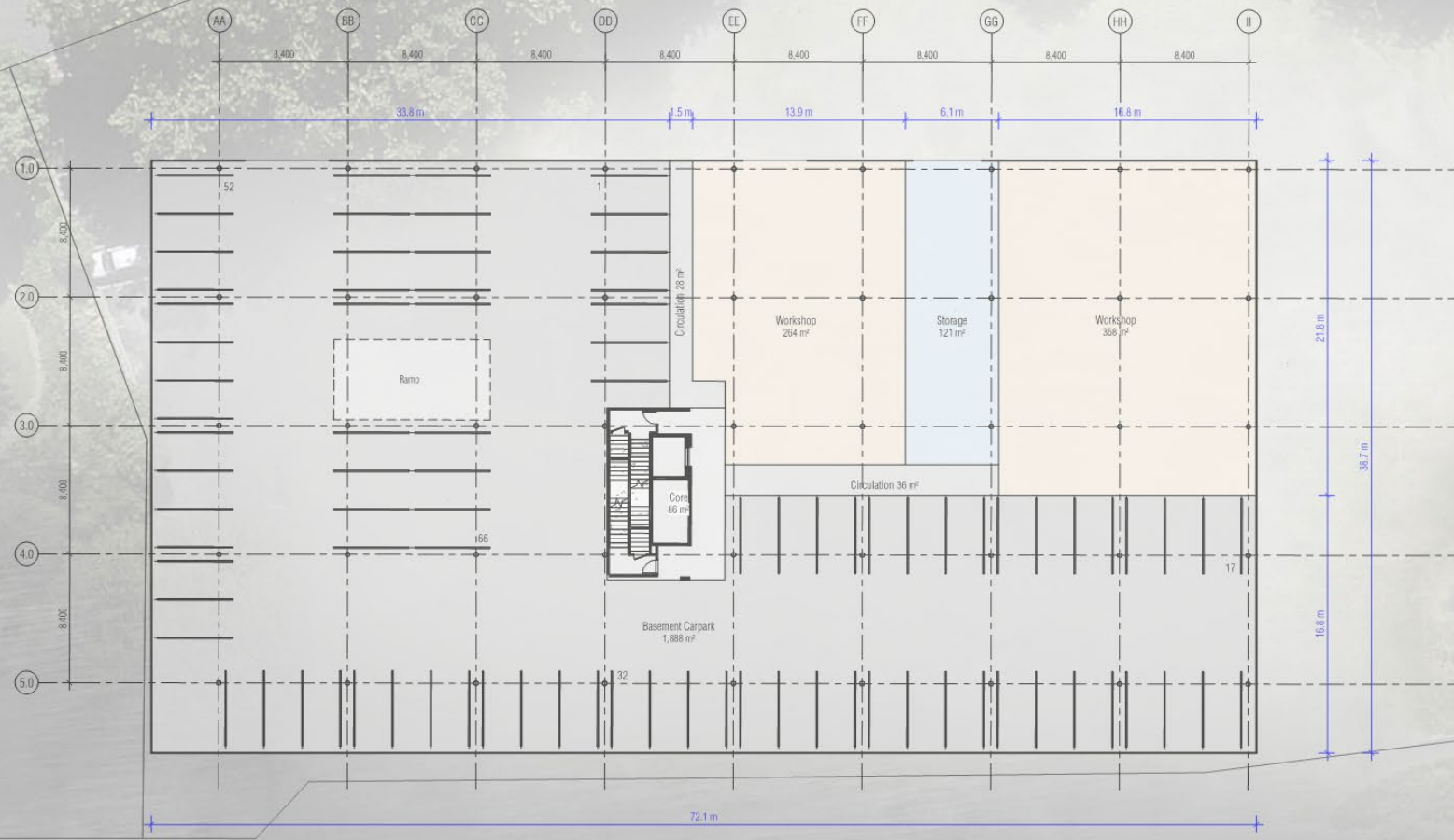
HCC CBD COMMUNITY FACILITY/IES PROJECT

**OPTION 2 : 30 VICTORIA STREET - NEW BUILD CONCEPT
(DOUBLE LEVEL BASEMENT CARPARK)**

- Double height central foyer provides interconnection between levels.
- Café enjoys elevated views toward the Waikato Te Awa.
- All circulation radiates from a central spine which allows for clear, logical way finding.
- The entry sequence provides glimpses through the building to the park beyond.
- Regular column centres with realistic spans provides structural efficiencies.
- A deep floor plate reduces circulation distances and improves the floor area to wall area ratio.
- The building is predominantly situated over the space previously occupied by buildings and the municipal pools.
- The natural level difference between Grantham Street and Victoria Street allows parking to be situated below keeping the main frontage free of vehicle crossings.



HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 2 : 30 VICTORIA STREET - NEW BUILD CONCEPT

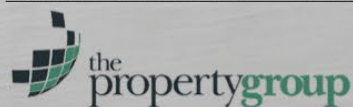


LOWER BASEMENT	
Basement Carpark	1,888 m ²
Circulation	64 m ²
Core	86 m ²
Storage	121 m ²
Workshop	632 m ²
TOTAL	2,791 m²
BASEMENT	
Basement Carpark	1,884 m ²
Core	114 m ²
TOTAL	1,998 m²
GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	291 m ²
Core	59 m ²
Entry	30 m ²
Exhibition/ Retail	100 m ²
Foyer	236 m ²
Kitchen	53 m ²
Meeting Rooms	484 m ²
Multi-function Space	322 m ²
Multi-purpose Hall	646 m ²
Reception	60 m ²
Storage	139 m ²
Toilets	93 m ²
TOTAL	2,761 m²
FIRST FLOOR	
Circulation	122 m ²
Commercial Tenancy	123 m ²
Core	60 m ²
Exclusive Offices	426 m ²
Kitchenette	52 m ²
Meeting Rooms	270 m ²
Shared Office	456 m ²
Toilets	58 m ²
TOTAL	1,568 m²
Total floor area	9,117 m²

FIRST FLOOR
 GROUND FLOOR
 BASEMENT
 LOWER BASEMENT

LOWER BASEMENT - 1:200

JANUARY 2023

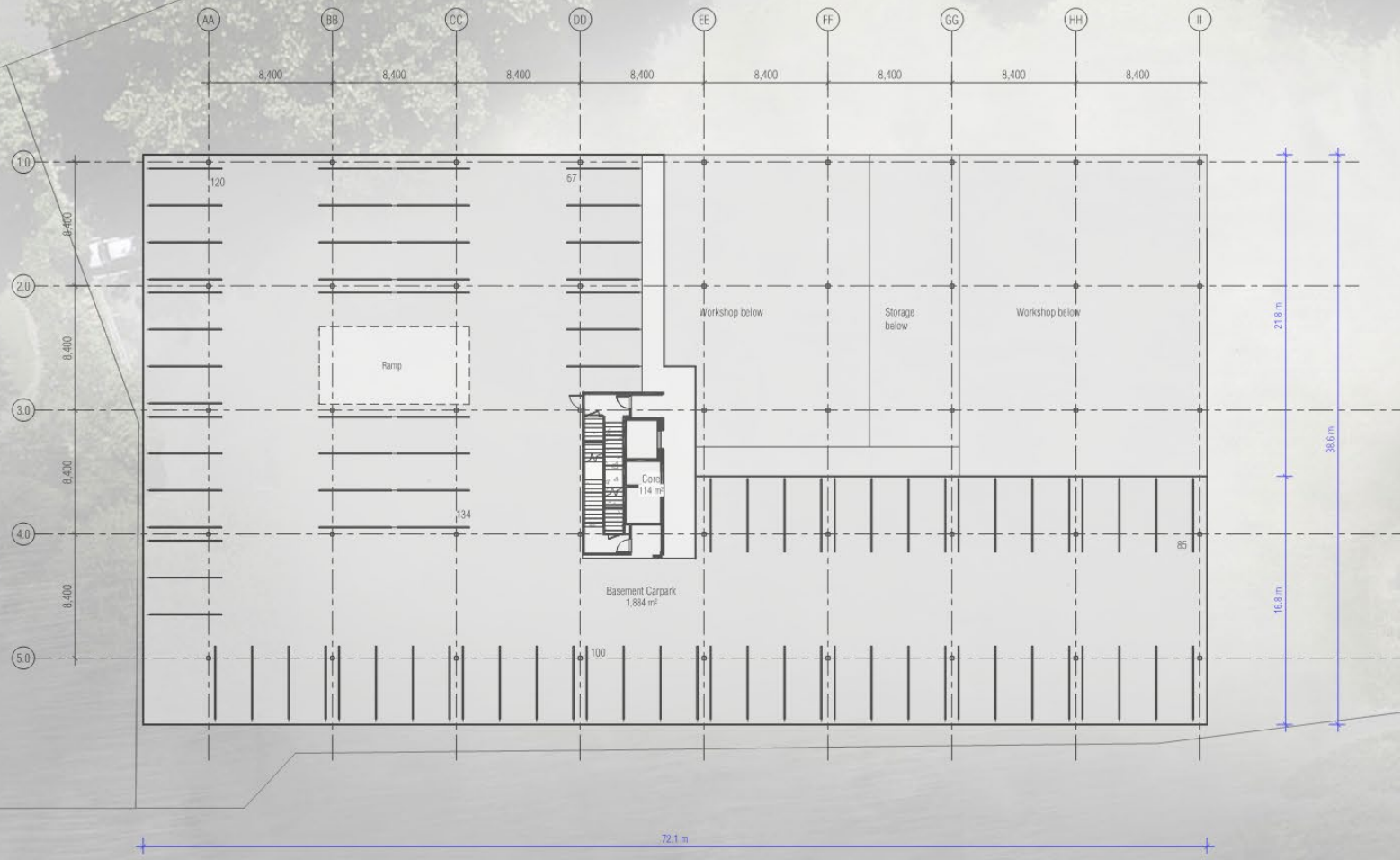


EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 2 : 30 VICTORIA STREET - NEW BUILD CONCEPT



LOWER BASEMENT	
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Toilets	58 m ²
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Total floor area	9,117 m²



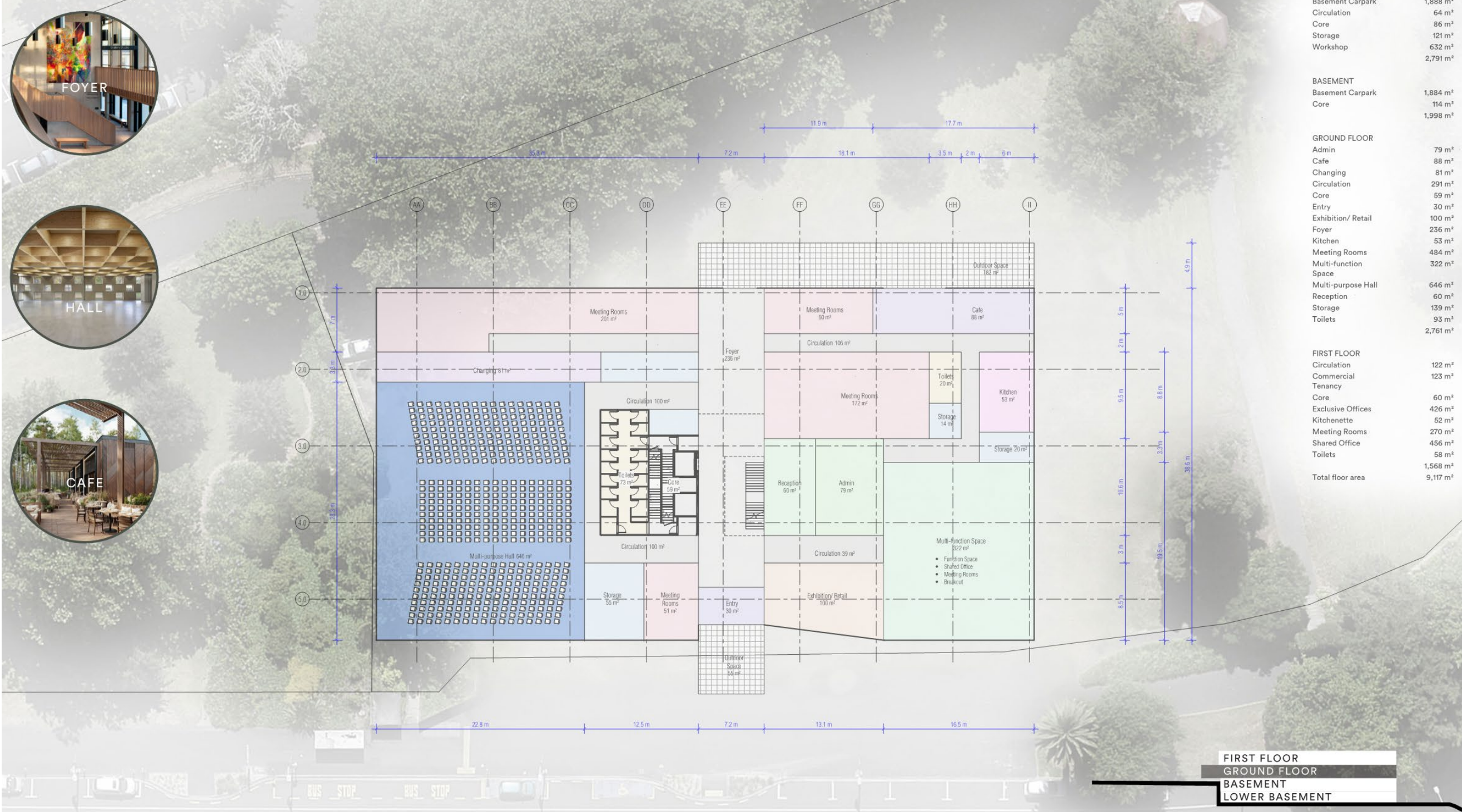
FIRST FLOOR
 GROUND FLOOR
 BASEMENT
 LOWER BASEMENT

BASEMENT - 1:200

JANUARY 2023

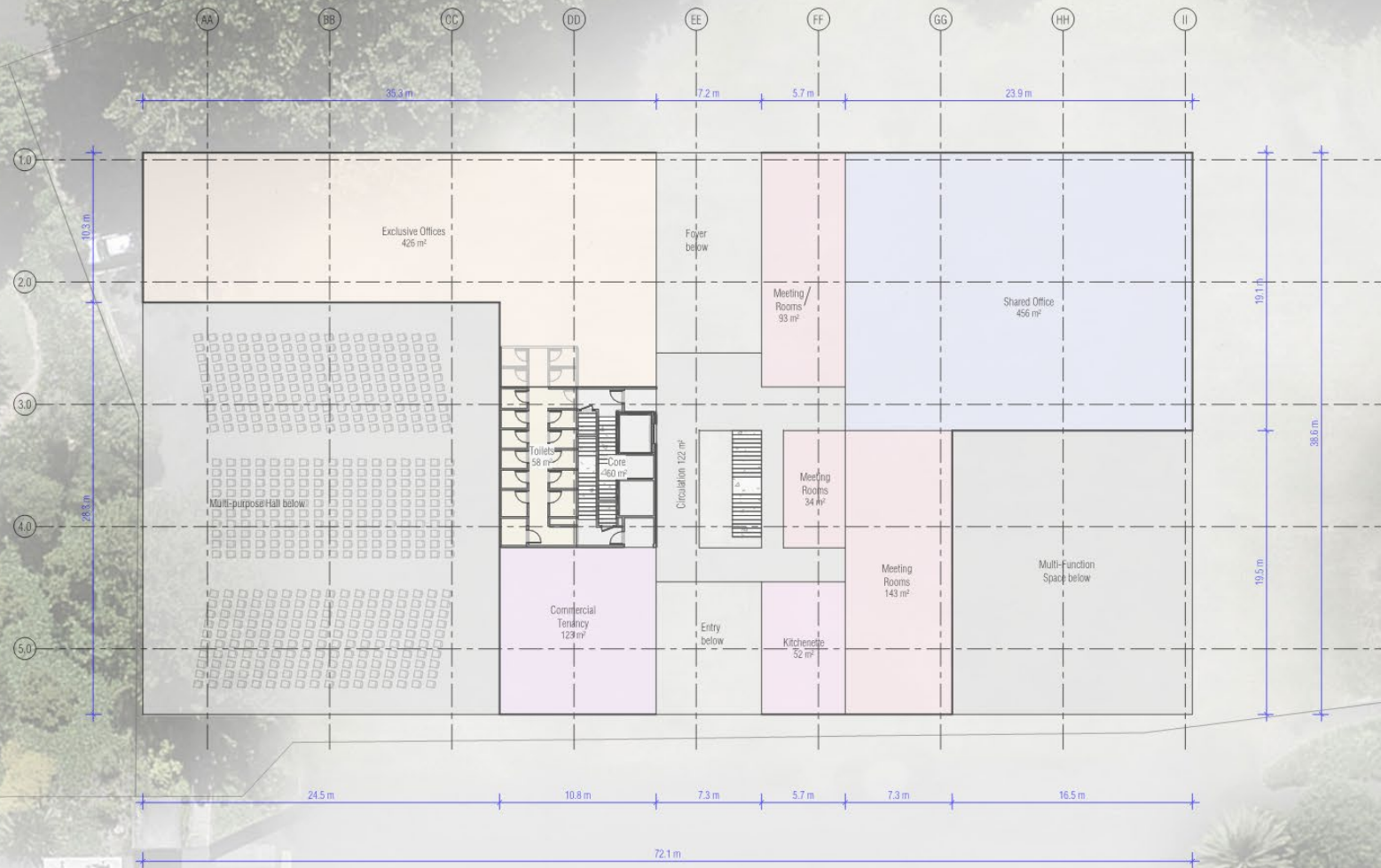


HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 2 : 30 VICTORIA STREET - NEW BUILD CONCEPT



LOWER BASEMENT	
Basement Carpark	1,888 m ²
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Storage	121 m ²
Workshop	632 m ²
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BASEMENT	
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	1,998 m ²
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HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 2 : 30 VICTORIA STREET - NEW BUILD CONCEPT



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Circulation	64 m ²
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Total floor area	9,117 m²

FIRST FLOOR
 GROUND FLOOR
 BASEMENT
 LOWER BASEMENT

FIRST FLOOR - 1:200

JANUARY 2023



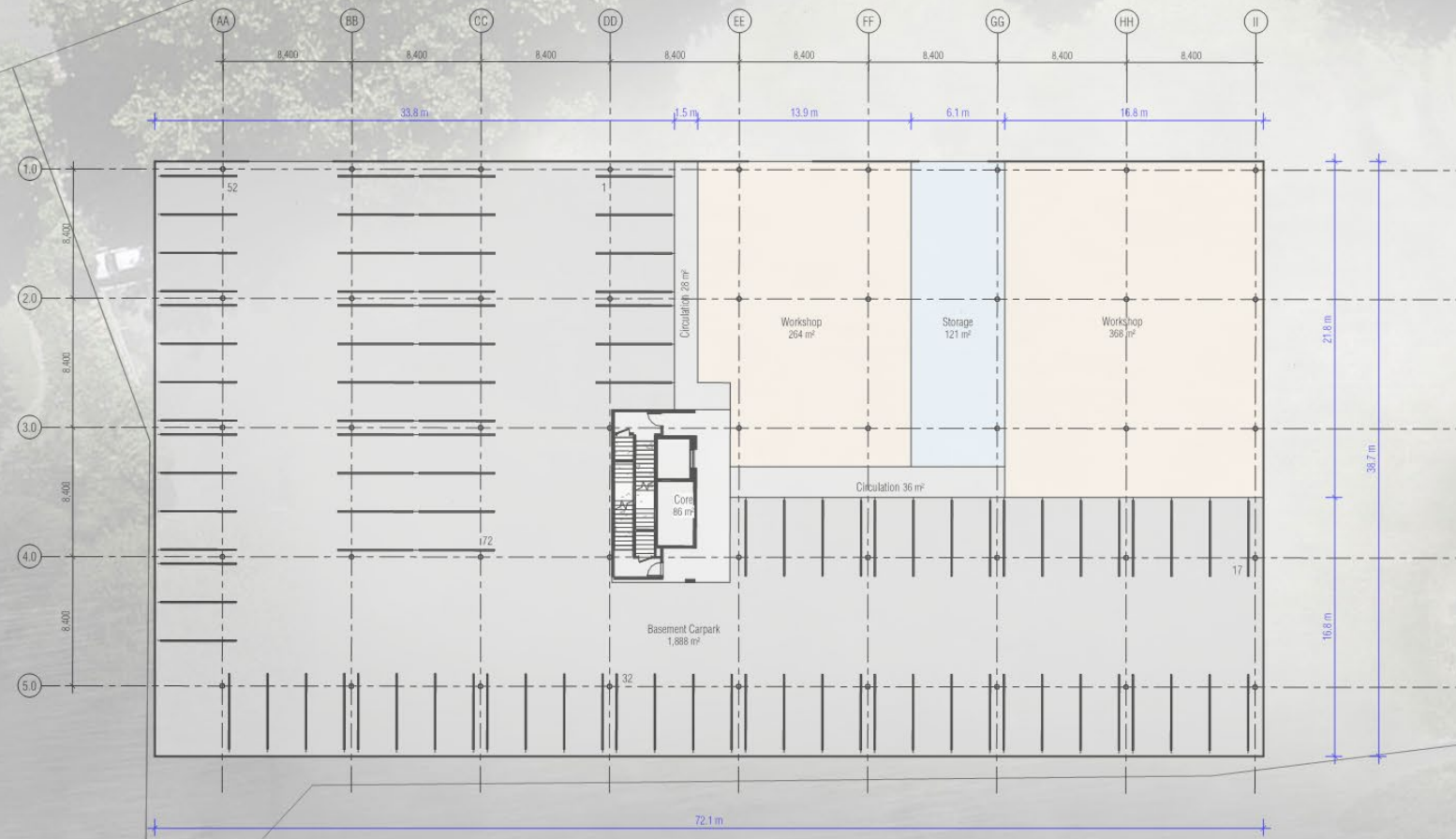
EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
**OPTION 2A : 30 VICTORIA STREET - NEW BUILD CONCEPT
(SINGLE LEVEL BASEMENT CARPARK)**

HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 2A : 30 VICTORIA STREET - NEW BUILD CONCEPT



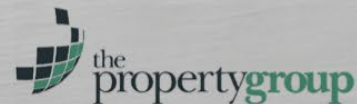
LOWER BASEMENT	
Basement Carpark	1,888 m ²
Circulation	64 m ²
Core	86 m ²
Storage	121 m ²
Workshop	632 m ²
Total	2,791 m²
GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	291 m ²
Core	59 m ²
Entry	30 m ²
Exhibition/ Retail	100 m ²
Foyer	236 m ²
Kitchen	53 m ²
Meeting Rooms	484 m ²
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Toilets	93 m ²
Total	2,761 m²
FIRST FLOOR	
Circulation	122 m ²
Commercial Tenancy	123 m ²
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Toilets	58 m ²
Total floor area	1,568 m²



FIRST FLOOR
 GROUND FLOOR
 LOWER BASEMENT

LOWER BASEMENT - 1:200

JANUARY 2023

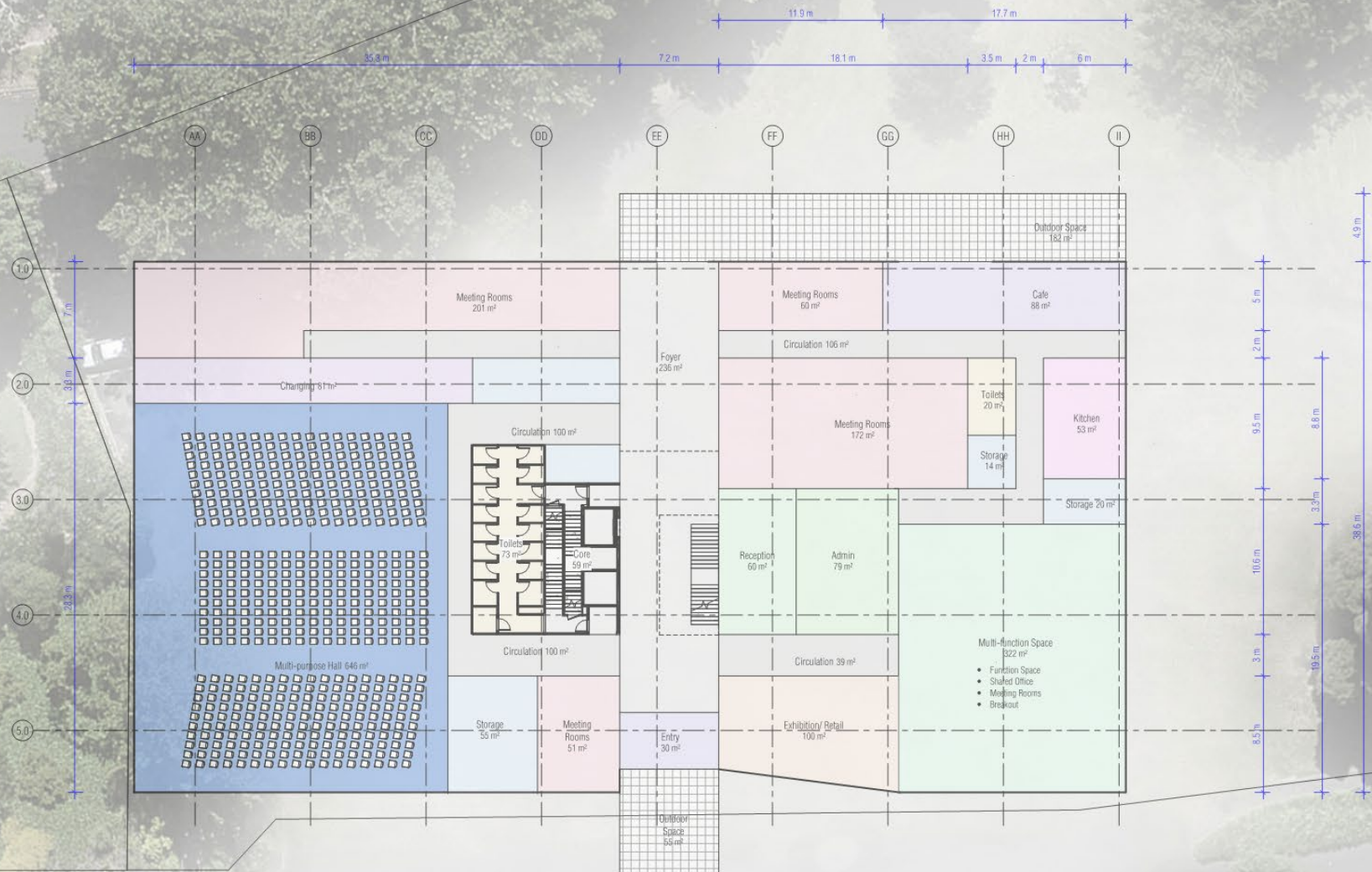


EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT OPTION 2A : 30 VICTORIA STREET - NEW BUILD CONCEPT



LOWER BASEMENT	
Basement Carpark	1,888 m ²
Circulation	64 m ²
Core	86 m ²
Storage	121 m ²
Workshop	632 m ²
Total	2,791 m²
GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
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Shared Office	456 m ²
Toilets	58 m ²
Total floor area	1,568 m²



FIRST FLOOR
GROUND FLOOR
LOWER BASEMENT

GROUND FLOOR - 1:200

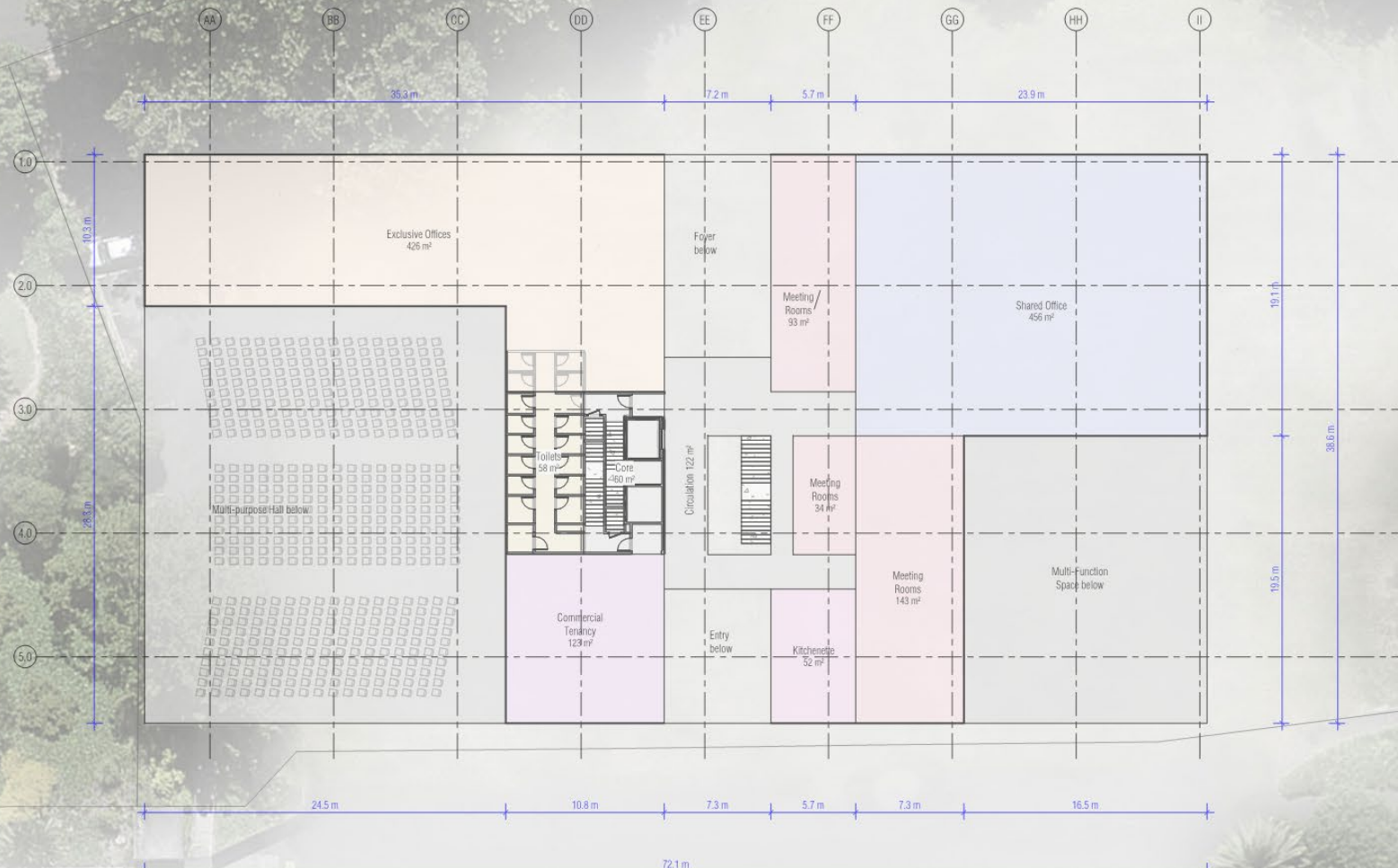
JANUARY 2023



HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 2A : 30 VICTORIA STREET - NEW BUILD CONCEPT



LOWER BASEMENT	
Basement Carpark	1,888 m ²
Circulation	64 m ²
Core	86 m ²
Storage	121 m ²
Workshop	632 m ²
Total	2,791 m²
GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	291 m ²
Core	59 m ²
Entry	30 m ²
Exhibition/ Retail	100 m ²
Foyer	236 m ²
Kitchen	53 m ²
Meeting Rooms	484 m ²
Multi-function Space	322 m ²
Multi-purpose Hall	646 m ²
Reception	60 m ²
Storage	139 m ²
Toilets	93 m ²
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FIRST FLOOR	
Circulation	122 m ²
Commercial Tenancy	123 m ²
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Exclusive Offices	426 m ²
Kitchenette	52 m ²
Meeting Rooms	270 m ²
Shared Office	456 m ²
Toilets	58 m ²
Total floor area	1,568 m²



FIRST FLOOR
 GROUND FLOOR
 LOWER BASEMENT

FIRST FLOOR - 1:200

JANUARY 2023



EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
CONTEXT ANALYSIS : NORRIS WARD PARK

Attachment 1

Item 8



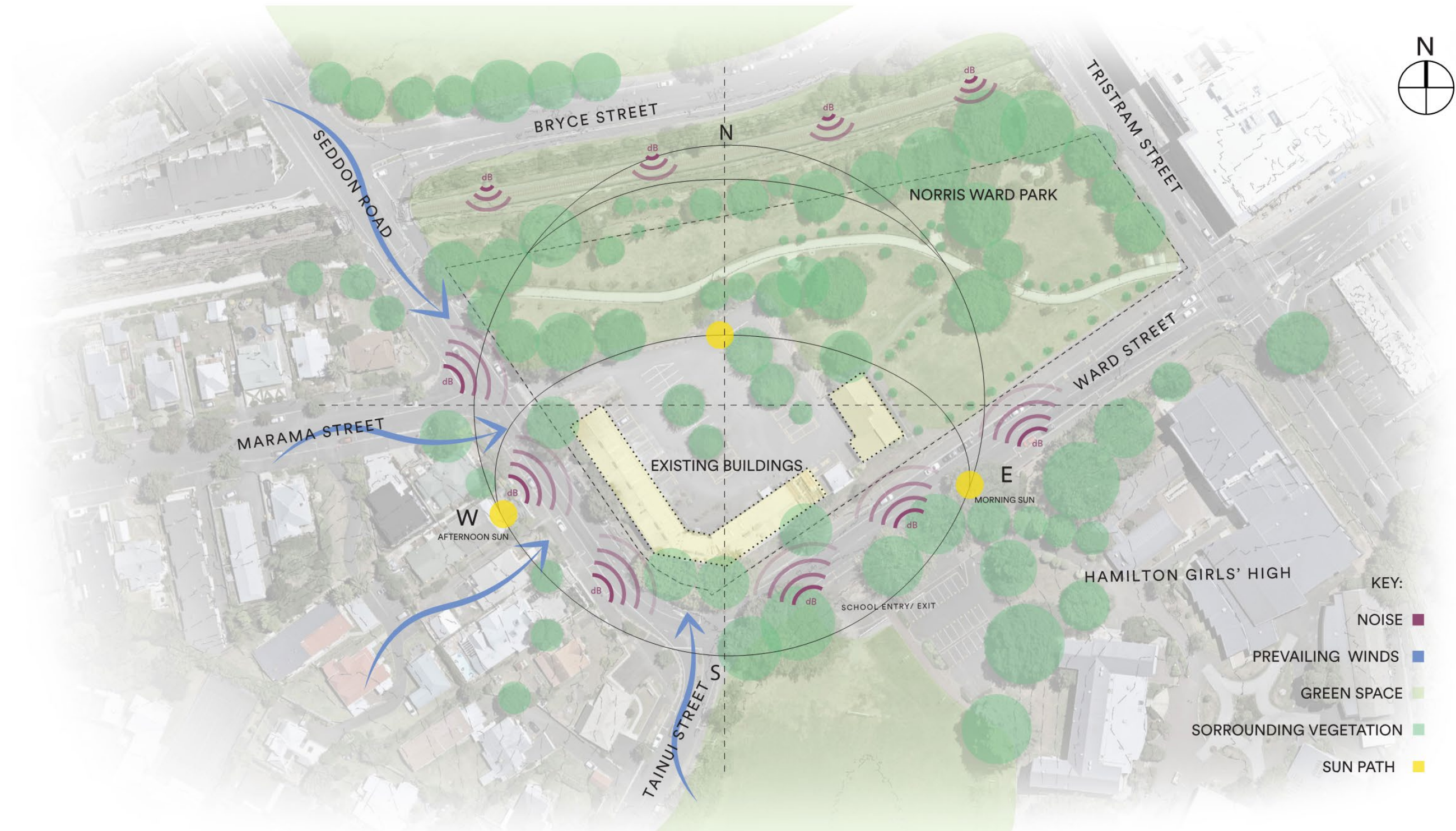
SITE ANALYSIS

JANUARY 2023



EDWARDSWHITE
 REGISTERED ARCHITECTS

HCC CBD COMMUNITY FACILITY/IES PROJECT
CONTEXT ANALYSIS : NORRIS WARD PARK

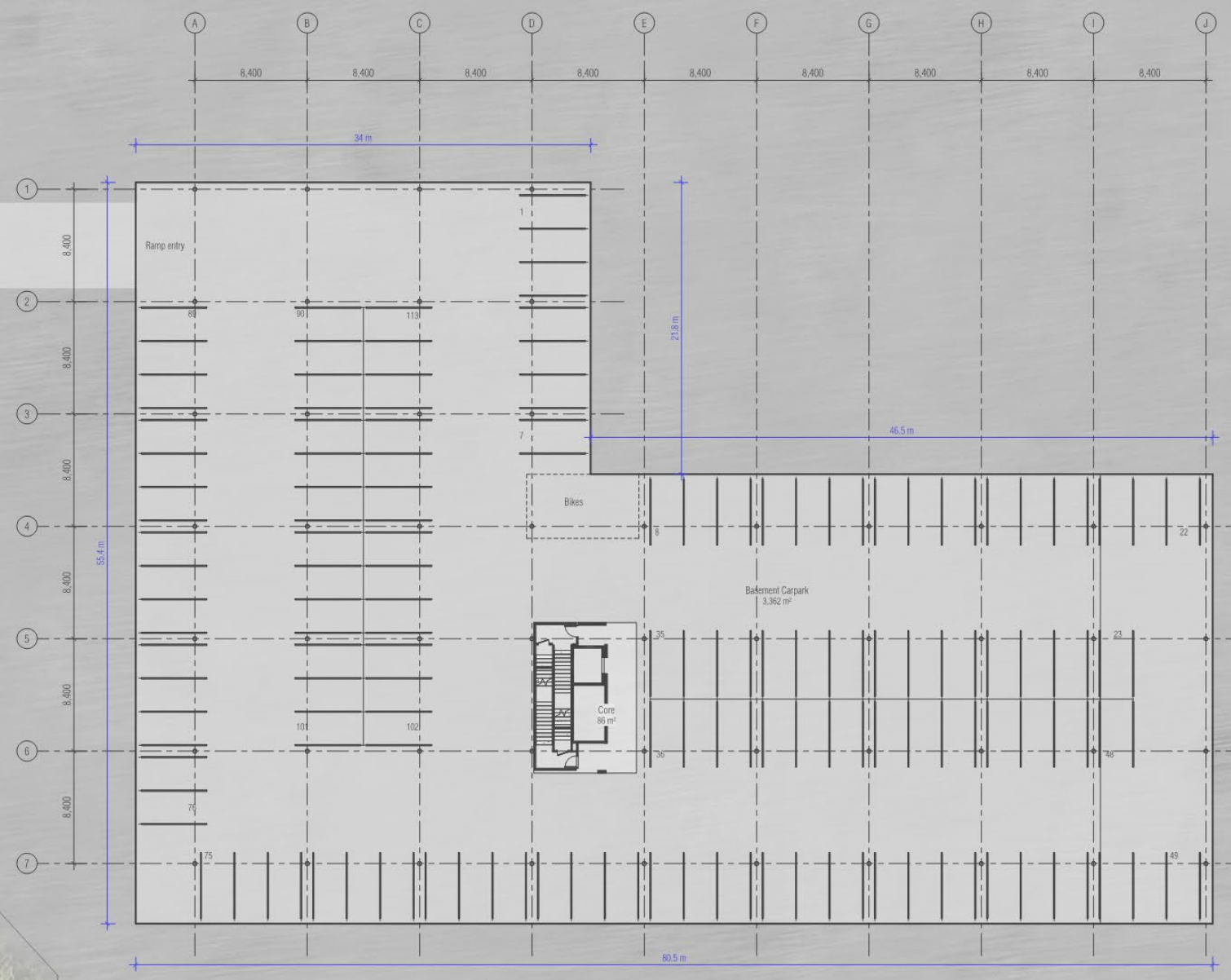


HCC CBD COMMUNITY FACILITY/IES PROJECT

**OPTION 3 : NORRIS WARD PARK
(BASEMENT CARPARK)**

- Double height central foyer provides interconnection between levels.
- Café opens onto the park enjoying a northerly aspect.
- The building footprint pulled away from the street to allow room for a generous landscaped buffer.
- All circulation radiates from a central spine which allows for clear, logical way finding.
- The entry sequence provides glimpses through the building to the park beyond.
- Regular column centres with realistic spans provides structural efficiencies.
- A deep floor plate reduces circulation distances and improves the floor area to wall area ratio.

HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 3 : NORRIS WARD PARK - NEW BUILD CONCEPT



BASEMENT	
Basement Carpark	3,362 m ²
Core	86 m ²
Total	3,448 m²
GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	292 m ²
Core	59 m ²
Entry	30 m ²
Exhibition/ Retail	100 m ²
Foyer	200 m ²
Kitchen	72 m ²
Meeting Rooms	385 m ²
Multi-function Space	320 m ²
Multi-purpose Hall	646 m ²
Reception	60 m ²
Storage	279 m ²
Toilets	93 m ²
Workshop	640 m ²
Total	3,424 m²
FIRST FLOOR	
Circulation	106 m ²
Commercial Tenancy	145 m ²
Core	60 m ²
Exclusive Offices	412 m ²
Kitchenette	40 m ²
Meeting Rooms	104 m ²
Shared Office	584 m ²
Toilets	58 m ²
Total	1,510 m²
Total floor area	8,382 m²

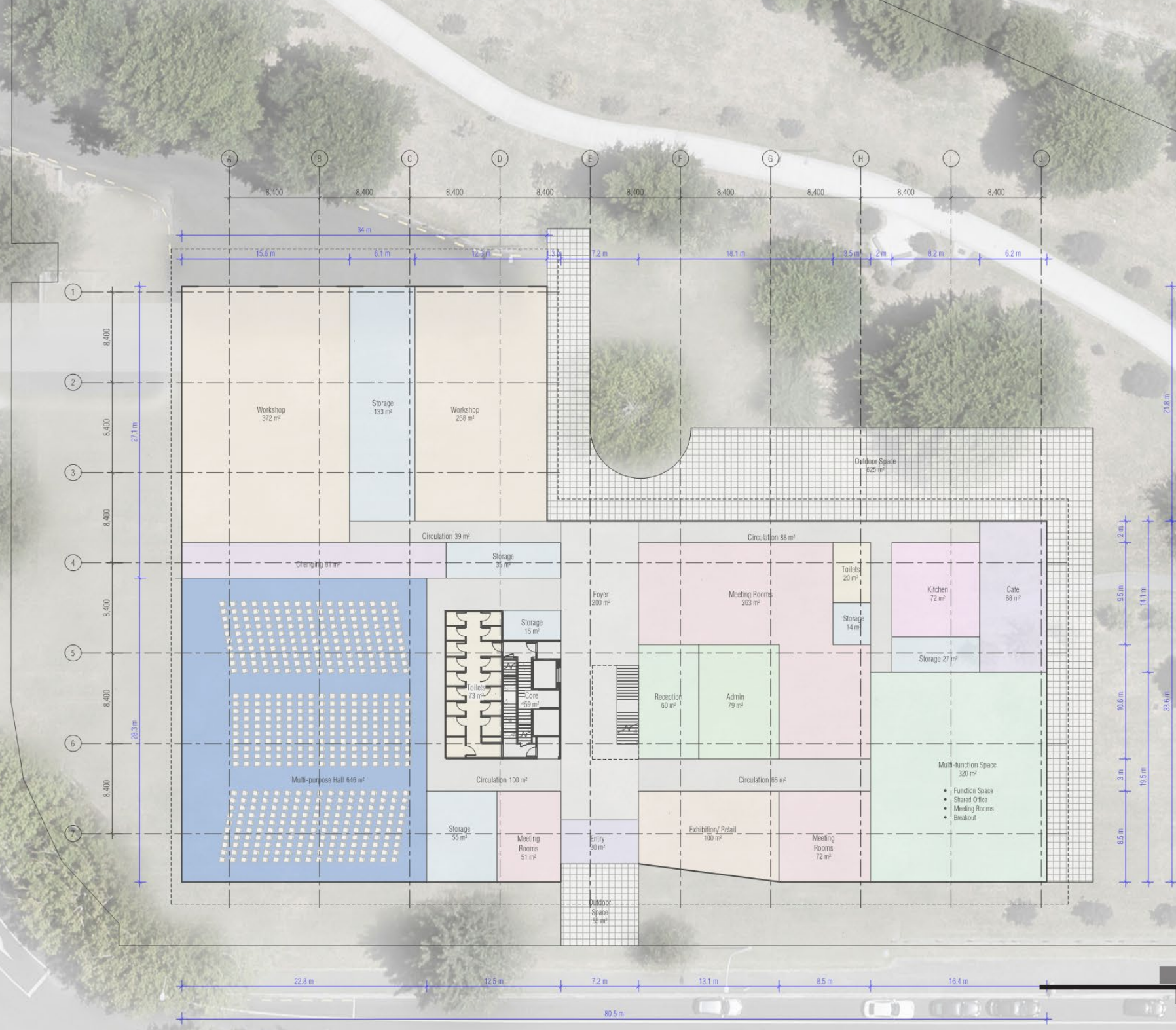
FIRST FLOOR
 GROUND FLOOR
 BASEMENT

BASEMENT FLOOR - 1:200

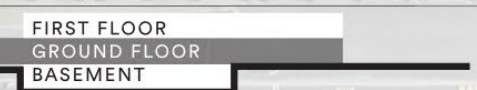
JANUARY 2023



HCC CBD COMMUNITY FACILITY/IES PROJECT OPTION 3 : NORRIS WARD PARK - NEW BUILD CONCEPT



BASEMENT	
Basement Carpark	3,362 m ²
Core	86 m ²
Total	3,448 m²
GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	292 m ²
Core	59 m ²
Entry	30 m ²
Exhibition/ Retail	100 m ²
Foyer	200 m ²
Kitchen	72 m ²
Meeting Rooms	385 m ²
Multi-function Space	320 m ²
Multi-purpose Hall	646 m ²
Reception	60 m ²
Storage	279 m ²
Toilets	93 m ²
Workshop	640 m ²
Total	3,424 m²
FIRST FLOOR	
Circulation	106 m ²
Commercial Tenancy	145 m ²
Core	60 m ²
Exclusive Offices	412 m ²
Kitchenette	40 m ²
Meeting Rooms	104 m ²
Shared Office	584 m ²
Toilets	58 m ²
Total floor area	1,510 m²

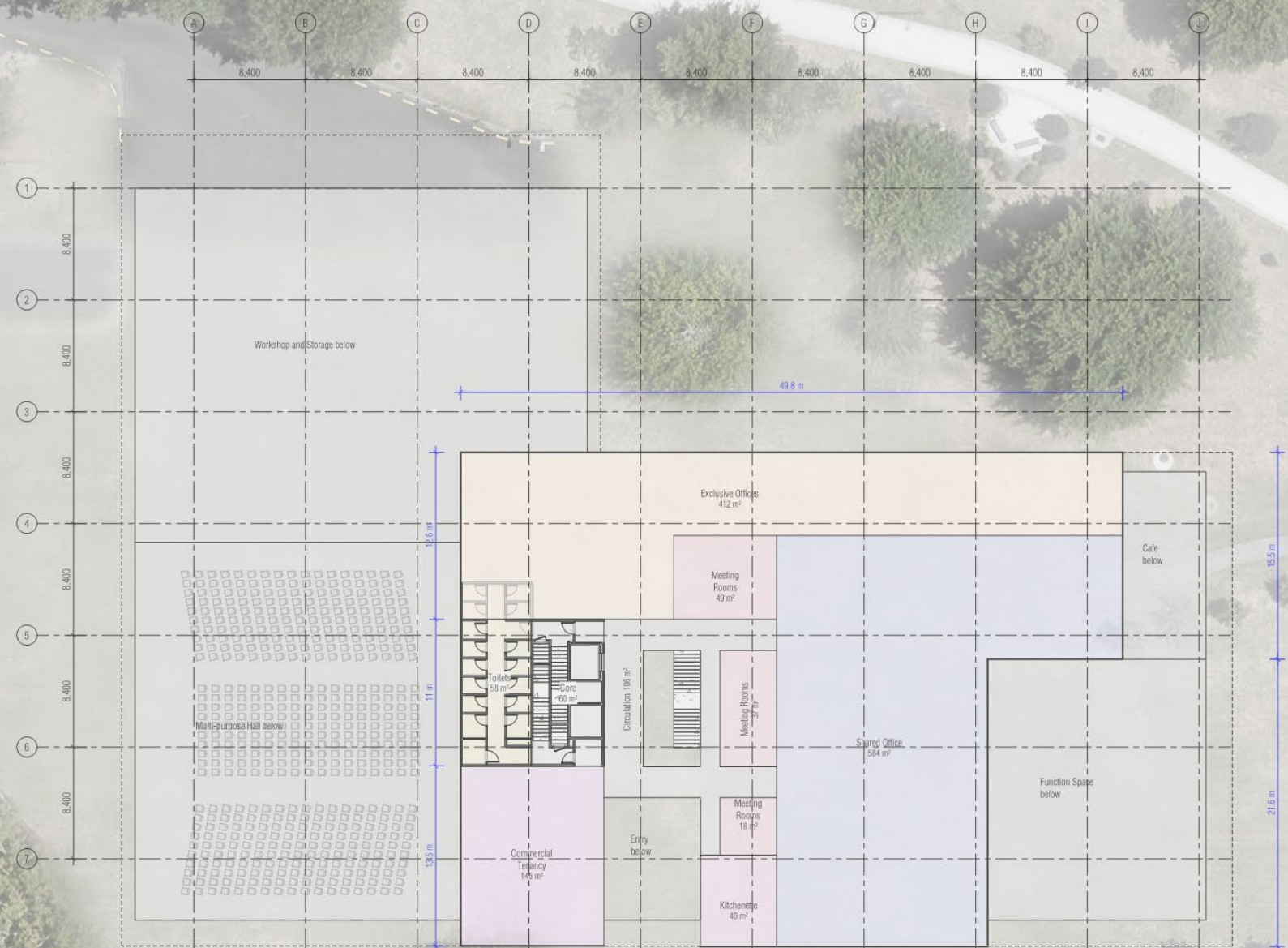


GROUND FLOOR - 1:200

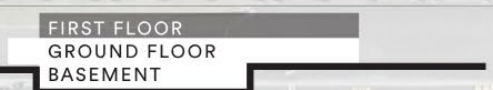
JANUARY 2023



HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 3 : NORRIS WARD PARK - NEW BUILD CONCEPT



BASEMENT	
Basement Carpark	3,362 m ²
Core	86 m ²
Total	3,448 m²
GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	292 m ²
Core	59 m ²
Entry	30 m ²
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Multi-function Space	320 m ²
Multi-purpose Hall	646 m ²
Reception	60 m ²
Storage	279 m ²
Toilets	93 m ²
Workshop	640 m ²
Total	3,424 m²
FIRST FLOOR	
Circulation	106 m ²
Commercial Tenancy	145 m ²
Core	60 m ²
Exclusive Offices	412 m ²
Kitchenette	40 m ²
Meeting Rooms	104 m ²
Shared Office	584 m ²
Toilets	58 m ²
Total floor area	1,510 m²
Total floor area	8,382 m²



FIRST FLOOR - 1:200

JANUARY 2023

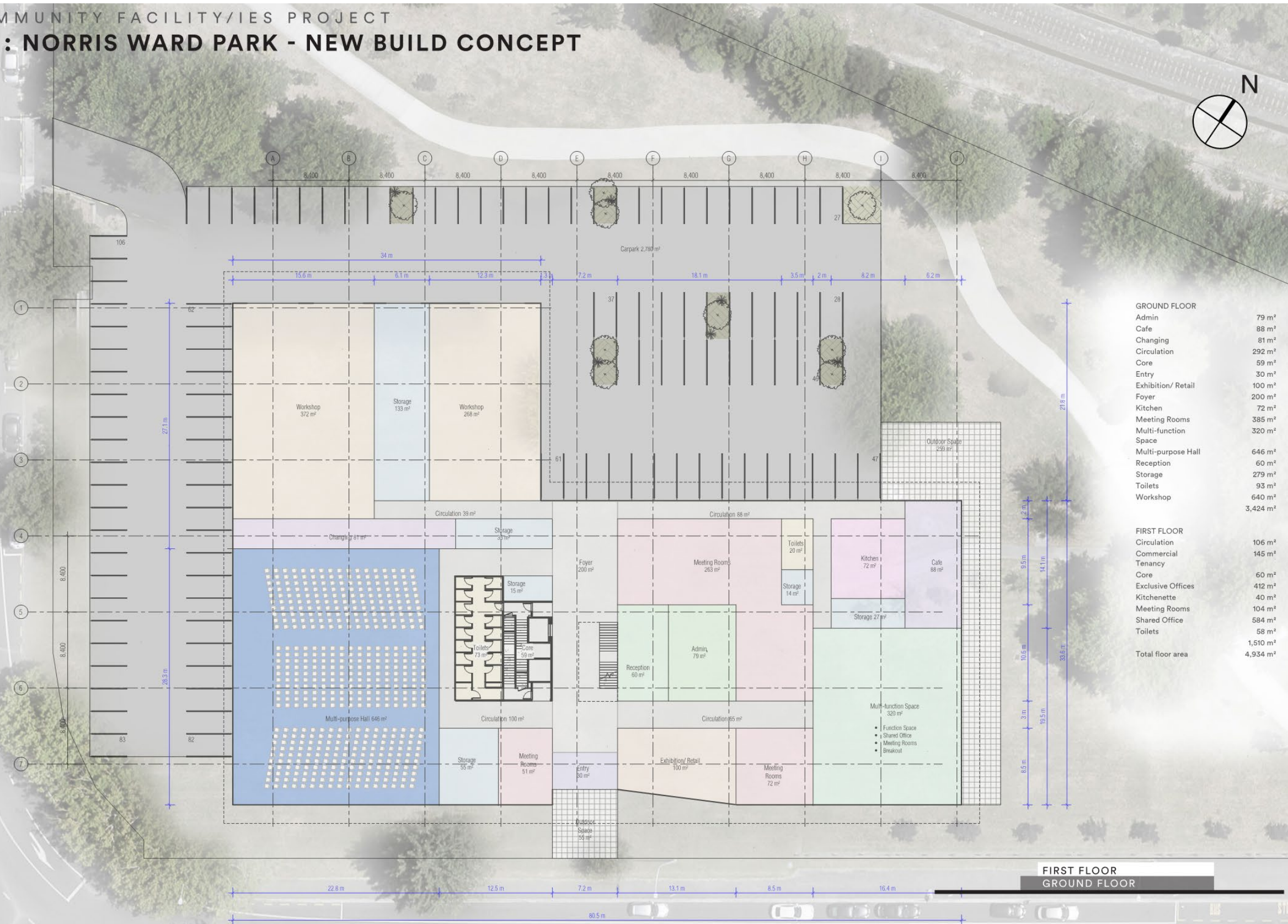


HCC CBD COMMUNITY FACILITY/IES PROJECT

**OPTION 3A : NORRIS WARD PARK
(ON GRADE CARPARK)**



HCC CBD COMMUNITY FACILITY/IES PROJECT
OPTION 3A : NORRIS WARD PARK - NEW BUILD CONCEPT



GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	292 m ²
Core	59 m ²
Entry	30 m ²
Exhibition/ Retail	100 m ²
Foyer	200 m ²
Kitchen	72 m ²
Meeting Rooms	385 m ²
Multi-function Space	320 m ²
Multi-purpose Hall	646 m ²
Reception	60 m ²
Storage	279 m ²
Toilets	93 m ²
Workshop	640 m ²
Total	3,424 m²

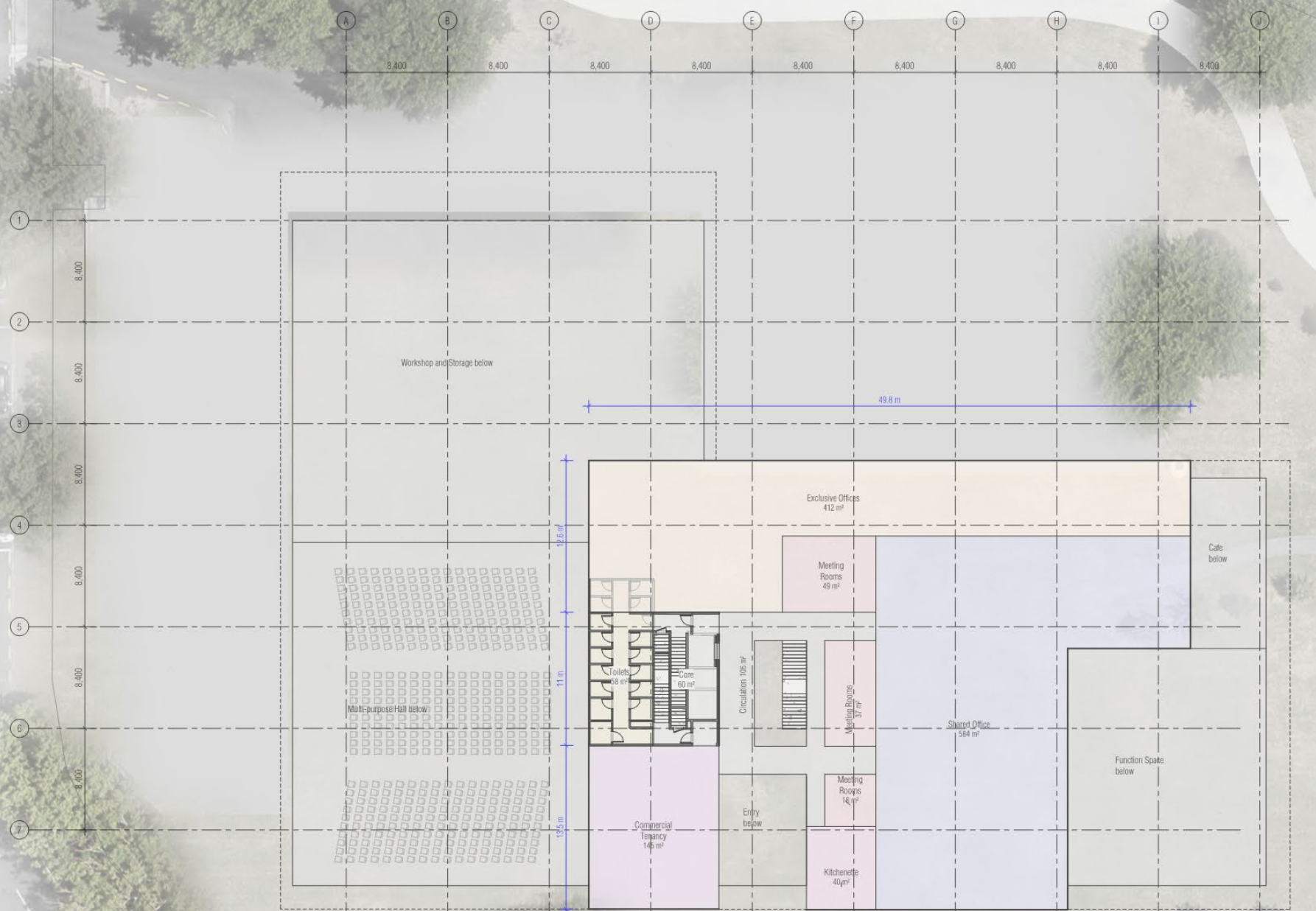
FIRST FLOOR	
Circulation	105 m ²
Commercial Tenancy	145 m ²
Core	60 m ²
Exclusive Offices	412 m ²
Kitchenette	40 m ²
Meeting Rooms	104 m ²
Shared Office	584 m ²
Toilets	58 m ²
Total	1,510 m²
Total floor area	4,934 m²

GROUND FLOOR - 1:200

JANUARY 2023



HCC CBD COMMUNITY FACILITY/IES PROJECT OPTION 3A : NORRIS WARD PARK - NEW BUILD CONCEPT



GROUND FLOOR	
Admin	79 m ²
Cafe	88 m ²
Changing	81 m ²
Circulation	292 m ²
Core	59 m ²
Entry	30 m ²
Exhibition/ Retail	100 m ²
Foyer	200 m ²
Kitchen	72 m ²
Meeting Rooms	385 m ²
Multi-function Space	320 m ²
Multi-purpose Hall	646 m ²
Reception	60 m ²
Storage	279 m ²
Toilets	93 m ²
Workshop	640 m ²
Total	3,424 m²

FIRST FLOOR	
Circulation	106 m ²
Commercial Tenancy	145 m ²
Core	60 m ²
Exclusive Offices	412 m ²
Kitchenette	40 m ²
Meeting Rooms	104 m ²
Shared Office	584 m ²
Toilets	58 m ²
Total floor area	1,510 m²

FIRST FLOOR
GROUND FLOOR

FIRST FLOOR - 1:200

JANUARY 2023



Appendix 5: Peddle Thorp Architects – Founders Theatre Plans

Item 8

Attachment 1



A1 / A2
 Offices
 Meeting rooms
 Flexible space
 Display
 Arts
 Studio
 Shared facilities (kitchens/ toilets)

B
 Access ramp
 Access to A, D & E

C
 Changing rooms
 Green rooms
 Storage (stages)
 Toilets
 Access to D & O

D
 Back of stage
 Services (under - heating; electrical; sprinkler)
 Multipurpose use
 Indoor sports - Judo / Fencing
 Display
 Art

D1 / D2 / D3
 Multipurpose areas
 Work spaces (clean)
 Display / gallery
 Lift access

E
 Heavy workshop
 Specialist work
 (Mezzanine over)

F
 Auditorium
 Conference
 Theatre
 Meeting
 Recording studio

G
 Entrance

H
 Lifts (1x extg. + 2x new)

J
 Galleries
 Studios

J1
 Storage

K1 / K2
 Gallery
 Studio
 Conference
 (Access to auditorium)

L
 Commercial kitchen
 Café
 Conference
 Shared facilities

M
 Outdoor café

N
 Lobby / gallery

N1
 Office over

N2
 Management office

O
 Outdoor stage (retractable)

P
 Exterior carparking
 Art space



Town Hall and Community Hub - GROUND LEVEL



Project
 Community Town Hall
 Title
 Ground Floor (Proposed)

13 Dec 2022 14:48

Revision

4

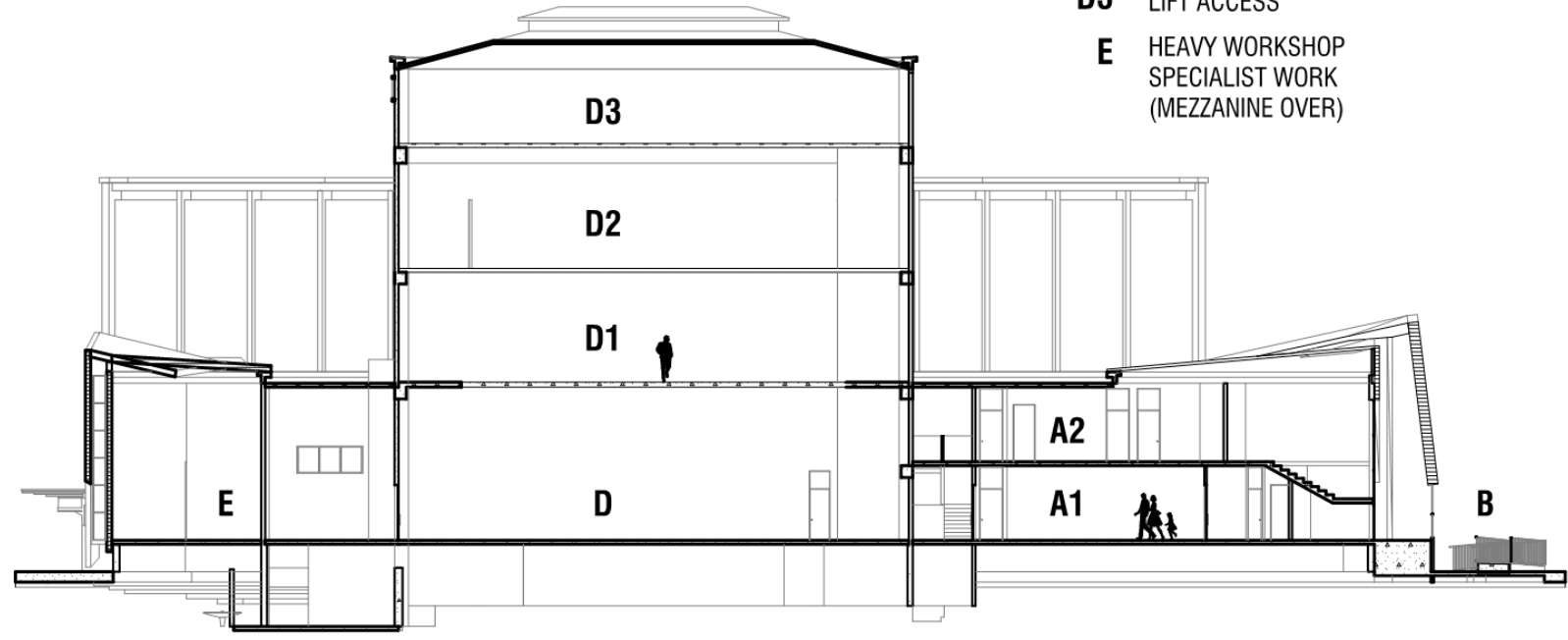


Town Hall and Community Hub - UPPER LEVEL

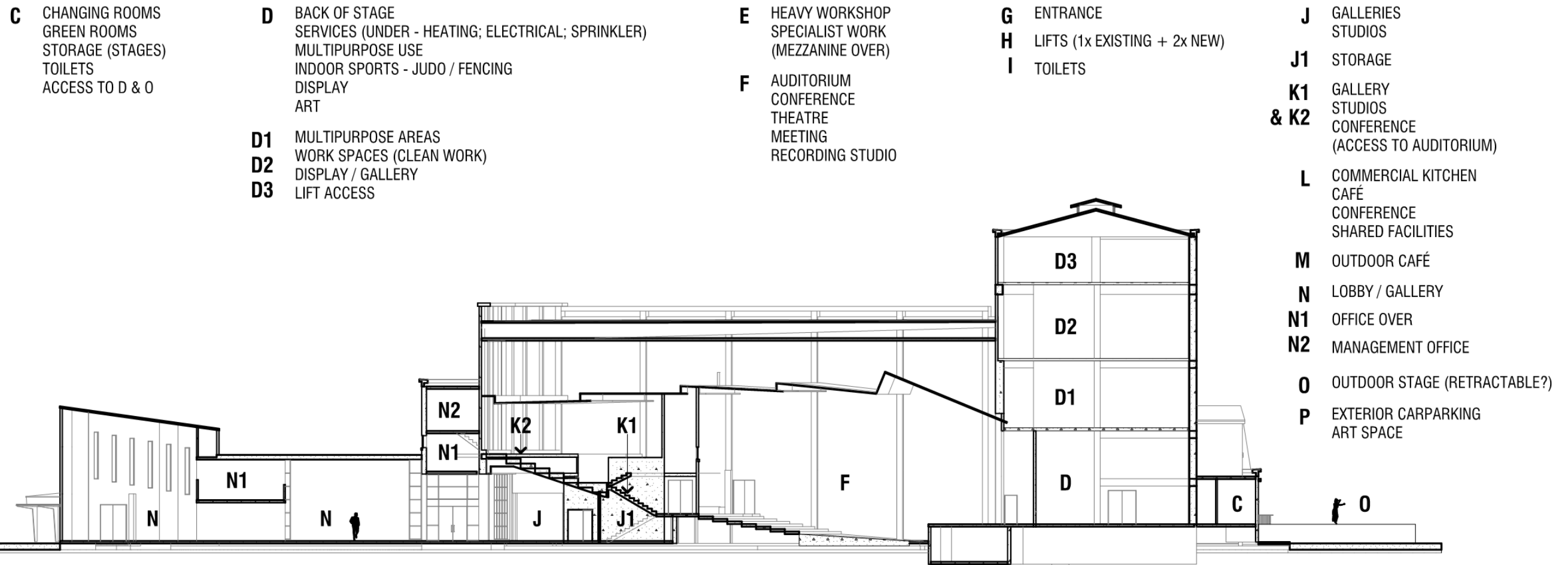
- A1 / A2** OFFICES
MEETING ROOMS
FLEXIBLE SPACE
DISPLAY
ARTS
STUDIO
SHARED FACILITIES (KITCHENS/ TOILETS)

- B** ENTRY RAMP
ACCESS TO A, D & E
- C** CHANGING ROOMS
GREEN ROOMS
STORAGE (STAGES)
TOILETS
ACCESS TO D & O

- D** BACK OF STAGE
SERVICES (UNDER - HEATING; ELECTRICAL; SPRINKLER)
MULTIPURPOSE USE
INDOOR SPORTS - JUDO / FENCING
DISPLAY
ART
- D1** MULTIPURPOSE AREAS
WORK SPACES (CLEAN WORK)
- D2** DISPLAY / GALLERY
- D3** LIFT ACCESS
- E** HEAVY WORKSHOP
SPECIALIST WORK
(MEZZANINE OVER)



Town Hall and Community Hub - SECTION A



Town Hall and Community Hub - SECTION B

BUSINESS CASE Founders Theatre Rejuvenation Project – April 2022

“A Creative Community Hub for Arts, Culture, and Heritage”

Introduction

To recap: In our analysis and development of this project we have attempted to blend the rich voices of the community gathered by the council through various engagement exercises and reviews since the Founders closure in 2016, with our own research and conversations. There is a common pattern to the ongoing call for more emphasis on the ‘arts and culture’ in Hamilton (and elsewhere) within the focus on the four well-beings, even more so during this Covid epidemic, Central Government’s reform proposals, and such global uncertainty at what is ahead.

We are mindful of the ‘co-investment’ approach, and have been heartened by the interest in this project from serious philanthropists, the prospects of capital input, and the extent of ‘in kind’ support, including the work so far without fee from our architects, and all others engaged. We have access to the theatre’s original architectural drawings and the 2016 engineering reports have been peer reviewed. We also confirm that we operate with openness and transparency.

As with everyone, the COVID pandemic has impacted us. However, a formal resolution from the Council supporting the retention and rejuvenation of Founders as requested in this Business Case will enable us to complete the negotiations with the interested parties and finalise their design and refurbishment requirements. Until this is assured, we are relying on financial estimates. We note that the current construction climate indicates a staged approach will reduce risk.

Recommendation

That Hamilton City Council resolve to lease Founders (building and site) for 99 years at \$1dollar to TOTI Charitable Trust until a new charitable trust is formed to manage the repurposed facility as envisaged, subject to the following:

1. The proposed Founders Community Trust be established by 30 June 2023, with trustees nominated by interested community parties.
2. That while the heritage of the building and site will be respected, the overall ‘rejuvenation; will take into account state of the art technology, social and environmental interests (including climate change). This will include enhanced connections with the surrounding green space, emphatic artistic ‘gateways’ ‘into the building’s individual spaces, and outdoor art and sculptures (recognising the need to renovate both the Dame Hilda Ross fountain and the ‘dandelion’ memorial fountain.
3. That the name Founders will be retained, with recognition that this relates to city history and the origins of the Waikato-Tainui iwi.
4. That the proposed lease agreement be developed for ratification by the Council by 30 June 2022.

SUMMARY**1. TOTI COMMUNITY PARTNERSHIP PROJECT-**

To Rejuvenate Founders Theatre as “A Creative Community Hub fostering the arts, culture, and heritage”.

Financial Estimates: Capital \$10million. Annual Operating \$500,000

2. BUSINESS PLAN MODELS

At Council’s request for a Business Plan we have tested our project against the local government legislative and policy framework used in council’s reporting, as well as central government’s model used by Treasury, and a SWOT analysis. In summary:

A. Hamilton City Council reporting framework

Wellbeing Considerations - Whaiwhakaaro-aa-oranga tonutanga

The project conforms with the purpose of Local Government (2019) to include promotion of the 4 wellbeings: The plan has high potential for Social, Economic, Environmental, and Cultural activities.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

1. The project complies with Council’s legal and policy requirements including the West Town Belt Plan and provisions in the 2021 LTP.
2. The project has been tested using the Treasury Better Business Case Model and SWOT analysis.
4. There are a series of common risks associated with the successful delivery of the overall project including timing constraints, funding and affordability challenges. Detailed implementation and risk management plans will be developed.
5. The project has a high level of Significance stemming from Founder’s history and public engagement over more than half a century as the city’s Civic entertainment and meeting centre.
6. The project is based on a collaborative community partnership evolving from extensive public engagement

B. Central Government’s Better Business Case Framework

Two stage process – “to maintain supplier market confidence by not approaching the market without formal approval from decision-makers.”

1. **Strategic** Additional community spaces and places in response to identified demand, fostering of 4 wellbeings, promotion of creativity for the community (common good)
2. **Economic**
Rejuvenation v demolition. Ongoing economic impact.
3. **Viability**
BY and FOR the Community
4. **Financial**
High value/low cost retrofit. Community/individual financial support
5. **Management**
Specific Purpose Community Trust management. Ongoing engagement.

C. SWOT Analysis

<p><u>Strengths</u></p> <p>Resources & capabilities –</p> <p>Molecular governance & usage</p> <p>Collaboration and shared spaces, promoting 4 wellbeings</p> <p>Assets & Partnerships – fostering 4 wellbeings</p> <p>Promotion of 4 wellbeings & ‘common good’ public and community</p>	<p><u>Weaknesses</u></p> <p>Resources & capabilities –</p> <p>competition, ‘own space v shared space’.</p> <p>Inadequate resourcing</p>
<p><u>Opportunities</u></p> <p>Education</p> <p>Intergenerational skills sharing</p> <p>Innovation (skills & technology)</p> <p>Heritage rediscovery & archiving</p>	<p><u>Threats</u></p> <p>Post-Covid circumstances including</p> <p>Continuing pandemic, Inflation, supply chain disruption, social discord, environmental impacts.</p>

Lease to Community Hub Trust - 99year lease (current capital value \$0 – 2021)

Governance - Founders Community Hub charitable trust formed to hold the lease, trustees nominated by confirmed community shareholders and tenants of rejuvenated theatre site. Occupying shareholders and tenants responsible for their specific interior ‘space’.

Conclusion - We remain confident that this is a worthwhile community project, and certainly in all aspects preferable to demolition. Further details are provided below:

3. BACKGROUND

A number of key parties (users and funders) have confirmed interest in the rejuvenated Founders Project. Discussions are ongoing on concepts to meet their usage recommendations and requirements. They include Chartwell Trust (contemporary art), Arts & Crafts Hub (studios, workshops, exhibitions, market and shop), Riverlea Theatre (community theatre, workshops, rehearsals, club facilities etc), Community Waikato and Creative Waikato (meetings, offices, studios, workshops etc).

All have expressed support for the ‘Community Hub’ concept - a public gathering space, promoting the arts, culture and heritage, and indoor-outdoor connectivity with the adjoining park and extension of these themes into the ‘town belt’. This conforms with the 2019 West Town Belt Management Plan, the central city ‘Character Area’, and proposals for “park enhancement to include events, community play, sports and recreation”.

4. COMMUNITY VIEWS

This Founders rejuvenation also reflects the majority of public submissions over the past decade, commissioned reports by Community Waikato and Creative Waikato, and past research and current thinking on positive returns for community wellbeing from community spaces and creative pursuits. Even more so ‘post-Covid’.

Consultation and reviews from the Arts Forum/Arts Agenda and Creative Waikato showed strong community support for increased facilities at affordable prices for exhibitions, performances, and creative opportunities and experiences generally. The COVID pandemic has prompted further strong views and new emphasis on the fostering of 'wellbeing' (a core purpose of local government). To most people this means safe, attractive, friendly spaces for people to gather along with a renewed emphasis on education - 'passing on our knowledge to our children'. These themes were apparent in the community responses to council's consultation on the West Town Belt Plan and the Founders future.

There have been a series of reports. The council's LTP (2015-2025) included the plan to spend \$16.6 million on refurbishing the Founders Theatre, to commence 2016-17 (just as the theatre was closed) although there was an internal push to build new and large. Background details to this story were included in the April 2021 tribute to former Founders Manager Richard Sutherland.

Creative Waikato ran focus groups to provide user insights just as Founders was closed, and a year earlier (2015) former CEO Sarah Nathan authored a significant report on the need for a Public Art Gallery noting 'art and culture is central to community cohesion and our sense of identify and place'. Way back, arts advocate Sam Edwards chaired the 'Working Committee for Facilities for The Arts in Hamilton calling for a 'cultural nucleus' for the city. He now supports this Founders project and wants more done for film (as does Richard Swainson and the Film Society).

We note the current council's promotion of the 'visitor industry' – sadly impacted by COVID.

From Community Waikato (19 March 2022): "...Research Community Waikato commissioned in 2019 clearly indicated that good quality facilities were a key concern for the community and social service sector. "The community hub is an exciting opportunity for community organisations to come together in a shared, well-designed community space, with updated fixtures and technology and shared resources. The potential impact of this is vast, particularly in such an ever-shifting environment that requires community groups are far more agile and innovative.

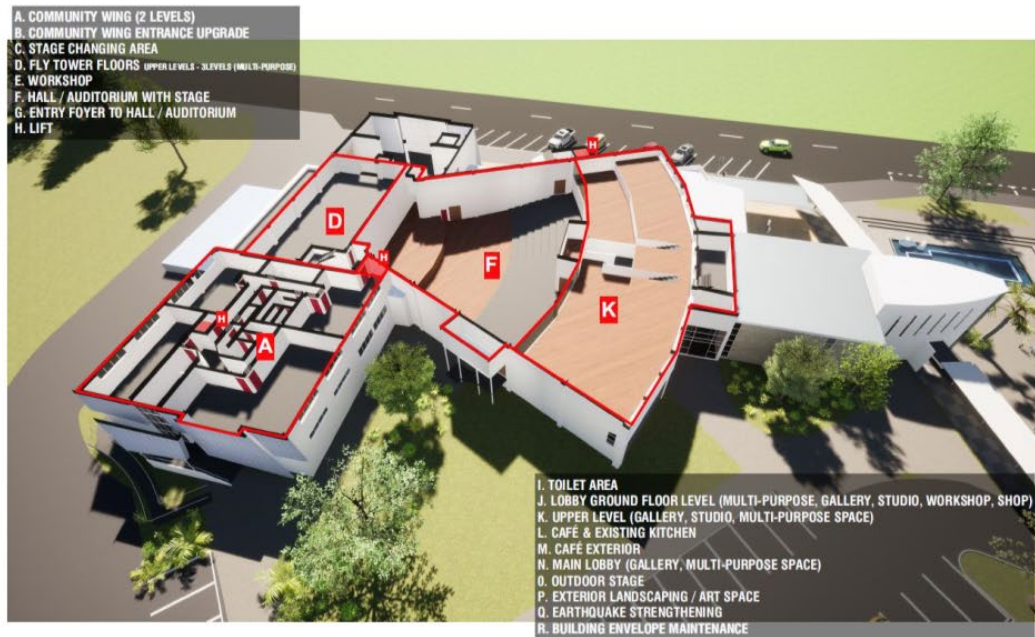
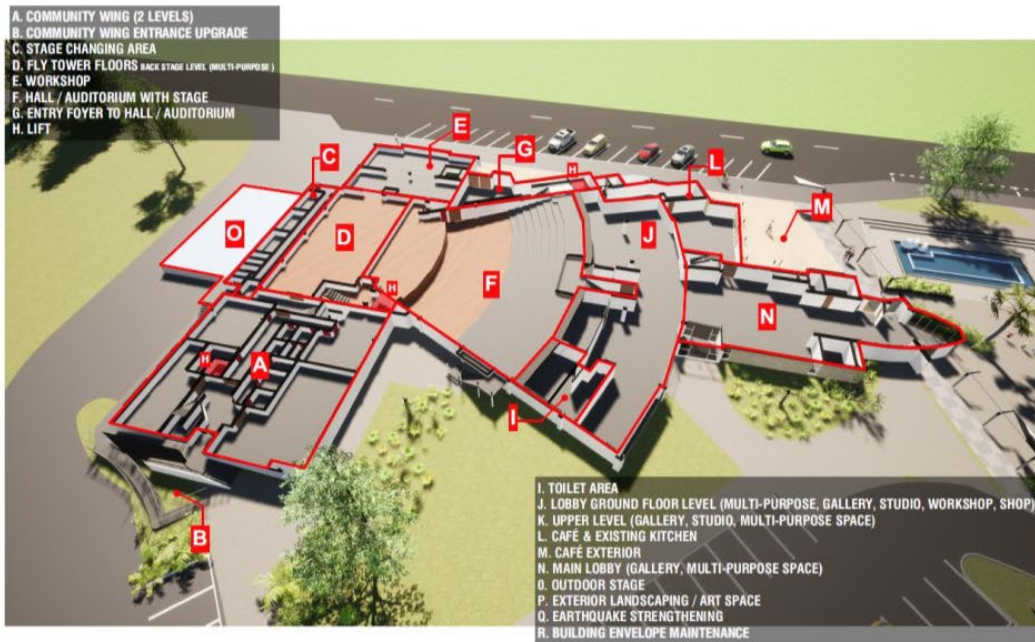
5. CURRENTLY

There is confidence the project will meet the financial targets set - a combination of grants and donations, philanthropic and 'in kind' gifting of goods and services, plus 'naming rights' to key features of the rejuvenated complex. The Council's LTP 2021-31 included an estimated \$1m for Founders' demolition plus \$4m for the park upgrade. The current economic climate with such uncertainty over cost increases, supply chain pressures and inflation, enables a delay to this project to the 2023-24 financial year.

Peddle Thorp architects Mike Angelo and Mark de Lisle have been working on design options to meet the various requirements, recommendations, and creative ideas. Areas requiring modifications and redecorating as 'fit for purpose' have been identified. A further internal inspection is to be organised shortly to gather more details on engineering and infrastructure (Kingstons' Sharon Fletcher and Reinderd Verbeek, broadcasting engineer Vern Talbot and Gallagher Group's Steve Cooke). Council reports pinpoint the auditorium and the fly tower as the two areas requiring remedies on health and safety/earthquake risks.

Founders' usage opportunities include shareholders, tenancies, and casual use. There is an emphasis on community accessibility and potential for 'Free Days' in the public spaces. The collective aim is to raise sufficient capital for the rejuvenation programme, and work with the key 'residents' to ensure future viability of operations.

Our 'molecular model' enables the project to be divided into specific segments to accommodate the requirements of individual interested parties as well as shared facilities plus public spaces. The approach also enables specific costings and opportunities for fund-raising (including naming rights), along with potential for staging the redevelopment: The image below identifies the areas – with more details on both the spaces and usage in the attachments.



6. FINANCIAL PARAMETERS

A. Rejuvenation Capital \$10m

In the current economic climate, we consider it essential a spending cap be placed on the proposed construction project until both costs and funding are secure because of supply chain challenges and rapid inflation. For this reason, we have included the option of staged fit-for-purpose development in the two-year time-frame. (refer details below)

Project capital cost centres

<u>Construction</u>	\$5.2m	52%
<u>Interior Fit-out</u> Maintenance, renovations, upgrades & equipment including fibre, climate control, & security systems	\$1m	10%
<u>Exterior</u> Maintenance, renovation, upgrades & equipment including solar power & 'green' initiatives	\$2m	20%
<u>Fees</u>	\$1.3m	13%
<u>Contingencies</u>	\$1m	10%
<u>TOTAL</u>	<u>\$10m</u>	
<u>Associated green space/West Town Belt improvements</u> Including restoration of dandelion & Hilda Ross fountains	<u>\$4m</u>	

B. Funding sources

Naming Rights	\$3M	
HUB members	\$2M	
Donors	\$3M	
Grants (Community & National sources)	\$3M	
<u>TOTAL</u>	<u>\$11M</u>	

C. Operating Costs

HCC Founders Theatre annual operating deficits (c\$2m) have been evaluated but are not considered applicable to the proposed community operation. At closure Founders had 6 permanent and 23 casual staff, and operating costs were influenced by internal corporate charges plus reducing users and audience. The theatre averaged c\$500,000 in annual revenue.

Founders Community Hub occupants will manage their own administration & staff requirements (noting the common pattern of volunteer input in NGOs). Current local theatre

daily hireage rates range from c\$500 - \$2000/day and provide a benchmark. Community rates and 'free days' will be negotiated. We have gathered expert advice on all aspects of the operations, again noting that these are estimates only until final plans are agreed on the project.

Annual Operating Cost Estimates

<u>Administration</u>	Hub manager (1+ permanent staff)	\$150,000
<u>Premises</u>	Auditorium & shared facilities	\$150,000
	Maintenance & security	\$150,000
	Contingency 10%	\$50,000
<u>TOTAL</u>		<u>\$500,000</u>
<u>Annual Revenue</u>	Community grants & Crowdfunding, fundraisers	\$200,000
	Hub members	\$50,000
	Café & shop	\$150,000
	Auditorium & meeting room hireage	\$150,000 (200days@\$500)
<u>TOTAL</u>		<u>\$550,000</u>

7. CONCLUSION

We conclude with a quote from Creative Waikato's 2021 Regional Strategy:

“The power of art to restore some wholeness to psyches and souls shaken by disaster has emerged as a major theme in artist-led recovery efforts.”

We are willing to work with Council to finalise this project.

Thank you

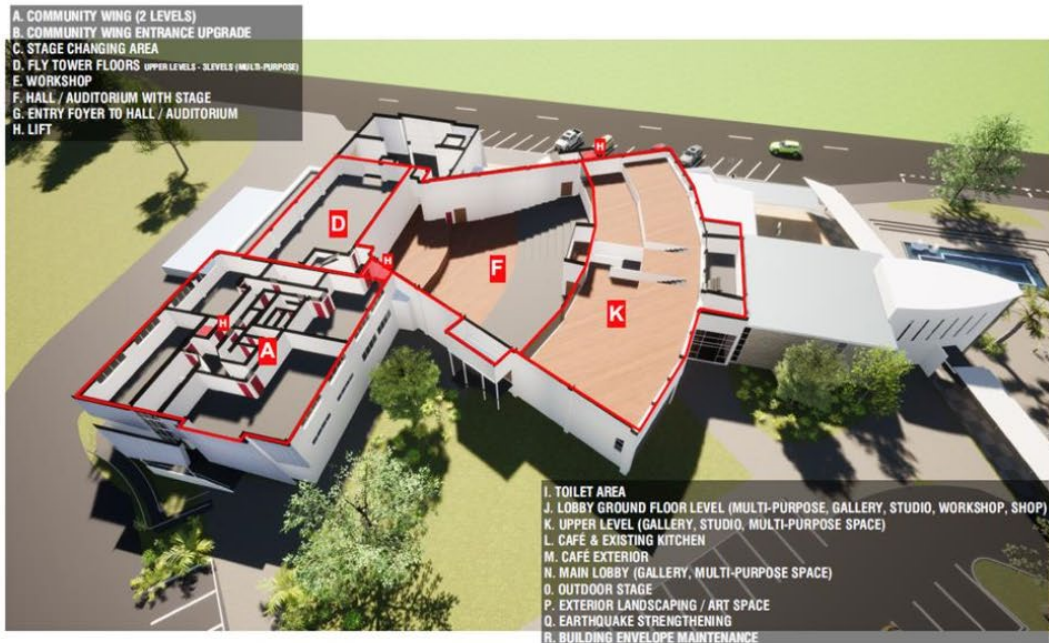
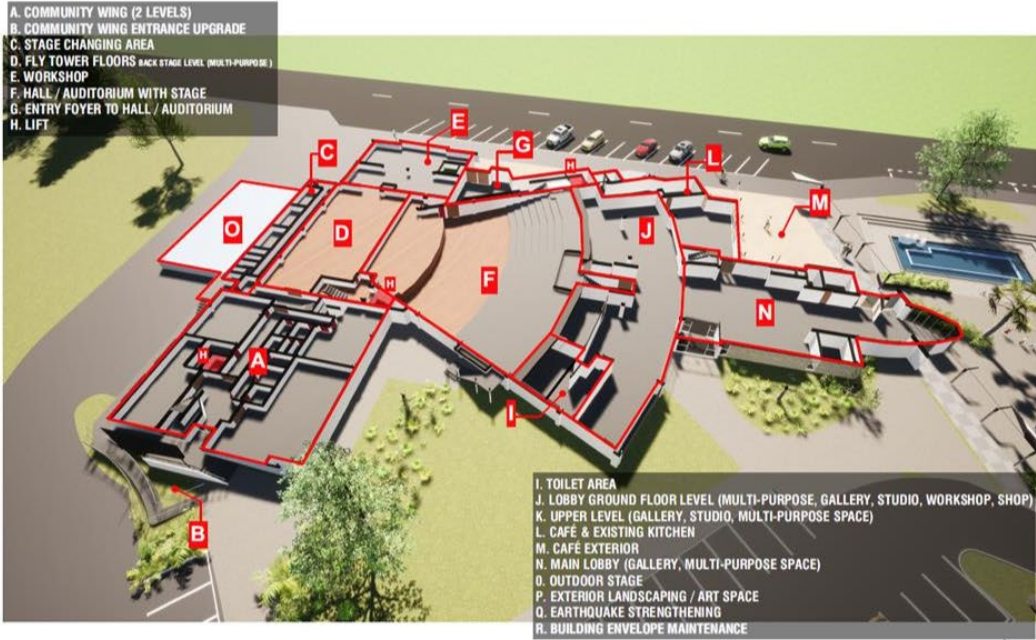
Margaret Evans (TOTI)

Neil Curgenvan (heritage advisor)

Attachment 1 Rejuvenation requirements, options, and estimates

Attachment 2 The Elements - Rejuvenation usage and options.

Attachment 1 Rejuvenation requirements, options, and estimates



KEY

	Space	Usage	Work Scope	Costs	Funding
A.	The West Wing (two floors)	Community Hub - co-shared & secure space. Offices, studios, meetings rehearsals	Refurbish floor, wall and ceiling finishes Minor partition modifications (non-load bearing) Refurbish toilets & kitchenette. Accessible lift between floors Selected acoustic treatment Adapt/modify existing services.	\$133,210	Naming rights Community funding Donors Grants In kind 'Crowd funding'
B	Entrance upgrade	The Hub	Upgrade & refurbish entrance floor, wall and canopy Minor modifications to stair and ramp access Access across north side of building for accessible access to back of stage 'Art statement' entrance	Included in exterior estimate	Donors Grants Naming rights/sponsor
C	Stage dressing rooms		Refurbish floor, wall and ceiling finishes Refurbish toilets	\$13,200	Donors Grants In kind
D	Fly Tower Back stage level Fly Tower Upper levels (3)	Multi-purpose Multi-purpose-gallery exhibitions	Retain and refurbish existing floor New wall between existing stage and Hall/Auditorium space New ceiling Refurbish existing walls New stairs to upper levels in Fly tower New lift to upper levels in Fly tower Integrate earthquake strengthening of Proscenium arch (Item Q) New services Sprung floor over existing floor New structure within Fly tower walls supporting 3 upper floors (also acts as diaphragm bracing to Fly tower) New wall linings and ceilings	\$699,860	Naming rights Sponsor Donors Grants In kind Naming rights/sponsor

			New stairs serving 3 floors Lift serving 3 floors New services 'Art Statement' entrance		
E	Workshop	Workshop	Minimal refurbishment, clean and paint	\$20,880	Donors Grants In kind
F	Auditorium	Hall with stage	Utilize existing hydraulic stage section and a small portion of the existing fixed stage New wall between existing stage and Hall/Auditorium space (as for Item D above) Refurbish existing floor, walls and ceiling surfaces Adjust seating arrangement to suit multi-purpose functions Adapt and modify existing general services Adapt and modify existing theatre services for sound, lighting & projection requirements Fixed flat floor or Hydraulic flat floor extension option	\$560,400	Naming rights Sponsor Donors Grants Buy a seat
G	Entry Foyer	Entry to auditorium	Modify existing Tristram Street entrance to serve as main foyer and access to Hall/Auditorium and provide more space in foyer (box office & reception) Refurbish existing floor, walls and ceiling of existing foyer and hallway Adapt and modify services. 'Art statement' entrance	\$100,180	Naming rights Sponsors Donors Grants Auditorium naming rights sponsor
H	Lifts		Modify existing lift to service new upper floor (Item K) Provide lift to service Community Wing upper level (Item A) Provide lift to service Stage level and fly tower (Items D & F)	\$163,000	Sponsor Donors Grant
I	Toilet area		Remove existing women's toilet (this space to become additional multipurpose space)	\$295,000	Grant

			Modify and refurbish existing Men's Toilets Provide new Women's Toilets (within existing building envelope)		
J	Foyer/lobby	Multi-purpose, Gallery, Studio, Workshop, Shop	New wall to provide flexible access and control from various spaces to the main toilet facilities Adjust existing main stairs to Hall Remove existing non-loadbearing walls to increase usable area and flexibility of use Refurbish existing floor, walls and ceiling surfaces Adapt and modify services Art statement entrance	\$110,890	Naming rights Sponsor Donor Grants Naming rights sponsor
K	Foyer Upper Level	Multi-purpose, gallery, studio	New wall between Hall Auditorium (Item F) and Upper Level space New two level floor over existing tiered bleachers New stairs serving two floor levels Refurbish existing walls and ceiling surfaces Modify and renew services	\$214,500	Naming rights Sponsor Grants
L	Café & existing kitchen	Café & Bar	New wall between Lobby (Item J) and Café Refurbish existing floor, walls and ceiling surfaces Modify and renew services Provide additional toilet adjacent to existing toilet	\$113,325	Naming rights? Grants Café tenant to provide lose furniture & fittings
M	Café exterior	Café & bar	Indoor-outdoor courtyard Light fabric covered tensile type structure Modification to existing outdoor surface to suit café function.	Included in park costings	grants
N	Main Foyer Lobby (refer J & K)	Multi-purpose space gallery etc	Refurbish existing floor, walls and ceiling surfaces Adapt and modify services 'art statement' entrance	\$49,890	Naming rights Grants sponsors Naming rights sponsor

O	Outdoor stage		Concrete stage floor Stair access each side of stage Provision of power for portable sound and lighting requirements	\$134,205	Naming rights Sponsor grants
P	Exterior	Landscaping & art spaces	Surface landscaping development of surroundings, outdoor art & sculpture garden (Whakaotirangi sculpture). history storyboard (Capt Hamilton sculpture?), performance spaces Restoration of dandelion & Hilda Ross fountains Fitout for outdoor projections & movies	Included in park costings	Grants Sponsors HCC
Q	Earthquake strengthening		Integrate earthquake strengthening with refurbishment Proscenium arch strengthening integrated with Items D & F Auditorium strengthening integrated with Items F and K. Fly tower strengthening integrated with Item D	\$1,025,000	Grants Sponsors
R	Building envelope maintenance		Refurbish exterior walls, windows, doors, roof and sundry elements	\$1,057,040	Grants Sponsors
S	Infrastructure Services		Adjust, modify and renew services, including environmental control, electrical, data, plumbing, security, fire protection	\$1,195,000	Grants Sponsors
T	Consultancy services		Project Management, Lead design, structural engineering, mechanical & electrical engineering, fire protection, hydraulics, acoustics and specialists	\$882,837	Grants Sponsors
U	Compliance costs		HCC consenting costs	\$25,000	Grants Sponsors
V	Contingency			\$1,358,683	Grants Sponsors
W	Escalation			\$978,252	Grants Sponsors

Attachment 2 - The Elements - Rejuvenation usage and options

The West Wing – The 'Hub', FOR and ABOUT the community: Community Waikato & Creative Waikato involvement, enhanced entrance off north-west corner, co-sharing and secure space, meetings, rehearsals, studios etc, digital connections, long-list of community groups, many also interested in the auditorium and exhibition space and the link with the adjoining green space. NB Creative Waikato's original submission re West Town Belt Plan. Discussions with CAB, music (cross genre), film, digital arts and heritage archives, kapa haka & other Maori arts, dance (ballet to ballroom), wardrobe... This could be opened rapidly, lockable from the rest of the building.

Public Arts Centre – Founders foyer, the 'Hotere' Gallery, plus potential expansion into the rear auditorium, connectivity with the adjoining hospitality- café/bar area, and with a significant new entranceway off the south-west corner (current foyer exit). A long-awaited Public Gallery as outlined in the 2015 Creative Waikato/Sarah Nathan report. We have been in discussions with the Chartwell Collection, once based at the Hamilton Hotel. They have a new emphasis on art education programmes and work closely with public art gallery professionals, curators, writers and academics to deliver impactful programmes centred around access for all to knowledge of the creative mind'...

Arts & Crafts Hub – Waikato Guild of Woodcraft initiative, workshop, meeting & demonstration facilities, arts and crafts shop, and 'Arts in the Park', weekly arts outdoor marketplace (akin to Claudelands & Tamahere Farmers Markets) plus special events. Their concept includes 'wood art' (turning, carving and joinery, intarsia, marquetry and general wood crafts). Their emphasis is on opportunities for greater learning and educational opportunities for youth (including one-on-one tuition and group sessions) - a 'hub' for liaison and increased awareness of arts and crafts activities throughout the community. It would also be a visitor attraction. There is also interest from 'Men's Shed'.as well as studios for individual arts (including music), and an 'artist in residence' programme.

The Fly Tower- Earthquake strengthening provides the opportunity to upgrade this large space into five floors with potential for community exhibitions as a 'community lens'. To date, ideas and interest include partnerships with local and regional schools to exhibit student art (with regular turnover, perhaps month by month). Includes music and digital arts.

Riverlea Theatre groups – 'Community Theatre', workshops, set-building, studio, dress, and rehearsal space, access to auditorium for shows, operate own affairs. They are currently undertaking 'due diligence' to determine their preferred option (Founders or a rebuild at Riverlea).

Auditorium- health & safety and earthquake risks (identified) suggest dividing the space. This also satisfies calls for a smaller space (based on past audience attendances and international trends) with seating 300-500 (although Riverlea suggests even smaller). This also enables the upper auditorium area to be connected to the foyer, or alternatively into office or studio space. The options for the smaller auditorium are to retain the tiers or move to a flat floor. There have been calls for a proper sprung floor (with an option being the current stage) with a variety of activities satisfied – from ballet and ballroom dancing to Kungfu and judo. Plans include a significant new entrance off Tristram (current exit doors), and box office & reception facilities off current foyer there.

Hospitality – Consistent calls for an 'adult café and bar', with indoor-outdoor flow and potential for private function hireage. This needs to consider both Founders traffic and the apartments around the area. Marketplace advice suggests this opportunity should be managed through a publicly advertised call for Expressions of Interest. Proposed 'shop' to

be easily accessible, perhaps within expanded café zone. There have also been discussions about the potential link between this area and the Hotere Gallery space. Issues of security and climate control would be managed.

Arts in the park – refer above, Creative Waikato and Community Waikato, liaison with neighbours (including Artmakers, Pasifika), **outdoor stage** for live performances plus ‘outdoor movies’ (Film Society), and increasing interest in the arts-nature connection. This includes the call to maintain/refurbish the two existing fountains, consider improved linkage with Frankton, plus the three neighbouring sports centres (rugby, squash and cricket). This offers creative heritage opportunities to ‘tell our stories’. Exterior walls have been suggested as ‘cavasses’ waiting for ever-changing art projections, and linking with the outdoor stage & outdoor movies. Activities for children/youth/families are recommended – and ‘waterplay’ during the ‘hot’ seasons. There have been initial discussions with sculptor Brett Graham for an artwork acknowledging **Tainui’s 14th century waka leader Whakaotirangi**. We have left discussion on Rostrevor Street to council.

Quantity Surveyors Kingstons (Reinderd Verbeek and Sharon Fletcher) are working with architects **Mike Angelo and Mark de Lisle** and have provided the initial estimates.

Gallagher Group are working on ‘state of the art’ technology concepts including security and climate control systems. There’s also interest in solar energy, and ‘greening’ elements including rainwater harvesting, and a roof garden.

Local broadcasting engineer Vern Talbot (familiar with all the city’s theatres) has raised the prospect of a television system evolving, noting the old broadcasting box could be equipped as a small control room, using remotely controlled cameras and virtual sets for ‘fast setup sets’ in the auditorium and stage spaces, and for the galleries...

Concept 4.: Repurpose of Founders Theatre accommodating User Needs Assessment			TOTI Cost Estimate from 26 April 2022 Report		
Item	Comments	PROPERTY GROUP ESTIMATES	TOTI ESTIMATE	Difference	NOTES
Enabling works	Partial internal strip and site preparation Asbestos removal Temporary works, including partial shrink wrap	750,000	\$0	\$750,000	Does not appear to be allowed for by TOTI
Building works	Mixture of alterations and additions Premises GFA - 3,985 m ² Car park GFA – at grade Total GFA - 3,985 m ² (carparking at grade) Equates to \$5,458 per m ² for Building works Includes some seismic strengthening work, estimated cost in the order of \$4,400,000	21,750,000	\$4,556,375	\$17,193,625	TOTI Figure includes \$1,025,000 for earthquake strengthening, Property Group allow \$4,400,000 for earthquake strengthening.
External works	Placeholder allowance – scope undefined Includes outdoor stage	1,450,000	\$134,205	\$1,315,795	
Site services infrastructure	Upgrade power supply No allowance for transformer upgrade, if required Upgrade potable water supply Upgrade sprinkler water supply and booster pump Reconfigure drainage, minor additions	500,000	\$1,195,000	-\$695,000	TOTI figure includes fire, security, plumbing. Property Group figure is services to the building with other works included in m ² rate
SUBTOTAL		\$24,450,000	\$5,885,580	\$18,564,420	\$18,564,420
Estimating/Design contingency	For unforeseens during balance of design phase	2,450,000	\$0	\$2,450,000	
Escalation/Fluctuations/Procurement Contingency	Say three years for approval/scoping/design/holding Say two years for construction	6,050,000	\$978,252	\$5,071,748	
Professional Fees	Design Team only. Includes Architects, Structural, Civil and Services Engineers, Fire, Acoustic etc	4,950,000	\$882,837	\$4,067,163	
Construction Contingency	For unforeseens during construction phase	2,850,000	\$1,358,683	\$1,491,317	
Building Consent Fees		130,000	\$25,000	\$105,000	
Resource Consent Fees	Assumed Notified Land Use Consent	20,000	\$0		Included in consent fees in Toti Proposal
Development Contributions, Levies, etc., up to lodgement		125,000	\$0	\$125,000	Does not appear to be allowed for in TOTI proposal
Additional (post-lodgement) fees and costs		150,000	\$0	\$150,000	Does not appear to be allowed for in TOTI proposal
SUBTOTAL		\$16,725,000	\$3,244,772	\$13,480,228	
Discrepancy between TOTI Breakdown of cost table and overall estimate of \$10m			\$869,648		Not clear where this has been allocated
TOTAL		\$41,175,000	\$10,000,000	\$31,175,000	

The Property Group Limited's notes to be read in conjunction with the above pricing.

- TOTI's Concept Plans originally priced by Kingstons vary from the recent Peddle Thorp concepts developed for Council's current project. The Concepts that Jewkes Boyd has priced consider the User Needs as outlined within Options Report. Not applies for apples.
- TOTI's estimate is based on a redecoration and or minimal uplift whereas Jewkes Boyd pricing has considered a comprehensive refurbishment from base build. The design is comparable across all Concepts developed to inform the current project i.e. includes sites in addition to Founders Theatre.
- Jewkes Boyd's approach in preparing their estimate includes determining of the scope of work and respective m² areas, then applies rates based on pricing from recent/current market
- Jewkes Boyd's Escalation/Fluctuations/Procurement Contingency of 22.50% assumes 3 year approvals/scoping/design/holding phase and 2 years construction phase.
- Unclear if TOTI's figures allow for Contractor's On-Site Overheads (Preliminary and General) and/or Contractor's Off-Site Overheads and Profit. Jewkes Boyd figures do include these costs.
- Jewkes Boyd's Provisional Allowance for Seismic Strengthening is based on Peddle Thorp Architects precis of Dunning Thornton Seismic Assessment Report - there is potential for variance between the estimates and actual/final scope and costings for this work, given the level of engineering assessment, scoping and design development. Not known if the TOTI's estimate includes all works listed in precis mentioned.
- Regarding external works, Jewkes Boyd has allowed for an Outdoor stage and the balance of external works. The full scope is yet undefined - could vary hugely therefore provisional allowance has been made.
- Roof - Jewkes Boyd has allowed for remedial work to existing roof element including roof coverings, flashings, gutters, downpipes, soffits, fall restraint systems, walkways, etc, to address safety in design and therefore safe access for maintenance, etc. Peddle Thorp Architects consider only limited scope to existing roof (replacement of 20%) with no safety in decision incorporated.
- External Walls and External Finish - Jewkes Boyd has allowed for 50% re-clad (or over-clad) walls / 50% repaint existing walls, including scaffold and/or elevated work platforms. Allowance has been made for louvres, screens, window shrouds, and the like. Peddle Thorp Architects consider only redecoration to external walls with no requirement noted for louvres, etc.

Council Report

Committee:	Community and Natural Environment Committee	Date:	18 April 2023
Author:	Maria Barrie	Authoriser:	Helen Paki
Position:	Parks and Recreation Manager	Position:	General Manager Community
Report Name:	Pukete and Enderley Community Facility Proposals		

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Community and Natural Environment Committee on a proposal for the development of a purpose-built community centre to service Pukete.
2. To seek approval from the Community and Natural Environment Committee to commence the process to change the classification of parts of Ashurst Park from recreation reserve to local purpose (community facilities) reserve, pursuant to Section 24(1) of the Reserves Act 1977 (Act).
3. To seek approval from the Community and Natural Environment Committee to reallocate renewals funding to enable the development of a purpose-built community centre.

Staff Recommendation - *Tuutohu-aa-kaimahi*

4. That the Community and Natural Environment Committee:
 - a) receives the report;
 - b) approves a new community facility to be built at Ashurst Park for Pukete Neighbourhood House noting that:
 - i. renewals funding has been reallocated to make up the Council \$6m contribution and external funding of \$2m is required;
 - ii. further engagement with Iwi and neighbouring properties will be managed during the design phase;
 - iii. regular updates will be provided to the Community and Natural Environment Committee;
 - c) approves the decommissioning of the Cadet Building near Flynn Park and Yendall Park buildings, noting that:
 - i. engagement with Iwi will be carried out prior to demolishing buildings;
 - ii. staff will continue to work with the cadets to find accommodation within an HCC community facility that meets their needs;

- d) approves the commencement of the legislative process to change the classification of parts of Ashurst Park and Enderley Park from recreation reserve to local purpose (community facilities) reserve; and
- e) notes the following:
 - i. a public consultation process will be undertaken seeking the community's views on the reclassifications following the process outlined in the staff report;
 - ii. a regulatory and Hearings Committee meeting will be convened if any verbal submissions requests are made; and
 - iii. staff will report back to the Community and Natural Environment Committee for deliberations and a final decision on the reclassifications following the public consultation and hearings process.

Executive Summary - *Whakaraapopototanga matua*

5. The 2021 Community Facilities Strategy and Action plan identified priority work to achieve the Strategies three outcomes, including Community Facilities are inclusive, accessible and 'fit for purpose' – and can meet the changing needs of Hamilton's diverse communities.
6. Elected members have been updated on Community Facility closures and upcoming work several times in the last term of Council. Further opportunities for Elected Members to be updated and ask questions have been provided via an elected member working group and information session on 22 March 2023.
7. A business case has been developed by SGL Consulting which recommends a standalone purpose-built facility is built to meet the needs of the Communities in Pukete, Queenwood, and Saint Andrews (approximately 22,000).
8. The costs of a new facility are estimated at \$8.3m, which is made up of a proposed \$6m Council contribution and external funding of \$2m. The Council contribution could be met by reallocating renewals in the 22/23 and 23/24 years.
9. Reallocation of renewals would require buildings at Yendall Park and the Cadet Building near Flynn Park to be permanently decommissioned. Both buildings need significant investment to bring them up to a basic standard which won't provide any upgrade improvements.
10. All of Ashurst Park is classified as recreation reserve under the Reserves Act. The activities proposed by Pukete Neighbourhood House do not align with the intent of the recreation reserve classification and would fit more appropriately with a local purpose (community facilities) reserve classification.
11. This report recommends the Community and Natural Environment Committee's approval to commence the reclassification process (from recreation to local purpose) for the parts of Ashurst Park to be occupied by Pukete Neighbourhood House following the process set out in the Act, which includes public notification for a period of one month.
12. The cost of a new facility at Enderley Park has been estimated at \$12.2m, however staff are continuing to liaise with Te Papanui Enderley Community Trust and stakeholders to explore options and funding partnerships with the intention of submitting a proposal for consideration to the 2024-34 LTP.
13. Staff consider the matters in this report to have a medium significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

14. The 17 November 2020 Community Committee ([Agenda](#), [Minutes](#)) approved the Connecting Communities: Our Venues and Spaces Community Facilities Strategy (the Strategy) to enable consistent decision making on future provision of community facilities in the city.
15. The 2021-24 Community Facilities Action Plan identifies priority work to achieve the Strategy's three outcomes:
 - i. Council's investment into provision of Community Facilities is evidence-based and strategic to plan for Hamilton's future.
 - ii. Community Facilities are inclusive, accessible and 'fit for purpose' – and can meet the changing needs of Hamilton's diverse communities.
 - iii. Council's role is multi-faceted, in terms of provision, funding, partnering, and enabling of Community Facilities.
16. A report was presented to the Community Committee on 25 November 2021 ([Agenda](#)) alerting to the closure of the ATC and Yendall Park buildings and the development of business cases for Pukete and Enderley Community Facilities.
17. An Elected Member working group was established to work with staff on the upcoming Community Facilities proposals for Pukete, Enderley and the CBD.
18. An information session was held on 22 March 2023 providing elected members and opportunity to request information and ask questions.

Pukete Neighbourhood House

19. Pukete Neighbourhood House (PNH) was formed after a University of Waikato study identified the Pukete area as an isolated suburb with no community facilities. Their mission ("People Are Connected with Their Community") is focused on assisting their local community and people helping people, by providing a wide range of information, advocacy, and support services and participation activities that enhance social cohesiveness.
20. PNH has been operating from the Te Rapa Sportsdrome since 2005 and occupy 216m² which was formerly a bowling club. PNH have outgrown the current space, are not able to hold confidential meetings due to walls not being full height and have freezers in the main room due to lack of kitchen space.
21. They currently service Pukete (North, East, West), Queenwood, and Saint Andrews (East, West) catchment of approximately 22,000 which is expected to grow to about 26,000 by 2040. As a comparison, Western Community Centre services a 30% smaller catchment and has a facility of 1070m².
22. During the 2021-31 long term plan, \$2.042m was approved in the 2021-31 (noting there was a \$670k external revenue component) to help fund a purpose-built community facility for Pukete Neighbourhood House to operate community outreach services which would also enable Te Rapa Sports drome to be fully utilised as an indoor sporting facility.
23. The LTP proposal was a very late addition to proposals, which meant the figures were only based on a m² rate addition to the existing building rather than being informed by a fit for purpose size/content proposal.
24. PNH currently pay an annual lease rent of \$2,527inc GST with the lease expiring in August 2024. They currently receive \$35,000 worth of grant funding from Council via the multi-year grants (contestable three-year grant).

25. Moving PHN from the Te Rapa Sportsdrome building will free up approximately 10 hrs of indoor court space per week and 212 m² of space. An EOI process could be run to find a suitable tenant, noting there has been initial interest from a sports-based group which would help activate the sports fields and create a hub of activities. In the shorter term, the space could be of interest to other groups displaced from currently closed facilities.
26. Renewals funding of \$900,000 was allocated in years 1-3 to fund the replacement of the indoor court flooring and general building renewals. A further \$848,000 has been allocated to the Sportsdrome for building renewals in year 4. It is anticipated this will be spent on changing rooms, public toilets and minor internal changes if needed.
27. Other funding of \$800,000 has been allocated in 2025/26 to fund a playground renewal and improvement of the popular Ashurst Ave play space. The community has previously requested public toilets for this site as the closest ones are located some distance across the park in the Sportsdrome building.

Enderley Te Papauni Trust

28. Te Papanui Enderley Community Trust (TPECT) was established in 2019 but have occupied Enderley Community Centre under different entities dating back to 2012.
29. On 2 March 2022 the Community Committee granted a 6-year lease for building area of 1,077m² for Enderley Community Centre at Enderley Park. Rent was set at \$5,383 plus GST and a special shared cost model was approved whereby Council covers approximately \$35k of operational costs, to be reviewed annually.
30. The 6-year lease was intended to serve as an interim lease period, while investigations are underway to look at future options in relation to a community centre on the park. Enderley Community Centre has renewal funding of \$1.1million allocated in year 3 of the Long Term Plan.
31. In partnership with both Community Trusts and staff, SGL Consulting have developed business cases for both sites to explore community needs, options, and financial analysis for the provision of community facilities in these areas.
32. A separate Business case has been prepared to explore needs and options for the Central City and further work is underway to understand capacity/demand in the wider city.

Discussion – *Matapaki*

Pukete Neighbourhood House

33. The SGL Business Case (**Attachment 1**) explores options including an addition to the existing building, a new build neighbouring Ashurst Ave School and a new build on the Ashurst Ave frontage of Ashurst Park.
34. The preferred option recommended in the Business Case is to build a new facility with street frontage to Ashurst Ave as it will best meet the needs of PNH and enable the activation of the Sports drome building and outdoor field areas to be fully utilised for sport.
35. Other options were explored including an extension to the current building to accommodate PNH which was estimated at \$8.65m and build new at an alternative site was estimated at \$12.2m
36. Concept designs were based on a 1,025m² space with an option to reduce this to 902m² by having less tenancy and community meeting space. The reduction in floor space would reduce costs by \$400,000 to \$7.9m.

37. Options for ownership of the facility have been explored in the Business Case and it suggests that the most viable option is for Council to own the facility in the short term with a longer-term option for ownership to be transferred to the community group as appropriate.
38. Estimated costs for a new standalone facility are \$8.3m based on construction starting in quarter 2 2023. These costs include the cost of changes to the play space and the provision of public toilets in Ashurst Ave. The proposal suggests that Council funds \$6.3m and \$2m is externally funded.
39. The proposed footprint of the preferred option encroaches onto the existing play space. The play space is due for renewal in 2025/26 which fits in with the timing of delivery of the new facility.
40. Moving PNH to the Ashurst Park frontage would require a change to local purpose (community facilities) for the footprint of the proposed new centre. This classification is consistent with other community centres in the city.
41. For any change in classification a public notification and engagement process is recommended. The Reserves Act allows for classifications to be changed to meet the needs of local communities and recommends a public notice period of one month.
42. Staff have engaged Chow Hill to progress with detailed design and consenting to enable delivery of this project in the future. The current timeline suggests this project could feasibly be designed and consented with construction commence in the 2nd quarter of 2024.

Te Papanui Enderley

43. TPECT offer a range of services to support the community and contribute to a strong, healthy progressive area. Their catchment community encompasses Enderley (north and south) also with Fairview Downs.
44. Early findings from the SGL work suggest that a standalone facility will be needed to meet the current and future needs of the Enderley community. TPECT are currently serving a population of around 8,500 which is expected to grow to 10,300 by 2040.
45. This is a larger facility per population than recommended for Pukete, however the community needs are quite different. The Enderley community has much higher levels of deprivation and therefore a higher relative level of shared and safe community amenity.
46. Current estimates based on a quarter 4 2024 construction start are indicating that \$12m will be needed to fund a purpose-built facility in Enderley. This is premised on the retention of 298m² of the existing building and a 1096m² extension towards the Mardon Rd frontage.
47. Funding of \$1.1m was provided by the 2021-31 LTP in year 3 (2023/24) for a renewal of the building occupied by Te Papanui Enderley Community Trust (TPECT). This renewal funding could be reallocated to help fund the delivery of a Pukete Community Facility.
48. Kainga Ora are a significant landowner in the Enderley Community and are planning the development of 300 homes surrounding Enderley Park. There are opportunities to further explore that could leverage this development to help with funding for a new community centre in this area.
49. SGL consulting continues to work with staff, TPECT and other developers in the area to finalise a business case, including funding partnerships and options, for the possible development of a community centre in the Enderley area, for consideration in the 2024-34 LTP

Other Community Facilities

50. During the 2021-31 long term plan, funding of \$15.4m was allocated for the renewal and seismic upgrade of 15 community Facility buildings.

51. Currently there are buildings closed at Victoria St, Celebrating Age Centre, Yendall Park, Skills Centre and 60 Dey St Cadet building. The Celebrating Age Centre is discussed in a separate report to this meeting.

Yendall Park Building

52. Yendall Park building comprises of a large original water pump building with a central corridor and small offices leading to the main sports hall. Later to additions of the building include a kitchen, dining space and smaller offices.
53. Yendall Park was closed in late 2020 due to having a 10-15% (very high risk) seismic rating in the main sports hall area. The additions to this building had a 20% rating. The lease holders at the time were Activate Training Centre (ATC).
54. Since its closure, there has been minimal use of the Yendall park building by the police as a training venue. The building has deteriorated, most rapidly in the past year, due to the age of the building and ongoing issues with vandalism at this isolated site.
55. Previous lease holders, ATC have had quite a few changes within their organisation and no longer deliver the alternate education programmes. Community Link and Bluelight are now offering these programmes with funding from the government and operate from their premises in Ruakura.
56. Costs to repair the Yendall Park building and complete a like for like renewal are estimated at over \$3.5m. Costs to demolish the building are estimated at \$150,000. \$2.7m was allocated for renewal and seismic strengthening work was allocated in years 1-3 of the current Long Term Plan. A further \$860,000 was allocated for renewals in years 6-10.
57. The site of the building at Yendall Park is subject to Waikato Tainui first rights of refusal. If it is decided that the building is no longer of use to HCC purposes, engagement with Waikato Tainui is recommended prior to demolition being acted on as there may be an alternative option that Iwi wish to pursue.

Cadet Building

58. The Cadet Building near Flynn Park on Wairere Drive was closed in late 2021 due to safety concerns related to structural framing, and electrical systems. The 3 Cadet Units have been operating out of various alternative premises since the closure.
59. The land that the Cadet building sits on is fee simple, currently designated for road purposes. The Cadets have understood that the land may be required for public works in the future. Future use of this land for infrastructure development cannot be discounted at this point.
60. The Cadet Building was leased to Hamilton Cadet Forces Building Charitable Trust. Their lease expired 22 October 2017 and was not renewed due to Wairere Drive roading works which were expected to potentially impact the building site.
61. When in use, the building was used by approximately 80 users over four evenings. Under the terms of the lease, all building maintenance was the responsibility of the leaseholder. It is fit for purpose for the current users, however, not a flexible space for others to use.
62. All previous user groups are reporting that their new accommodations are not ideal which has caused issues with their ability to maintain numbers, grow, and financial sustainability.
63. The Cadets clear preference would be to return to Council premises. They are not able to fund the repair of the existing building and understand that it may not be viable for Council to do so. If demolished, the Cadets have requested that they are able to recycle some of the timbers which could be made into trophy cabinets and ensure memories are maintained.

64. Costs to bring the Cadet Hall up to a safe state (like for like renewal) are estimated at \$1m. Costs demolish the building are estimated at \$65,000. There are renewals allocated for this building of \$1.1m in years 4 and 5 of the current LTP.

External Funding

65. Community Facilities has been identified as a focus of the City Investment Programme (CIP). In line with the City Investment Programme approach an umbrella capital campaign strategy and plan is being developed to ensure relationships are identified, phased, and managed strategically.
66. As a result of the recommendations from the Business Case completed by SGL Consulting in partnership with staff and PNH, and the proposed timeline for delivery, donor qualification and approaches have been progressed for PNH as a priority.
67. The PNH project has been assessed as having high potential appeal and alignment with local and national grant and trust funders due to its community impact and PNH's existing reputation and track record. The qualified external funding target with a reasonable level of confidence is a maximum of \$2 million to be secured by April 2024 as shown on page 52 of the attached Business Case
68. SGL Funding's initial feasibility for Enderley /Te Papanui Community Centre has forecast a reasonable target for external funding at \$2.5 million. The CIP team has reviewed the assumptions and believes there is a strong case for support based on the level of need in the Enderley community and the potential social impact that a fit for purpose facility would enable. This external funding target excludes further potential funding partnership options to offset further cost to Council, which are still being explored.
69. If the recommendation is not approved the council and community groups will have to re-consider how best to deliver community services in the respective communities. The PNH project will be more expensive to deliver in the future due to cost escalations.
70. The recommendations in this report support outcomes in the Community Facilities strategy by enabling fit for purpose facilities to meet the community's needs.

Options

71. Staff have assessed that there are three reasonable and viable options for the Committee to consider. This assessment reflects the level of significance (see paragraph 106) The options are set out below.

Option 1 – Do not proceed with construction of a Community Facilities at Pukete

72. This option would result in existing project funding being utilised to progress detailed design so that if at a point in the future funding becomes available the project could be given the green light for construction.
73. Renewals could be used as allocated, noting that costs are likely to be higher than budget or re-calculated for the next LTP.

Benefits	Disbenefits
<ul style="list-style-type: none"> i. No additional funding required ii. Wider Community Facilities needs will be understood at next LTP 	<ul style="list-style-type: none"> i. PNH services continue to be constrained ii. Costs escalation iii. Sports hall space is not freed up post renewal project and potential hub of activities not achieved at Ashurst Park. iv. Project identified via the 2021-31 LTP not delivered, resulting in likely community dissatisfaction

Option 2 – Proceed with the development of a Community Facility at Pukete and planning for a future development at Enderley

- 74. This option would result in the construction of a new Community Facility on the Ashurst Ave frontage of Ashurst Park and a proposal to fund a new facility at Enderley Park coming back to the 2023-33 10-year plan.
- 75. A Reserves Act reclassification process would be required to enable the development which will include community and iwi consultation.
- 76. This option requires renewals funding for other facilities be reallocated to the PHN project. This is likely to result in some community dissatisfaction, particularly from ATC building previous users. Staff will continue to work with them to find alternative accommodation.

Benefits	Disbenefits
<ul style="list-style-type: none"> i. Fit for purpose facility to serve the community. ii. Ability for PNH to expand services iii. Hub potential realised for sports drome building iv. Frees up additional 212m2 space for community lease v. Provides street frontage, lifts profile of PNH vi. Reduces cost escalation on project 	<ul style="list-style-type: none"> i. Requires funding/reallocation of current renewals ii. Requires enabling works and shift of play space iii. Possible opposition to the new location

Option 3 – Proceed with a scaled back version of a community facility at Pukete

- 77. This option would result in a smaller facility build at the Ashurst Ave site. The business case suggests the footprint could be cut to 900m2 by deferring the board room/storage/meeting spaces
- 78. This option reduces build cost by \$690,000. A smaller footprint is not recommended as it would not meet the demand for services

Benefits	Disbenefits
<ul style="list-style-type: none"> i. Fit for purpose facility to serve the community. ii. Ability for PNH to expand some services 	<ul style="list-style-type: none"> i. Requires funding ii. Requires enabling works and shift of play space

iii. Hub potential realised for sports drome building	iii. New space likely to be outgrown in the near future
iv. Frees up additional space for community lease	iv. Cost escalation for future expanded footprint in the future and additional project set up costs
v. Provides street frontage, lifts profile of PNH	v. Does not enable other agencies to operate from PHN to support the community.
	vi. Possible opposition to the new location.

79. Staff recommend option 2 because it was identified as a priority in the 2021-31 LTP, best meets the needs of the North community, can be delivered within existing budgets and reduces opportunity for costs to escalate.

Financial Considerations - Whaiwhakaaro Puutea

80. The total capital costs to complete the PNH project is estimated at \$8.3m which would be required as below:

	Yr 3 23/24	Yr 4 24/25	Total
Pukete Neighbourhood House New Build			
HCC Capital funding	\$1,000,000	\$5,300,000	\$6,300,000
Philanthropic/Grant Funding	\$1,600,000	\$400,000	\$2,000,000
TOTALS	\$2,600,000	\$5,700,000	\$8,300,000

81. Council contribution of \$6m could be funded by utilising the LTP allocation for a new build at Pukete, plus the reallocation renewals tagged to Enderley, Yendall Park and ATC building as follows:

Pukete New Build (HCC contribution)	\$1,400,000
Enderley Park Renewal	\$1,160,000
Yendall Park Renewal	\$2,730,000
ATC building Renewal	\$1,100,000
TOTALS	\$6,390,000

82. Renewals funding could be reallocated to Enderley Park via the next LTP if the decision is not to proceed with a new facility build in that area.

83. The SGL business case estimates initial HCC contributions to operational costs for a new facility at PNH at \$118,000. This is made up \$55,000 operating grant for the first 2 years reducing by \$10,000 per year as PNH gets established in the new facility. In addition to the operating grant annual landlord costs of \$63,000 to meet average annualised building costs and insurance. See section 10 of attachment 1 for further detail.

84. PNH currently receives grant funding of \$30,000 per annum via Council’s contestable multi-year grants. The increase in operating costs will not be expected until the facility is open, in the 25/26 financial year when there was \$40,000 consequential opex money allocated via the 2021-31 LTP.

85. The balance of operational funding could be considered through the current Community Assistance Funding review. An increase in funding would bring it more in line with the Western Community Centre grant of \$90,000 per annum.

86. Demolition estimates for the Yendall Park and ATC buildings totalling \$215,000 is an operating expense. Further work needs to be undertaken across the facilities portfolio to identify potential budget for demolition. If further funding is required, staff will report back to Council prior to starting any works.
87. The current book value of Yendall Park is \$179,509. The disposal of Yendell Park will show as a loss of \$4,264 in the Parks activity area following the impairment. This does not impact balancing the books or debt to revenue.
88. The current book value of ATC Drill Store is \$52,548. There are sufficient revaluation reserves to absorb this write off and no further impacts will affect the profit and loss. This does not impact balancing the books or debt to revenue.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

89. Staff confirm that the recommendation in this report complies with the Council's legal and policy requirements.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

90. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental, and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
91. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
92. The recommendations set out in this report are consistent with that purpose.

Social

93. The recommendations will support community organisations in Pukete and Enderley to maintain and increase community wellbeing through the provision of services in these areas.
94. Community facilities contribute to social wellbeing in Hamilton. Facilities are often focal points for social connection and provide opportunities for community cohesion. The strategy provides Council with direction for how to strengthen facilities' place as focal points through management of Council owned facilities and working with partners at other facilities.

Economic

95. Economic wellbeing is enhanced through the provision of community facilities by strengthening local communities and improving cohesion at a local level. This contributes to making Hamilton a welcoming place to live, and increasing individuals desire to move to, and stay in Hamilton

Environmental

96. Community facilities can contribute to environmental wellbeing by enhancing public spaces and ensuring that local communities feel a greater sense of belonging and care for their area. Council has opportunities to improve the sustainability of buildings in the long term to reduce their environmental impact.

Cultural

97. Community facilities already contribute a great deal to the cultural wellbeing of Hamiltonians. Many facilities are spaces that are used for cultural activities and are known as spaces where residents from a variety of ethnic backgrounds can express their identity freely. The strategy aims to ensure this commitment is continued and enhanced through clarifying the role of Council in the provision of facilities.

98. TPET have worked closely with Ngati Wairere during the business case and concept work to date. Further engagement with IWI through the Ashurst Park reclassification and design process will ensure opportunities to reflect the cultural heritage and stories are reflected in the final outcome.

Risks - *Tuuraru*

99. Risks associated with the decisions in this report include public opposition to the removal of buildings, and the location of the proposed new site. This can be managed by good communication and through the public reclassification process.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui***Significance**

100. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a medium level of significance.

Engagement

101. The business cases for TPECT and PHN have been developed in partnership with Pukete Neighbourhood House and Te Papanui Enderley Community Trust.
102. Further engagement with Iwi and neighbouring properties is recommended through the design phase for PNH and for the Yendall Park site.
103. Reserves Act process engagement for the proposed reclassification of Ashurst Park is outlined earlier in the report.
104. Given the medium level of significance determined, the engagement level is medium. Engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Pukete Neighbourhood House Business Case - SGL- 26 March 2023

Pukete Neighbourhood House Business Case (Abridged) March 2023



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EXECUTIVE SUMMARY

1.0 Business Case Objective, Approach, and Format

Hamilton City Council required the development of two business cases, one for Pukete Neighbourhood House project and one for the Te Papanui-Enderley Park Community Centre project.

The business case for each project was also to include a preliminary capital funding feasibility study and develop a financial model incorporating capital build costs and operational revenue and costs, to meet public funder and impact investor requirements as needed.

To align with the Annual Plan timeframes, the business cases needed to be completed in 2022.

The Pukete Neighbourhood House Business Case was led by SGL with concept design options by Chow Hill, capital cost estimates by Rawlinsons Quantity Surveyors, and financial modelling by SGL and Baker Tilly. The Business Case process involved active and ongoing engagement with Pukete Neighbourhood House's management Scott Tiffany and Jane Wood, and with input and support by HCC staff Maria Barrie (Parks and Recreation Manager), Philippa Clear (Community and Social Development Manager), and Declan Callery (Project Delivery Team Leader).

This Business Case includes the following master documents:

- Pukete Neighbourhood House Business Case – SGL – March 2023 (note, this document), principally completed by October 2023 with a subsequent capital cost update included
- PNH Concept Report – Chow Hill – 2 June 2022 – FINAL
- PNH Concept Options Capital Cost Estimate – Rawlinsons – April 2022
- PNH Concept Capital Cost Estimate – Option 2, Rev 2 – May 2022
- PNH Capital Cost Estimate – Updated – 21 March 2023
- PNH Financial Modelling Summary Slides – SGL-Baker Tilly – September 2022
- PNH Financial Modelling v6 (Excel) – Low, Med, High, and Med (with decreased HCC grant level).

2.0 Community and Demographic Profile for Pukete Neighbourhood House Catchment

Pukete Neighbourhood House is currently based at the Te Rapa Sportsdrome at Ashurst Park, with access off Church Road (which is just to the north of Wairere Drive).

In 2018 the catchment population of Pukete Neighbourhood House, which includes the eight statistical areas of Pukete East and West; Flagstaff (North, East and West), Queenwood, and Saint Andrews East and West, had a population of 22,179

As at the 2018 Census:

- The Pukete Neighbourhood House's total population catchment of 22,179 had a population growth rate between 2013 and 2018 of 27.3%, and was expected to grow by about 19% between 2018 and 2040 to about 26,384
- There was a total of 7,929 dwellings in the catchment of which 71.5% were either owned or partly owned or held in a trust
- The median age was 36.5 years, which was slightly older than the median age for Hamilton City of 32.2 years

- The Pukete Neighbourhood House catchment ethnic profile was 72% European, 15% Māori, 17% Asian, 3% Pacific and 3% Other, of which 26% indicated they were born overseas. Note there was a higher percentage of European and a lower percentage of Māori and Pacific peoples compared to Hamilton City as a whole
- 54% of residents were employed full time compared to 50% in Hamilton City.

Te Rapa Primary School also adjoins Ashurst Park and Pukete (Primary) School is also about 1 km away, with 2021 school rolls of 537 and 445 students respectively. Te Rapa Primary School is one of Hamilton City Council's Partner Pools; plus the Hilton Brown Swim School opened in 2022 on Chafer Road, Te Rapa, and is about 3 km from Te Rapa Primary School. There are four early childcare facilities within about 2 km of Pukete Neighbourhood House; and a 24-hour gym, Flex Fitness Te Rapa, is on Church Road and is less than 0.5 km from Ashurst Park.

3.0 Hamilton City Council - Community Facility Development/Community Houses

The Community and Social Development team is structured to work with Hamilton's diverse communities of 'Place, Identity, and Interest'. Pukete Neighbourhood House is a 'Community of Place', an area defined by geographic location - it is the location that brings people together.

In 2021 there were nine Community Houses supported by Hamilton City Council's Multi-Year Grant. Pukete Neighbourhood House (PNH) is the only Community House in the north west quadrant of the city.

The role of Community Houses was well captured by a HCC report dated March 2021, with their roles summarised as follows:

- i. Community Houses work for the wellbeing of their community of place, directly and indirectly supporting people in immediate need and providing infrastructure for community connectedness to thrive
- ii. Community Houses are also the physical spaces where the community comes together to meet, connect, and belong
- iii. They are often the kaitiaki of local community gardens, sports facilities, playgrounds and parks, and community halls.
- iv. Community Houses become the first point of call for the public, both to use facilities and to advocate when additional facilities are needed
- v. Community Houses facilitate network and interagency meetings for their local communities
- vi. Community Houses play a significant role in addressing the immediate needs of people in crisis (which was very much demonstrated during COVID)
- vii. Several Community Houses are connected with Civil Defence in a formal manner while the remaining could be called upon to operate as community-led centres during such emergencies
- viii. Community Houses utilise different programmes to give young people a sense of belonging and to increase their ability to engage in Education, Training, and Employment
- ix. Community Houses provide local community events which create experiences that provide fun alongside opportunities for great social connectedness
- x. Community Houses are a key partner of Council to increase civic engagement, by both promoting opportunities for their communities to participate in formal processes and where appropriate creating opportunities for them to co-design solutions.

To assist understanding, the Western Community Centre (WCC) profile was also documented, which owns its own 1,070m² Centre built in 2004, has a similar annual operating turnover to PNH, and in 2021 WCC received an annual HCC operating grant of \$90,000 (compared to \$30,000 by PNH).

4.0 International and National Learnings

From comparison of Hamilton City Council previous reports with national and international examples, Community Houses are recognised to have similar purposes and roles.

If one was to compare the 'Community Centre' catchment for Auckland Council, the average catchment area for community centres is 4.3 km which is 'reasonably similar' to the catchment area for Pukete Neighbourhood House but suggest much lower for most other HCC Community Houses.

Furthermore, Pukete Neighbourhood House catchment most aligns with the Auckland Council catchment and functional description for a 'Local Large' Community Centre, which has a target catchment of about 20,000 and a minimum facility area of 600m².

When one compares the current functions of Pukete Neighbourhood House to an Auckland Council 'Local Large Community Centre' and to Hamilton's Western Community Centre, Pukete Neighbourhood House currently has no available bookable spaces.

5.0 Te Rapa Sportsdrome

The Te Rapa Sportsdrome is in good condition and has about 25 years of remaining asset life (based on a 50-year building life). Current weekday usage after school hours is good but there is some spare court time on Saturdays and ample spare capacity on Sundays. The proposed sprung wooden floor upgrade (from the current floor with a concrete base) will improve its suitability for court sports – note, there is currently a \$341,000 (GST exclusive) provision for this sprung wooden floor in Y2 of HCC's current LTP.

Annual operating costs for the Sportsdrome without depreciation, maintenance, building insurance, and Council overheads/finance costs are 'about' \$72,000 (+GST). The usual total annual rental income is about \$58,000 (+GST). Pukete Neighbourhood House currently accounts for about one third of this revenue (about \$19,000 per annum), which if relocated will need to be replaced.

Once the sprung floor is completed it is expected utilisation by Waikato Volleyball should increase but utilisation by each of Japanese Bunnies (Volleyball), Spiralz Gymnastics, Floorball and Te Rapa Badminton is currently expected to remain similar.

The current PNH leased space of about 217m² could, with modification, provide a suitable clubrooms area for outdoor users of Ashurst Park.

6.0 *Pukete Neighbourhood House – Te Takiwa o Pukete*

Pukete Neighbourhood House was formed after a University of Waikato study identified the Pukete area as an isolated suburb with no community facilities. Their mission (“People Are Connected With Their Community”) is focused on assisting their local community and about people helping people, by providing a wide range of information, advocacy, and support services and also participation activities that enhance social cohesiveness.

Pukete Neighbourhood House has two legal entities: the Pukete Neighbourhood Association Incorporated, established in 1987, which is effectively the ‘operating entity’; and the Pukete Neighbourhood House Association Incorporated, established in 2018, which is effectively an entity for any investment funds. Pukete Neighbourhood House has been based at the Te Rapa Sportsdrome since 2005.

Key services include:

- Before and after-school programmes, and holiday programmes
- Food in Schools (school lunches), food parcels, and Food Bank
- Regular activity options such as craft, music, exercise, and book exchange
- Meeting venue for community groups
- Venue for community services such as legal advice and Justice of the Peace.

Total annual visits including food services in in FY2019/20 (before COVID) was about 40,750, of which OSCAR programmes accounted for over half these visits (about 22,000+).

Annual revenue ranges from about \$615,000 to \$710,000, with the organisation effectively operating on a breakeven basis. About two thirds of total annual revenue is from user fees. Wages account for about 71% to 78% of total annual expenditure.

More recent Healthy School Lunch contracts and an MSD Community Connector Grant has seen a substantive increase in PNH’s annual operating revenue (and also associated costs).

Net assets for the ‘operating entity’, Pukete Neighbourhood Association Incorporated, is minimal; but net assets for Pukete Neighbourhood House Association Incorporated (2018) is about \$364,000 (latter amount as at January 2022).

7.0 *Facility Development Process*

Please note section 7 was an iterative strategic development process which developed and considered Pukete Neighbourhood House from a SWOT analysis, competitive advantage, and competitor perspective; undertook a service comparison to Western Community Centre and considered service opportunities such as a café and Opportunity Shop (two examples of potential social enterprises), a modular library system, and offering Kip McGrath or a similar type afterschool education service; and asked and sought to answer some key strategic questions, to help inform the future functional brief for the facility.

The Case for Change

Need to Relocate Pukete Neighbourhood House as Current Area Inadequate, plus to Improve Indoor Capacity of Te Rapa Sportsdrome and Outdoor Servicing of Ashurst Park

This business case was initiated because there was a need to:

- Find a new home for Pukete Neighbourhood House, as there was a clear recognition that the current 200m² lease premises was inadequate to meet the multiple needs of a Community House for the growing Hamilton north-west catchment – this Community House currently caters for a catchment of about 22,000, which is expected to grow to about 26,000 by 2040
- Furthermore, there was an opportunity with the relocation of the Community House (i.e., would free up about 10 court hours of afterschool use per week) and with the sprung wooden floor upgrade of the Te Rapa Sportsdrome to improve the indoor court capacity and suitability of this facility for court sport users. With the relocation of the Community House, there is also the opportunity for an outdoor user/s of Ashurst Park to be accommodated in the vacated area.

Area and Functional Requirements for a Community House to be able to Provide a Place of Connection and Support for the Local Community and to be able to be a Sustainable Social Enterprise

- As per comparison with Auckland Community Centres for similar catchment size, the minimum similar Community Centre size is 600m². Furthermore, Western Community Centre in Hamilton is serving a smaller catchment by about 30% and has a facility area of 1,070m², compared to the current Pukete Neighbourhood House lease area of 216m²
- The minimum facility specification of 900m² was developed to provide both required spaces for core Community Centre functions and cognisant of what is needed to achieve a sustainable social enterprise. For a Community House there is need for activity spaces for OSCAR and similar programmes and as spaces for community hire; smaller bookable spaces to enable provision of counselling and support services; to provide pleasant meeting and social spaces to encourage people to meet and gather; and a quality commercial kitchen that can foremost provide food services for those in need in the local community but can also anchor a sustainable social enterprise
– to ensure the Community House has sufficient design scale, functionality, and flexibility so it can be a place of connection, activity, and support for the catchment community.

8.0 & 9.0 Building Site Options, Concept Design Development Process and Capital Cost Estimates

Three different site options were explored in and around Ashurst Park:

- Option 1: Refurbishment of the Existing Building
- Option 2: A New Build at the Ashurst Avenue Site (largely) adjacent to the existing playground area
- Option 3: A New Build at the Te Rapa Primary School site, to try to seek to consolidate school and community facilities in the area for mutual advantage.

From a capital cost, visibility (street presence), and as a new build enabling improved ESD material and spatial flexibility, Option 2 was the preferred option. The April 2022 capital cost Options summary, based on the then early comparable design thinking, is provided in the next table.

SUMMARY OF CAPITAL COST OPTIONS (Rawlinsons – April 2022)	
Option	Amount (\$)
Option 1 – Te Rapa Sportsdrome Extension	8,647,000
Option 2.1 – Ashurst Avenue Site	7,583,000
Option 3 – Te Rapa School Site	12,193,000

During the next few months the concept design was further developed with several design iterations, with the final concept design based on 1,025m² (with a reduced option of 902m² option with less tenancy and community meeting spaces) – for the final concept design, component areas, and external visuals see sections 8.4.3 and 8.5.

Updated Capital Cost Estimate

Rawlinsons was asked to provide a capital cost estimate in March 2023 to consider:

- A further capital cost check including latest inflation information
- Incorporating the actual fee proposal from the Chow Hill design team received in February 2023
- Further provision for ground conditions
- Cost impacts if the facility build was to start in Q4 2023, Q1 2024, and Q2 2024
- Facility areas of both 902m² and 1,025m².

Please see the table below for a summary of these costs. Note, these costs include a \$300,000 base fit-out cost (which was then inflated). Additional internal HCC costs, other than what Rawlinsons would normally consider to be full and reasonable project costs, were not included.

UPDATED CAPITAL COST ESTIMATE BASED ON DIFFERENT BUILD START TIMINGS (Rawlinsons 21 March 2023)		
Facility Size	902m ²	1,025m ²
Build Start		
Q4 2023	\$7,769,278	\$8,102,180
Q1 2024	\$7,849,133	\$8,185,608
Q2 2024	\$7,928,036	\$8,269,036

For the 1,025m² facility based on a build start in Q2 2024, the level of total contingency (not including escalation) is \$1,709,194 or 26.1% of the build and fee cost. However, note this contingency includes any provision for consenting costs.

10.0 Financial Modelling

Detailed financial modelling was undertaken by SGL and Baker Tilly. Please see the detailed and summary slide pack for a full explanation.

Note the financial modelling was developed as if PNH was the ultimate owner, similar to WCC, as the primary Business Case exercise was to ensure what is needed for full operational sustainability. On this basis the key finding was as follows:

- PNH can essentially breakeven overtime and fully meet LTM and fitout depreciation costs, based on similar levels of external grant funding being retained (and increasing by 2% annual inflation); and based on an initial annual operating grant similar to Western Community Centre of \$90,000 (inflated) in its first two years of operating (about calendar 2025), which would then decrease by \$10,000 each year over the next six years to the equivalent of \$30,000 (inflated) in operating Year 8.

This modelling was then adapted based on a lessee model, which has the same total ongoing requirement for operating support by Council as per the paragraph above, but with the requirement for an HCC operating grant to HCC now as described in Recommendation 5 (see this Executive Summary, Recommendations). Note, in a lessee model it's assumed there may be some decrease in the level of external grants, so potentially net overall costs to Council would be higher.

11.0 to 16.0 Commercial Case (how to fund), Management Case, and Recommendations

Please note, the key capital funding findings and ownership directions are addressed in the Recommendations and therefore not further summarised here.

The Business Case's recommendations are as follows:

1. To meet the needs of the Pukete Neighbourhood House catchment in the north-west of Hamilton which caters for a current population of about 22,000 (which is projected to grow to about 26,000 by 2040), that a 1,025m² Community Centre/House located on Ashurst Road (Option 2) is progressed. Note preferably a 1,025m² facility (and not a 902m² facility) to be built, as the larger size allows a greater range of community services and tenancies.
2. Based on a build start in Q2 2024, the estimated capital cost is \$8.267 million (GST exclusive), not including any provisions for playground, permaloo, or a community garden. Realistically HCC will need to contribute about \$6.3 million (76%) of this capital cost, with the remaining about \$2 million to largely be secured from other public funders, with this external funding process to be led by the HCC City Investment Programme (CIP) team. As part of this required external funding Pukete Neighbourhood House to be asked to directly contribute about \$200,000 (GST exclusive) towards the project and to be the direct applicant for fit-out as guided by the HCC CIP team.

3. For Council to consider the most appropriate future ownership of Community Houses, but at this time Hamilton City Council to be responsible for building and owning the new Community House in Pukete, with potentially PNH to be owner of the fit-out. However, in line with wider policy directions and if there is valid reasons to do so, to consider over the next 10-year period whether Council wishes to move towards Community House ownership by PNH. However, if this was to occur then ongoing proven effective financial and operational performance, and governance and management capacity and capabilities to manage a \$8 million community asset, would both need to be demonstrated by Pukete Neighbourhood House Incorporated.
4. That performance measures to reflect the role of Community Houses and to provide an improved basis for comparison are developed and become part of the future regular reporting by Community Houses to HCC, and that these measures are one basis for future decision making regarding the ongoing level of operating grant support by HCC.
5. Assuming asset ownership by HCC and construction of a about a 1,025m2 Community House as proposed, realistically an ongoing operating grant of about \$55,000 (+GST, and inflated) will be required by PNH together with HCC directly meeting annual 'landlord' facility costs of about \$63,000 (+GST, and inflated), to meet average annualised maintenance and also building insurance costs. Please see section 10 and financial modelling slides for further detail.
6. It is noted if a capital cost envelope of about \$8.3 million (GST exclusive) is to be achieved (based on a build start by no later than Q2 2024), that there is some urgency to progress internal project and funding approval processes, and in parallel project design and consenting and the securing of external funding. Also suggest, to help optimise external funding, that it is sensible that the Pukete and Enderley Community Centres are not progressed at exactly the same time, and hence from the consultant's current knowledge (given Kāinga Ora funding timeframes for Enderley), that Pukete Community House is advanced in this next 12-month period. For Council to consider the most appropriate future ownership of Community Houses, but at this time Hamilton City Council to be responsible for building and owning the new Community House in Pukete, with potentially PNH to be owner of the fit-out. However, in line with wider policy directions and if there are valid reasons to do so, to consider over the next 10-year period whether Council wishes to move towards Community House ownership by PNH. However, if this was to occur then ongoing proven effective financial and operational performance, and governance and management capacity and capabilities to manage a \$8 million community asset, would both need to be demonstrated by Pukete Neighbourhood House Incorporated.

PART A: STRATEGIC CASE

The case for change – what's needed and why?

3.3 Community House Overview in Hamilton

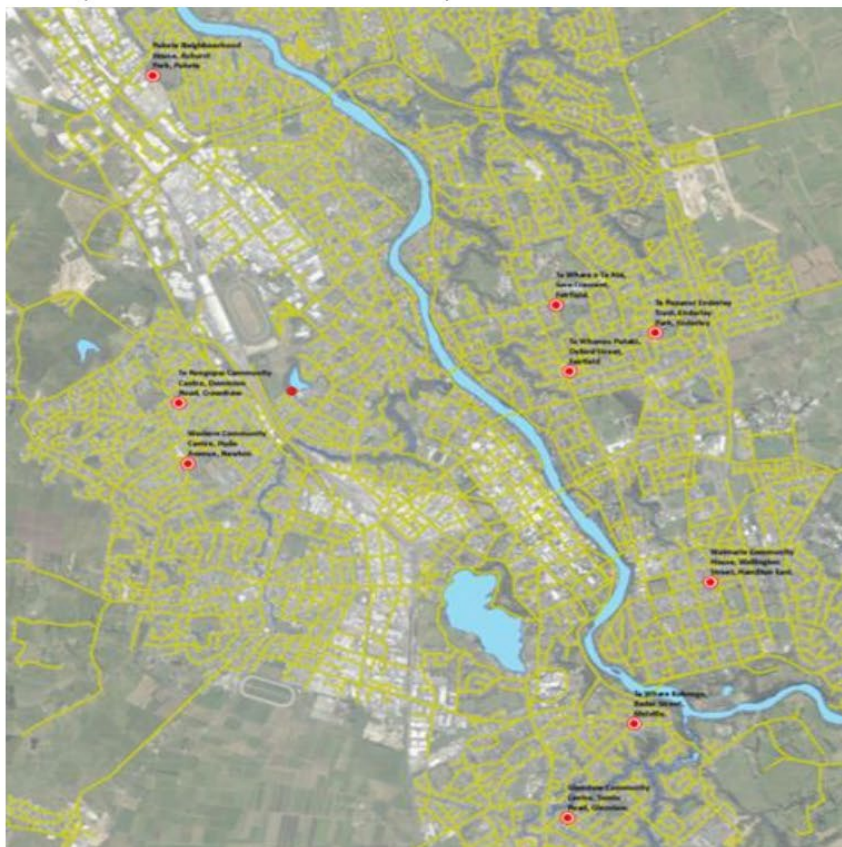
(Source: HCC Report for Community and Social Development Outcomes – Community Houses – Andy Mannering, 25 March 2021)

3.2.1 Current Community Houses

The nine Community Houses supported in the 2021 by Hamilton City Council, which received the Multi-Year Community Grant were:

- Glenview Community Centre
- Pukete Neighbourhood House
- Te Papanui Enderley Trust
- Te Rongopai Community Trust
- Te Whānau Pūtahi Trust
- Te Whare Kokonga Melville Community House
- Te Whare o Te Ata Fairfield Community House
- Waimarie Hamilton East Community House
- Western Community Centre.

The map below shows the nine Community Houses and their locations.



(Source: HCC, Phillipa Clear, 19 January 2022)

3.3.2 Role and Rationale for Community Houses

“These nine organisations provide important gathering places that benefit the wellbeing of communities of place across Hamilton.

Poverty Action Waikato produced a research report in 2019, titled Stories from Kirikiriroa Hamilton Community Houses, to highlight the value that Community Houses offer their local communities, and to the wider city.

Role of Community Houses

Community Houses work for the wellbeing of their community of place, directly and indirectly supporting people in immediate need and providing infrastructure for community connectedness to thrive.

Community Houses are also the physical spaces where the community comes together to meet, connect, and belong. They deliver programmes and services, while also lead the development of new ideas for projects and initiatives that meet local needs.

However, Community Houses are not just another service provider who happen to occupy a particular geographic location. They have a broader mandate to that community of place and exercise strong relationships with their neighbourhood and other local organisations. **They are often the kaitiaki of local community gardens, sports facilities, playgrounds and parks, and community halls.**

When Community Houses function well and have close connections with community, they can help uphold individual mana and the civic obligations for one another and the public amenities or environment that they share. The work of Te Rongopai as public kaitiaki of Dominion Park playground is a good example of this function.

Being kaitiaki for public amenities in their areas, whether this is formal or informal, **Community Houses become the first point of call for the public, both to use facilities and to advocate when additional facilities are needed.** Their work can include things like ensuring or providing access to bathrooms outside of business hours and drinking fountains.

Community Houses facilitate network and interagency meetings for their local communities. These forums create organisational relationships as well as local action plans to respond to community concerns and aspirations.

Community Houses play a significant role in addressing the immediate needs of people in crisis. They coordinate and facilitate the connection of hundreds of individuals and families each year with appropriate services and programmes that will best fit them and their needs.

Several Community Houses are connected with Civil Defence in a formal manner while the remaining could be called upon to operate as community-led centres during such emergencies.

Covid-19 Response

When the country went into lockdown in March 2020, many of the Community Houses knew that their people would still require support during this challenging time. Most of them quickly responded by receiving approval to operate at Alert Level 4 and were involved in organising and distributing food parcels to those in need.

Each Community House responded with slightly different response depending on their local needs. Pukete Neighbourhood House developed an Essential Shopping Service dubbed “Shop and Drop New Zealand” to allow access to essential supermarket shopping items. Western Community Centre delivered fresh fruit and vegetables, and Te Rongopai provided a weekly activity pack alongside food that was delivered to help the children be involved in a range of positive activities.

The response continues to be ongoing with high demand for the free food store that Kaivolution runs through the Community Houses across the city.

Kaivolution – Community Free Stores

Kaivolution is a food rescue project established in 2014 to collect food that would otherwise go to waste and support its redistribution across the region. When food waste goes to landfill, not only is the energy which produced the food wasted but it also creates harmful greenhouse gases as it breaks down, which contributes to our carbon emissions. Since Kaivolution’s inception over 1 million kilograms of food waste has been rescued.

Kaivolution redistributes food to selected charities and through **Community House-based free stores** in Hamilton. Charities redistribute to their networks and the free stores make food available directly to anyone who wishes to save it from going to waste.

Several Community Houses have additional relationships with local stores or food programmes to redistribute leftover food to those needing it.

Community Houses acknowledge the movement of people from receiving help to becoming volunteers within their community programmes. Waimarie Hamilton East Community House knew a regular food client, who then offered to help with the food distribution. She got confident to cover the reception and now she trains new volunteers for the house. The outcomes of increased confidence and a sense of belonging inspire many of the Community House managers.

Education, Training and Employment Outcomes

Community Houses utilise different programmes to give young people a sense of belonging and to increase their ability to engage in Education, Training, and Employment. After School Clubs, Holiday Programmes, Leadership Development programmes, and skill specific initiatives are undertaken across the year.

They partner with other groups to provide numeracy and literacy support for tamariki to improve reading and writing. Community Houses provide computers for use and assist individuals to develop CV’s and to apply for employment. Te Papanui are working with Tertiary Education Commission and Career Development Association of NZ to provide free face-to-face career advice aimed at supporting whanau, including creating CV’s, writing cover letters, and preparing for job interviews.

Community Events

Large scale community events create experiences that provide fun alongside opportunities for great social connectedness. Across the city all Community Houses partner, support, and provide significant events for their neighbourhoods to participate in. Western Community Centre’s ‘Treats in the Park’ event was sparked by local concern of tamariki safety during door knocking on Halloween and has grown to be an iconic event that thousands look forward to.

Civic Participation

People’s sense of belonging to a community and desire to participate in civic engagement is linked to their ability to understand and contribute to a shared vision. They must be given opportunities to have a voice and to feel confident their voice will be heard.

Community engagement works best where it is an ongoing cumulative process enabling relationships and trust to build and strengthen over time.

Community Houses are therefore a key partner of Council to increase civic engagement, by both promoting opportunities for their communities to participate in formal processes and where appropriate creating opportunities for them to co-design solutions.

Good examples of Community Houses actively partnering with Council to deliver better outcomes for everyone include Te Whare Kokonga and the Western Community Centre supporting the renewal of skateparks in their neighbourhoods; and the Te Papanui Enderley Trust partnered with Council to understand aspirations around Enderley Community Centre and Enderley Park.

During Elections Community Houses often promote the need to participate in the process; to host ‘meet the candidates’ events; and to function as a venue for ballot boxes to enable people to cast their vote locally.

3.3.3 Financial Overview

Collectively the nine Community Houses have an operating budget of \$3,705,495 per annum. Councils’ investment of \$380,000 through the Multi-Year Community Grant equates to 10.3% of their total annual operating costs.”

HCC Multi-Year Grants for Community Houses (2021)

(Source: HCC, Phillipa Clear, 19 January 2021)

HCC MULTI-YEAR GRANTS FOR COMMUNITY HOUSES (2021)	
Community House/Centre	Annual Allocation \$
Western Community Centre	90,000
Glenview Community Centre	45,000
Te Whare o Te Ata Fairfield	40,000
Te Papanui Enderley Trust	40,000
Te Rongopai Community Trust	40,000
Pukete Neighbourhood House	35,000
Waimarie Community House	30,000
Te Whare Kokonga	30,000
Te Whaanau Puutahi	30,000

3.4 Western Community Centre, Hamilton

(Source: Western Community Centre - March 2022 - <https://www.westerncommunitycentre.org/>)

3.4.1 Introduction

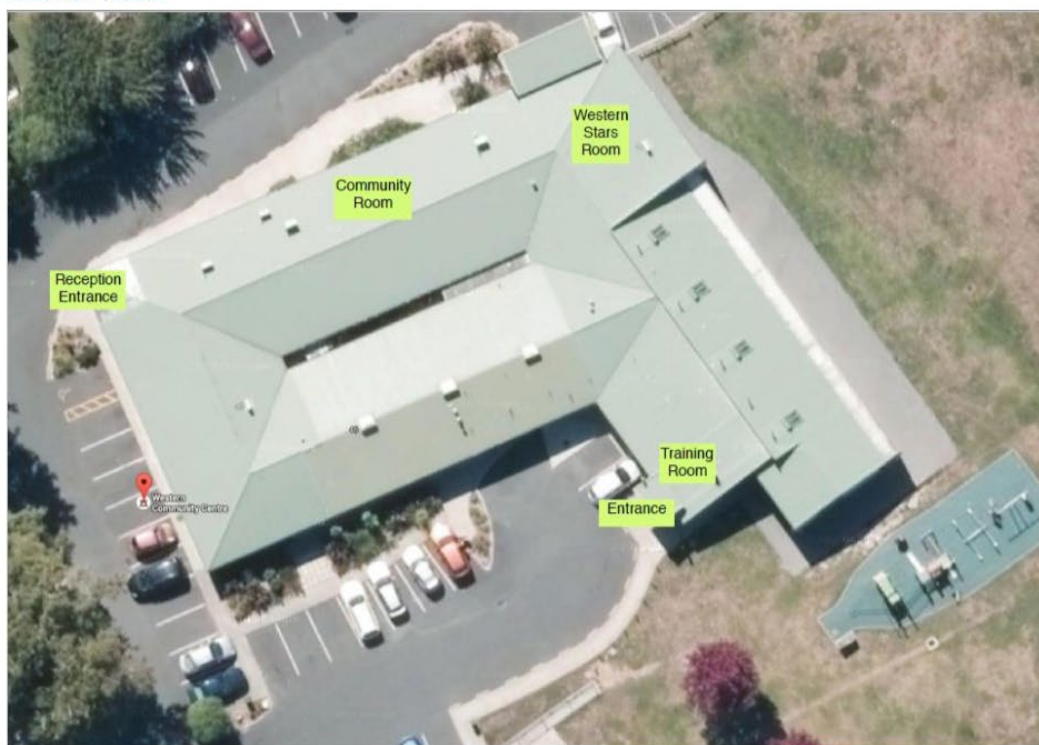
Overview

The Western Community Centre is a not-for-profit community centre based in Nawton, Hamilton. The Centre is a focal point for information, venue hire, resourcing, and support to several agencies, organisations, schools, families, and individuals, with over 60,000 visits each year. 90 unique services and programmes are offered each year for all ages to improve the quality of life for the residents of Hamilton. Over 160 community groups, clubs, organisations, schools, and faith-based groups use the venue each year.

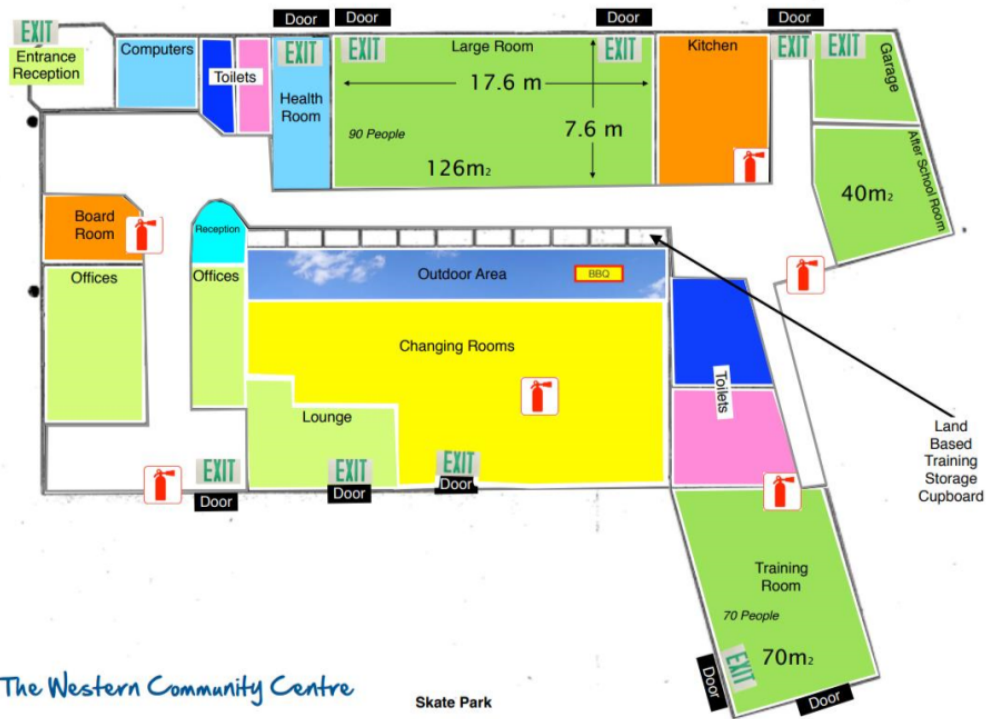
The Centre has a lead role in highlighting the importance of supporting the local neighbourhoods and is in constant dialogue and works closely with local community groups, organisations, schools, churches and police.

3.4.2 Western Community Centre Facility Description

Exterior Visual



Floor Plan



Areas of Hire

The table below shows the range of rooms available for hire at Western Community House.

There are also office spaces and a computer hub which are understood to be available for community and WCC programme use but not for hire.

Room Type	Capacity (# people)	Venue Costs (\$)			Commentary
		Hourly	4 hrs	8 hrs	
Boardroom	14	40	150	250	
Classroom	20	25	80	150	Used for the after-school programme
Training room (70m2)	70	35	120	180	Kitchen included
Large room (126m2)	100	40	150	250	Adjoining commercial kitchen included. Room can be divided into 3 smaller spaces
Commercial kitchen	N/A	20 -30 per hour			
Health room	N/A	20	55	80	
All rooms come with table and chairs					

3.4.3 Financial Statements for FY2021

Statements of Financial Performance and Position

The tables below show Western Community Centre's Statements of Financial Performance and Financial Position for FY2020/21 (i.e., for the year ending 30 June 2021).

WESTERN COMMUNITY CENTRE INCORPORATED		
FINANCIAL PERFORMANCE FOR YEAR ENDING 30 JUNE 2021		
Description	\$	\$
INCOME	2021	2020
Donations, fundraising, and other similar revenue	273,732	258,434
Fees, Subscription, and other revenue from members	67,489	70,577
Revenue from providing goods and services	498,411	422,046
Interest, dividends, and other investment revenue	148	45
TOTAL INCOME	839,780	751,102
EXPENSES		
Volunteer and employee related costs	408,414	367,783
Costs related to providing goods and services	318,806	336,618
Grants and Donations made	6,423	1,363
Other expenses	31,667	23,913
TOTAL EXPENSES	765,310	729,677
SURPLUS/ LOSS FOR YEAR	74,470	21,425

WESTERN COMMUNITY CENTRE INCORPORATED		
STATEMENT OF FINANCIAL POSITION FOR YEAR ENDING 30 JUNE 2021		
Description	\$	\$
CURRENT ASSETS	2021	2020
Bank accounts and cash	179,414	49,705
Accounts Receivable & Accrued Funding	44,043	34,005
Sub-Total	223,457	83,710
FIXED ASSETS		
Property Plant and Equipment	2,640,819	2,580,793
TOTAL ASSETS	2,864,276	2,664,503
CURRENT LIABILITIES		
Accounts Payable & Accrued Expenses	236,806	111,503
TOTAL LIABILITIES	236,806	111,503
NET ASSETS	2,627,470	2,553,000

3.5 Review by HCC Community Development Team

From research and review by the Hamilton City Council Community Development team, it is noted that all Community Houses have the following:

- Space/rooms that offer flexible usage for the community house and their user groups, e.g., clubs, community groups, agencies, and whanau
- Good parking
- Easy booking systems
- Some storage options for groups
- Equipment such as chairs, tables, and kitchenette
- Frequent marketing and social media to inform the community on news and events
- Effective and appropriately appointed governance.

4.0 International and National Learnings

4.2 Auckland Council - Community Facilities Network Plan (2020)

(Source: Auckland Council website - January 2022 - www.aucklandcouncil.govt.nz/community-facilities-network-plan.pdf)

4.2.1 Overview

The Auckland Council Community Facilities Network Plan (2020) focuses on Auckland's framework for local community facility planning. The plan provides Auckland Council and their stakeholders direction to ensure that they have the right facility, in the right place, at the right time.

The network plan makes specific recommendations regarding five types of community facilities, which are:

- Art and culture facilities
- Community centres
- Libraries
- Pools and leisure facilities
- Venues for hire (community and/or rural halls).

The facilities reviewed in this Plan includes facilities owned by Auckland Council; and also for facilities owned or operated by third parties who have an on-going funding relationship with Council to provide public access to the facility and contribute to meeting Council defined outcomes.

Auckland Council provides subsidised leases of land and/or buildings to community organisations. These buildings generally deliver outcomes specific to the lessee organisation. As these buildings are bound by the terms of the lease, they have not been assessed as part of this Plan. The exception are any leased buildings that deliver the same primary outcomes as venues for hire, community centres, art and culture facilities, pools, leisure facilities, and library facilities. An action to investigate and plan for the provision of leased facilities across Auckland is included in the future Action Plan.

While the operation of facilities is not in the scope of this Plan, changes to operations can have a significant impact on the successful provision of community facilities. The operation of community facilities is covered by operational business plans and asset management plans.

4.2.2 Snapshot of Community Centres

- Auckland City Council has 62 community centres
- The centres are located throughout the Auckland Region with some gaps in urban and growth areas
- Community halls perform a similar function in rural areas
- Centres are of various sizes and ages, ranging from small bungalows to large multi-use facilities
- The average catchment area for community centres is 4.3km
- Monthly visits to facilities can vary between 300 to 16,000 per month. This can be attributed to the various sizes and services of each site. Those with larger rooms and more services saw greater monthly visitation numbers compared to those that have smaller rooms and less services
- Centres offer a range of programmes and bookable spaces

- In most centres, staff are located on site.

4.2.3 Outcome and Specifications for Auckland Community Centres

OUTCOME AND 'SPECIFICATIONS' FOR AUCKLAND COMMUNITY CENTRES		
<p>Outcome Enable people to connect and participate in programmes and activities which are designed to reflect local need and place making. The range of activities can include small one-off events, group activities, regular classes, and other initiatives aimed at increasing wellbeing.</p>		
	LOCAL SMALL	LOCAL LARGE
Function	Community development activities including small meetings, co-located working spaces, clubs and social gatherings, with activated programming and services.	Community development activities including small and large meetings, social gatherings, recreation, local art and culture, health and wellbeing, with activated programming and services.
Provision Approach	Located in local neighbourhoods. Walking catchment of up to 15-minutes or 30-minute drive of rural and coastal villages	Serves a catchment of up to 15-minute driving time. Located in metropolitan or town centres and satellite towns. Desirably located within the centre of town.
Ideal Schedule of Space	<p>Core Spaces</p> <ul style="list-style-type: none"> • Flexible bookable spaces which can be used for meetings, classes and activities for different sized groups and used for programmed activity • Innovative storage options • Kitchen facility • Incorporation of information technology, services, and equipment including WIFI access • Integration with outdoor spaces <p>Potential Spaces</p> <ul style="list-style-type: none"> • Co-located shared working spaces • Secure outdoor space, with a small, grassed area for children and possibly a community garden • Drop in and informal space • Workshop space for 'maker spaces' 	<p>Core Spaces</p> <ul style="list-style-type: none"> • Desirable 600 square metres or more • Multiple room sizes suitable for large meetings, dance, and exercise to small rooms for meetings and clubs (flexible or multi-purpose spaces) • Innovative storage options • Large kitchen facilities • Co-located shared working spaces • Innovative storage options • At least one room with sprung floor and adequate stud height for exercise and dance, possibly with a mirrored wall • Spaces for messy activities or children's play • Incorporation of information technology, services, and equipment including Wi-Fi • Integration with outdoor spaces • Drop in and informal space • Adequate carparking <p>Potential Spaces</p> <ul style="list-style-type: none"> • Workshop space for 'maker spaces'

		<ul style="list-style-type: none"> • Small business/social enterprise incubator space • Secure outdoor space, with a small, grassed area and playground for children • Community garden • Specialised space for art and culture or recreation activities
Identifying Gaps: Urban	<ul style="list-style-type: none"> • Within 15-minute walk from local or town centres • Target population threshold 5,000 to 10,000 	<ul style="list-style-type: none"> • Within 15-minute drive from metropolitan areas/key town centres • Target population of 20,000 plus
Rural	<ul style="list-style-type: none"> • Within 30-minute drive of rural centres • Target population threshold 5,000 to 10,000 	<ul style="list-style-type: none"> • Within 15-minute drive from satellite towns • Target population of 20,000 plus

5.0 Te Rapa Sportsdrome

(Sources: Te Rapa Sportsdrome Operational Review, August 2017 – SGL; Pukete Neighbourhood House Lease Correspondence, 25 June 2020)

5.2 Facility Overview

5.2.1 Indoor Facilities

The indoor facilities available include:

- Multi-use sports hall
- Four large and two small storage cupboards alongside courts
- Three-tier bench seating alongside courts
- Reception area
- Four offices, with one adjacent to the reception area
- Commercial kitchen with lounge area and two break-out spaces
- Upstairs storage space, with a view of courts, which is accessible via the lounge
- Indoor women's toilets, showers, and changing rooms
- Indoor men's toilets, showers, and changing rooms
- One disability toilet.

Council has made provision to upgrade the floor to a sprung wooden floor, with funding currently provided in FY2022/23 of the current 2021-2030 LTP.

5.2.2 Outdoor Facilities

To the immediate north of Te Sportsdrome on Ashurst Park is an outdoor sand volleyball court (approximately 40m x 38.5m or 1,540m²), and an adjacent unused grass area of similar size.

Amenities including four changing rooms, men's and women's toilets, and two disabled toilets with showers, which service the outdoor users of Ashurst Park. There is also a storage area.

Ashurst Park currently provides three football fields, which have been recently upgraded to sand-carpet fields. Floodlighting for these fields is currently proposed in Year 3 of the current LTP (2023/24), with a budget provision of \$586,300 (excluding GST). In addition to football (see below), Ripper Rugby was also played on Saturday mornings during the 2021 winter season.

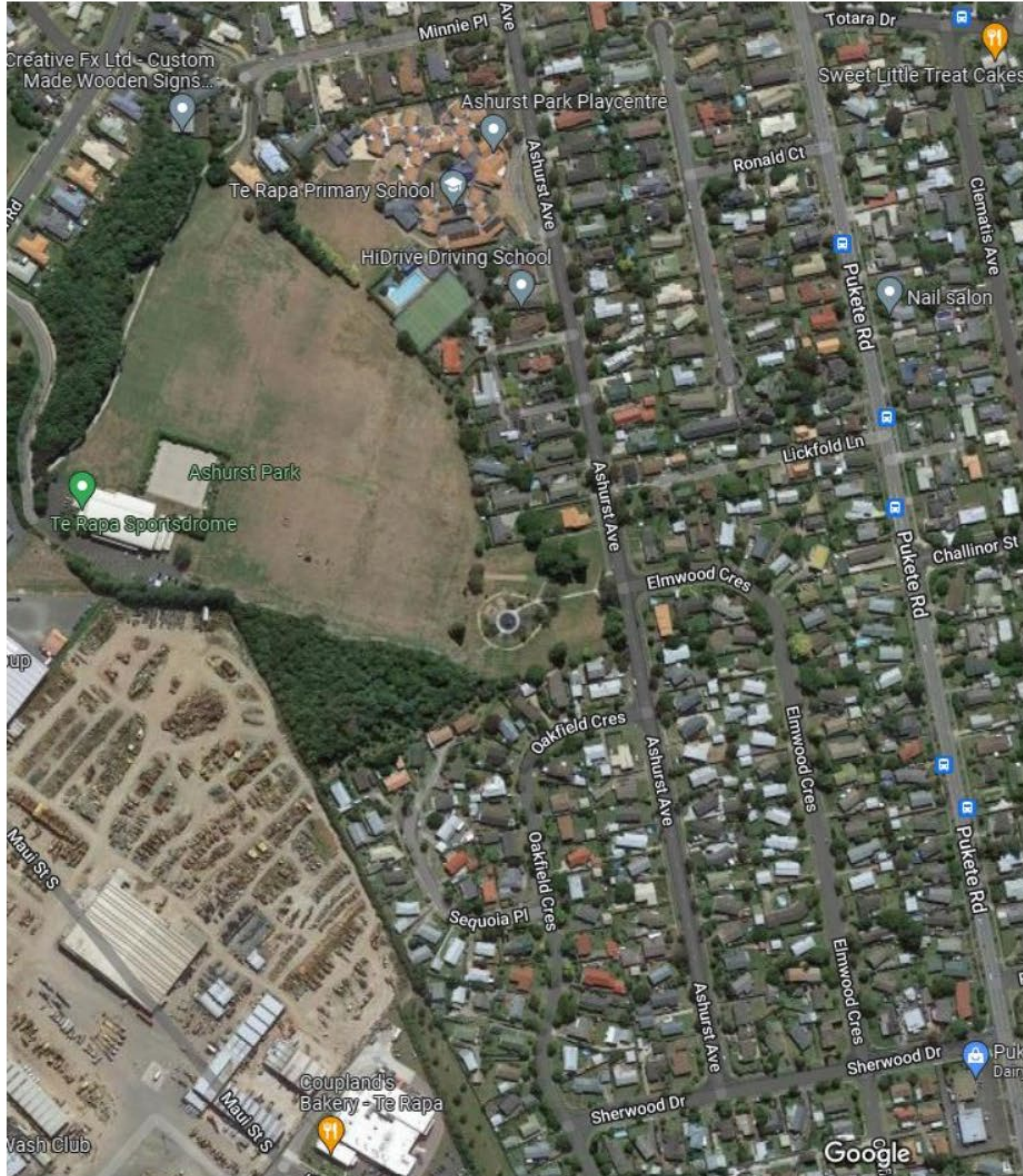
There is a playground in the south-east corner of the park which borders Ashurst Avenue. The location and aerial views of Te Rapa Sportsdrome and Ashurst Park are shown below.

Northern United Football Club

Northern United Football Club currently use both Ashurst Park and Grosvenor Park (Grosvenor Park is in Rototuna). The Club has advised that they would like to base themselves at Korikori Park in Rototuna. However, Council is foremost seeking a multi-use emphasis at Korikori Park and therefore use of the park will need to be shared. Council discussions with the Northern United Football Club are on-going.

(Source: Google Maps, 04 May 2022)

The map below shows the Te Rapa Sportsdrome and the surrounding properties.



(Source: Google Maps, 04 May 2022)

5.5 Current HCC 2021-2030 LTP Provisions for Relevant Capital Expenditure

The table below shows the uninflated capital expenditure provisions for Ashurst Park, Te Rapa Sportsdrome, and for Pukete Neighbourhood House in Hamilton City Council's current Long-Term Plan.

CAPITAL EXPENDITURE PROVISIONS FOR ASHURST PARK, TE RAPA SPORTSDROME, AND PUKETE NEIGHBOURHOOD HOUSE IN HCC'S LTP 2021-2030		
Facility Description	LTP Year	Provision (uninflated)
Ashurst Park Sports Field Floodlighting (fields 1-3)	Y3	\$451,000
Te Rapa Sportsdrome Sprung-Wooden Floor	Y2	\$341,000
Pukete Neighbourhood House Replacement	Y2	\$1,992,000
Te Rapa Sportsdrome Renewals (not including floor above)	Y2	\$1,748,000

5.6 Users

5.6.1 Regular Users

SGL has defined a regular user as 'a user that have a current signed agreement or a historical booking with Te Rapa Sportsdrome for the FY2021/2022.'

Current regular user groups at Te Rapa Sportsdrome include:

- Spiralz Gymnastics
- Waikato Regional Volleyball Association
- Te Rapa Badminton
- Hamilton Floorball
- Kiribati Hamilton Youth
- Japanese Bunnies Volleyball
- Hamilton North Badminton
- AIGA Volleyball
- Pukete Neighbourhood House.

5.6.2 Other User Groups

Other user groups of Te Rapa Sportsdrome include:

- PHL Volleyball
- Ziad Abdulraziq
- Riverlea Group
- Hamilton Aero Club
- Hamilton Kerala Samajam
- Interactionz

5.6.4 Pukete Neighbourhood House – Terms of Lease

Overview of Lease

Terms of the lease are:

- Area: 216.87m2 including lounge, kitchen, break-out rooms and office areas
- Term: 5 years. Commencement date 1 July 2019, expiry date 30 June 2023, with no right of renewal
- Rent:
 - \$2,197.50 (+GST) per annum plus maintenance and utility charges
 - Annual rent review
 - Maintenance and utility charges of \$3,348.21(+GST), per annum, payable in equal monthly instalments. Additional charges include telephone and internet charges including line charges, alarm call out fees directly attributed to the Lessee and any electrical testing and tagging of electrical appliances/equipment situated within the area
- Permitted Activity: A community house for purposes including before and after school care, tai chi, mini movement, opportunities for enhancement of social connectivity and various other community-based functions
- Public Liability Insurance: \$1 million.

5.6.5 Te Rapa Sportsdrome Weekly Booking Schedule

The table below shows a usual weekly booking schedule during the school term.

Day	Monday		Tuesday		Wednesday		Thursday		Friday		Saturday		Sunday	
Area	1	2	1	2	1	2	1	2	1	2	1	2	1	2
8.00 AM	PNH		PNH		PNH		PNH		PNH		SRG			
8.30											SRG			
9.00											SRG			
9.30			TRB	TRB							SRG			
10.00	SRG		TRB	TRB							SRG			
10.30	SRG		TRB	TRB							SRG			
11.00			TRB	TRB							SRG			
11.30			TRB	TRB							SRG			
12.00 PM											SRG			
12.30														
1.00														
1.30														
2.00											JBV			
2.30											JBV			
3.00	PNH		PNH		PNH		PNH		PNH		JBV			
3.30	PNH		PNH		PNH		PNH		PNH		JBV			
4.00	PNH		SRG	SRG	PNH	SG	PNH	SRG	PNH					
4.30	PNH		SRG	SRG	PNH	SG	PNH	SRG	PNH		HNB	HNB		
5.00			SRG	SRG		SG		SRG			HNB	HNB		
5.30			SRG	SRG	HFB	HFB		SRG			HNB	HNB	HFB	HFB
6.00	WV	WV	SRG	SRG	HFB	HFB		SRG			HNB	HNB	HFB	HFB
6.30	WV	WV	SRG	SRG	HFB	HFB		SRG	PHL				HFB	HFB
7.00	WV	WV	SRG	SRG	HFB	HFB		SRG	PHL	KHL	AV			
7.30	WV	WV	SRG	SRG	TRB	TRB		SRG	PHL	KHL	AV			
8.00	WV	WV			TRB	TRB			PHL	KHL	AV			
8.30	WV	WV			TRB	TRB				KHL	AV			
9.00	WV	WV			TRB	TRB				KHL	AV			
9.30	WV	WV								KHL	AV			
10.00										KHL				

KEY	USERNAME	KEY	USERNAME
PNH	Pukete Neighbourhood House	PHL	PHL Volleyball Club
SRG	Spiralz Rhythmic Gymnastics	KHL	Kiribati Hamilton Youth
WV	Waikato Volleyball	JBV	Japanese Bunnies Volleyball
TRB	Te Rapa Badminton Club	HNB	Hamilton North Badminton
HFB	Hamilton Floorball	AV	Aiga Volleyball Club

SGL Commentary

- On comparing both winter and summer booking reports, there were no major booking differences between seasons
- Te Rapa Sportsdrome has two hireable spaces in the sports hall (Area 1 and Area 2, both being half court areas). If the hirer requires the full sports hall, they need to book both spaces
- Evening use between the hours of 3.00 pm and 9.30 pm weekdays, the Sportsdrome is well booked, with only limited times available for half the Sportsdrome
- Weekday usage between 8.00 am and 3.00 pm is very low. This is not uncommon for similar indoor facilities. Bookings between 8.00 am and 3.00 pm are by groups who are either catering for under 5-year-olds, over 65 years of age, or are a before school service
- Saturdays do have spare capacity, however, it is only for half the Sportsdrome
- Sundays have ample capacity, with only one regular 3-hour facility booking

6.0 Pukete Neighbourhood House - Te Takiwa o Pukete

6.1 Overview

6.1.1 About

The Pukete Neighbourhood House – Te Whare Takiwa o Pukete is a not-for-profit community centre based in Pukete, Hamilton. Their mission is focused on assisting their local community and about people helping people, by providing a wide range of information, advocacy, and support services and also participation activities that enhance social cohesiveness. Pukete Neighbourhood House has been based at the Te Rapa Sportsdrome since 2005.

Strategic Plan

The diagram below outlines Pukete Neighbourhood House’s strategic plan (2020-2030).



History

Pukete Neighbourhood House was formed after a University of Waikato study identified the Pukete area as an isolated suburb with no community facilities. The organisation became an Incorporated Society in 1987 and first registered with the Charities Commission in 2008.

6.2 Governance and Organisational Structure

Both legal entities are governed by the same Committee members who are Krystal Henderson, Jodie Walter, Russell Death, Sharon Hartstone, Jane Wood, Lynnette Denty, Mete Paki, and Pam Weston. The Board usually meets monthly.

As at December 2021, Pukete Neighbourhood House had six full time employees and 19 part time employees who in total on average work about 1,020 hours per week. There were also about 10 volunteers who in total volunteer for about 20 hours each week.

As at September 2022, the current Manager is Scott Tiffany, who replaced longstanding Manager Jane Wood during 2022. Jane continues to be employed on reduced hours by Pukete Neighbourhood House.

6.3 Financial Overview

6.3.1 Financial Performance and Financial Position – FY2019/20

Below are the statements of financial performance and financial position for Pukete Neighbourhood Association Incorporated (1987) FY2019/20 (for year ending 31 March 2020), with comparison to FY2018/19.

PUKETE NEIGHBOURHOOD ASSOCIATION Inc. FINANCIAL PERFORMANCE FOR YEAR ENDING 31 MARCH 2020		
Description	\$	\$
REVENUE	FY2019/20	FY2018/19
Revenue for providing goods and services	384,270	489,452
Donations, fundraising, and other similar revenue	228,739	223,467
Interest, dividends, and other investment revenue	2,100	2,700
TOTAL REVENUE	615,109	715,619
OPERATING EXPENSES		
Volunteer and employee related costs	479,908	506,515
Costs related to providing goods and services	107,502	140,693
Other expenses	59,992	62,822
TOTAL EXPENSES	647,402	62,822
NET DEFICIT FOR THE YEAR	-32,293	5,589

PUKETE NEIGHBOURHOOD ASSOCIATION INC. STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2020		
Description	\$	\$
CURRENT ASSETS	FY2019/20	FY2018/19
Bank accounts and cash	118,361	122,117
Debtors and prepayments	29,531	25,502
<i>Sub-Total</i>	<i>147,892</i>	<i>147,619</i>
CURRENT LIABILITIES		
Creditors and accrued expenses	23,824	14,548
Employee costs payable	47,602	36,570
Revenue in advance	50,000	36,250
GST payable	7,415	8,357
Lease photocopier - Current	1,800	1,800
<i>Sub-Total</i>	<i>130,614</i>	<i>97,525</i>
WORKING CAPITAL	17,251	50,094
NON-CURRENT ASSET	10,150	11,400
NON-CURRENT LIABILITIES	4,500	6,300
NET ASSETS	22,901	55,194

Balances Held by Pukete Neighbourhood House Association Incorporated (2018)

Pukete Neighbourhood House Association Incorporated (2018) essentially exists to separately hold invested funds. As at 12 January 2022, the balance for the Incorporated Society was \$364,009.

Summary

Annual revenue ranges from about \$615,000 to \$710,000, with the organisation effectively operating on a breakeven basis. About two thirds of total annual revenue is from user fees. Wages account for about 71% to 78% of total annual expenditure. Note, in Baker Tilly financial modelling FY2021 was also loaded with overall financial performance similar.

More recent Healthy School Lunch contracts and an MSD Community Connector Grant has seen a substantive increase in PNH's annual operating revenue (and also associated costs).

Net assets for the 'operating entity', Pukete Neighbourhood Association Incorporated, is minimal (about \$23,000 as at 31 March 2020); but net assets for Pukete Neighbourhood House Association Incorporated (2018) is about \$364,000 (latter amount as at January 2022).

6.4 Facilities

Pukete Neighbourhood House currently leases the Te Rapa Sportsdrome's lounge, kitchen, break-out rooms, and office areas, with a total lease area of about 217m² – see previous section 5.6.4 for further lease details. The current main lounge open area is about 12.5m x 9m (112.5m²).

Pukete Neighbourhood House is also a principal user and hirer of the sports hall, spending up to about \$15,000 per annum on sports hall hire i.e., For about 43 weeks from Monday to Friday, from 8.00 to 8.30 am in morning and from 3.00 pm to 5.00 pm. For 9 weeks (holiday periods) again from Monday to Friday, from 8.00 am to 10.00 am and sometimes for half days.

6.5 Activities and Services

Pukete Neighbourhood House is open from 7.00 am to 6.00 pm on weekdays. As shown in the tables below, Pukete Neighbourhood House offers a range of children programmes and community activities and services.

6.5.1 Children's Programmes

PUKETE NEIGHBOURHOOD HOUSE CHILDREN PROGRAMMES (As at December 2021)		
Activity	Day and Time	Recorded Activity Numbers (FY2019/20)
Before School Care*	Before School Hours, Monday to Friday	In FY2019/20, OSCAR services' total participants were 21,902, plus there were a further 2,205 Professional Training participants – in total 24,107 In FY2018/19, total OSCAR and Professional Training participants were 25,924 and 3,173 respectively, in total 29,097 or about 20% higher than FY2019/20)
After School Care*	Times vary between 3.00 pm to 6.00 pm, Monday to Friday	

*Pukete Neighbourhood House also provides an OSCAR Enrolment Centre, which aims to assist families who are struggling to pay their fees.

6.5.2 Community Activities

PUKETE NEIGHBOURHOOD HOUSE COMMUNITY ACTIVITIES (As at December 2021)			
Activity	Day and Time	Cost (\$, per person)	Recorded Activity Numbers (FY ending 31 March 2020)
Tuesday Craft	Tuesday 10.00 am	Free	1,138
Evening Craft	Wednesday 7.00 pm	Free	
Tai Chi	Monday and Friday 9:30 am	5.00	1,377
Playgroup (for pre-school children and caregivers)	Note currently not operating	-	92
Chair Yoga	Every Thursday	Koha/Donation	
Ethnic Women's Group		-	657
No Excuse Mums' Fitness	Note this group no longer operates from the Sportsdrome	-	
Ukulele	Thursday 7.00 pm - 8:30 pm	Gold coin	
Events			
Family Fun Day		-	928
Breast Cancer High Tea		-	

6.5.3 Community Services

PUKETE NEIGHBOURHOOD HOUSE COMMUNITY SERVICES (As at December 2021)			
Activity	Description	Day and Time	Cost (\$ GST Inclusive)
Legal Advice	By appointment only	Friday mornings	Free
Fruit & Vegetables	Order and collection	Order by Wednesday and collect Thursday	12.00
Meat Packs	Order and collection	Order by Wednesday and collect Thursday	25.00
Scone Wednesdays		Select Wednesdays at 12.00 pm	Free
Information Mornings		Select Wednesdays at 11.00 am	Free
North Network Meeting		Select Wednesdays at 12.00 pm	Free
Printing & Office Services		Monday to Friday (during opening hours)	Varies
Book Exchange		Monday to Friday (during opening hours)	1.00 – 3.00
Kaivolution	Free food for the community	Monday to Friday from 11.00 am	Free
Dinner Packs	Family and single packs available for purchase	Friday	Varies (dependent on size)
Lunch Pack Service	Lunches provided in schools only (Government "Food in Schools" initiative)	Monday to Friday	Free
Justice of the Peace		Monday to Friday	Free
Family Support Worker			
Food Bank		Monday, Tuesday, Thursday and Friday	Free
Skinny Jump		Monday to Friday	Free
Financial Mentors		Monday to Friday	Free
Affordable Energy		Monday to Friday	Free

Food Security

Food security is commonly defined in New Zealand as “all people, at all times, have physical, social, and economic access to sufficient, safe, and nutritious food that meets their food preferences and dietary needs for an active and healthy life”

Pukete Neighbourhood House is committed to working in alignment with the identified targets of the Waikato Wellbeing Project, which are:

- No poverty
- Zero Hunger
- Good health and wellbeing.

Year-on-year Pukete Neighbourhood House has witnessed significant growth in Foodbank requests. In the past 3 years these numbers have been:

- 2019: 9
- 2020: 195
- 2021: 1,000.

Pukete Neighbourhood House also offers a range of services to help decrease barriers to food access. Between January 2020 to late 2021, the level of services offered was:

- 302 Here to Help U Requests
- 226 Shop and Drops completed
- 12,230 average visits to the Freestore (about 6,000 annually).

The level of access to affordable fresh food services since January 2020 to late 2021 was:

- 807 Meat Packs
- 2,171 Fruit and Vegetable Packs.

Commentary

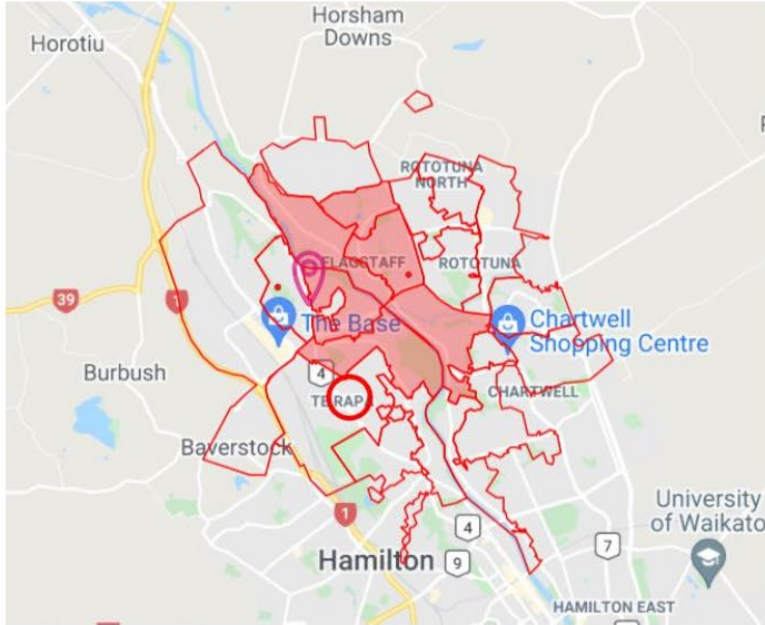
At this time, if one assumes annual service numbers are about 6,000 Freestore visits, 1,000 Foodbank requests, and about $(3,506/2 =) 1,753$ other food services, then in total estimate annual food service ‘visits’ is about 8,750.

6.5.5 Pukete Neighbourhood House Newsletter Distribution Map

As mentioned earlier, PNH provide a quarterly multipage newsletter which is delivered to a population catchment of up to 22,179 and to about 6,300 homes and businesses across the North Hamilton area.

The map below shows the distribution area (shaded in red).

PUKETE NEIGHBOURHOOD HOUSE NEWSLETTER DISTRIBUTION AREA	
Area	Newsletters Delivered
Pukete	1,768
Flagstaff	2,769
Chartwell	876
Saint Andrews	894
TOTALS	6,307



(Source: Jane Wood, Reach Media – 16 February 2022)

7.0 Facility Development Process

7.1 Initial Overview

7.1.1 Values and Guiding Principles

(As discussed with PNH December 2021)

- Professional
- Compassionate
- (Effective) Communication
- Trusting
- Accountable
- Sustainable
- About Relationships and Collaboration
- Inclusive
- Accessible
- Flexible
- Foster Creativity and Skills Learning

7.1.2 Possible Directions

Key Services

- Before and after-school programmes, and holiday programmes
- Food in Schools (school lunches), food parcels and Food Bank
- Regular activity options such as craft, music, exercise, and book exchange
- Meeting venue for community groups
- Printing service
- Venue for community services such as legal advice and Justice of the Peace.

Key Earners

- Before and after-school programmes, and holiday programmes – MSD OSCAR grant and user fees in FY2019/20 about \$453,000 (+GST) – about 74% of total revenue (\$615,000) in the same financial year. In comparison, revenue was about (\$558,000/\$715,000 =) 78% for FY2018/19
- Other only recent key earners are a two-year contract for Healthy School Lunches (about \$340,000 per annum) and a one-year MSD Community Connector Grant (\$160,000 per annum).

Other Possible Service Options

- Maker space
- Satellite services for Whānau Ora
- Permanent tenancies for relevant services
- Café
- Possible location for conventional Men's Shed
- Opportunity Shop
- Early childcare centre.

Possible Positioning

- Only Neighbourhood House for Hamilton's NW quadrant
- Integrated hub of community activities, recreation, education, and social services
- For school customers provider of/able to offer OSCAR and where relevant, school lunches services.

7.2.2 Possible Future Summary Measures for PNH (and all Community Houses)

The first table below outlines the possible future measures for Pukete Neighbourhood House, while the second table describes the possible development process of measures for Community Houses.

POSSIBLE FUTURE MEASURES FOR PUKETE NEIGHBOURHOOD HOUSE			
#	Possible Measure	Measure Assigned to FY2019/20	Explanatory Notes
1	Total gross annual revenue	\$615,109	
2	Total annual expenditure (before facility depreciation)	\$647,402	
3	Total annual surplus/deficit (before facility depreciation)	(\$32,293)	
4	Total annual visits, not including food services	32,000	Does not include communication nor food services, but food services have significantly expanded in the last two years
5	Total annual visits including food services	40,750	Row 4 + 8,750 estimated annual food services
6	Total annual cost/total visits	\$15.89 per visit	\$647,402/40,750 or row 2/row 5.
7	Annual operating grant by Council by PNH	\$35,000	As at 2021
8	Annual net facility cost to Council for PNH Facility		Note, when apply be clear on assignment of any Council overheads (<i>note, no figure assigned here as need to be clear on net PNH facility cost to Council</i>)
9	Total annual cost to Council/total annual visits		Row (7+8)/row 5 (<i>Similar to row above, no figure assigned here as need to be clear on net PNH facility cost to Council</i>)

7.2.3 SWOT Analysis

<i>Strengths</i>	<i>Weaknesses</i>
<ul style="list-style-type: none"> • PNH established systems and programmes, with a good reputation for reliability, safety, and quality • PNH current and proven track record as provider of government services (i.e., OSCAR, “Food in Schools”) • Provision of a range of community art, craft, exercise activities, and advisory services • PNH community connections, relationships, and database • Quarterly newsletter to 6,300 homes and businesses • Proximity to Wairere Drive and access to northern suburbs on the east side of the Waikato River • Experienced and committed PNH management, with management succession in place • Community lease rate by HCC for current PNH premises (about \$10m2) • Commitment by HCC to a genuine community development approach, and past and ongoing support by HCC Community Development team • Trust Waikato support, plus established track record by PNH with other community funders • Current capital commitment by HCC of \$1,992,000 as part of current LTP • About \$200,000 of PNH funds potentially available for fitout 	<ul style="list-style-type: none"> • No private meeting rooms suitable for counselling services or similar • Limited storage for PNH • PNH has limited e-database and digital applications • PNH has current limited/no annual operating surplus

<p><i>Opportunities</i></p> <ul style="list-style-type: none"> • Opportunity to provide fit-for-purpose venue, with improved Environmentally Sustainable Design features • By choice of future location, better venue and organisational visibility • Some level of library service • Increased social services offering e.g., satellite services for Whanau Ora • Offer education tutoring services e.g., Kip McGrath • Expanded opportunities to deliver Food in Schools • Expand e-database, digital learning, and use of information technology • How to further increase social connectivity? e.g., café • Other social enterprise opportunities? e.g., Opportunity Shop • Improved connectivity of Sportsdrome with Ashurst Park/opportunity to better master plan overall Park and to foster indoor/outdoor connections and useability • (Merits of?) Integrated management of future PNH facility, Sportsdrome, and/or Te Rapa Primary School Pool • Improved passive surveillance by more permeable fencing by neighbouring residential properties • Maker space, Men’s Shed? • Early childcare provider? • Expanded community garden? • Path through adjacent bush? • Improved older adult linkages and services (including volunteerism) • Improved/greater emphasis on volunteer programme as social connector and training mechanism • In the future, PNH could also cater for the Rotokauri community 	<p><i>Threats</i></p> <ul style="list-style-type: none"> • Inadequate capital funding for preferred facility development • Is current PNH constitution and/or Trustee appointment processes best suited for future directions and role? • Possible competitive threat of Kelly Sports with better physical literacy offering • Quality and complementary replacement for Jane when Scott Manager?
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SGL Commentary - THE CASE FOR CHANGE

Need to Relocate Pukete Neighbourhood House as Current Area Inadequate, plus to Improve Indoor Capacity of Te Rapa Sportsdrome and Outdoor Servicing of Ashurst Park

This business case was initiated because there was a need to:

- Find a new home for Pukete Neighbourhood House, as there was a clear recognition that the current 200m² lease premises was inadequate to meet the multiple needs of a Community House for the growing Hamilton north-west catchment – this Community House currently caters for a catchment of about 22,000, which is expected to grow to about 26,000 by 2040
- Furthermore, there was an opportunity with the relocation of the Community House (i.e., would free up about 10 court hours of afterschool use per week) and with the sprung wooden floor upgrade of the Te Rapa Sportsdrome to improve the indoor court capacity and suitability of this facility for court sport users. With the relocation of the Community House, there is also the opportunity for an outdoor user/s of Ashurst Park to be accommodated in the vacated area.

Area and Functional Requirements for a Community House to be able to Provide a Place of Connection and Support for the Local Community and to be able to be a Sustainable Social Enterprise

- As per comparison with Auckland Community Centres for similar catchment size, the minimum similar Community Centre size is 600m². Furthermore, Western Community Centre in Hamilton is serving a smaller catchment by about 30% and has a facility area of 1,070m², compared to the current Pukete Neighbourhood House lease area of 216m²
- The minimum facility specification of 900m² was developed to provide both required spaces for core Community Centre functions and cognisant of what is needed to achieve a sustainable social enterprise. For a Community House there is need for activity spaces for OSCAR and similar programmes and as spaces for community hire; smaller bookable spaces to enable provision of counselling and support services; to provide pleasant meeting and social spaces to encourage people to meet and gather; and a quality commercial kitchen that can foremost provide food services for those in need in the local community but can also anchor a sustainable social enterprise
 - to ensure the Community House has sufficient design scale, functionality, and flexibility so it can be a place of connection, activity, and support for the catchment community.

PART B: ECONOMIC CASE

Options analysis – what’s the right solution for the need?

8.0 Building Site Options – Chow Hill Architects (March 2022)

(Source: Chow Hill Architects Limited – SGL, 28 March 2022)

8.1 Option 1 – Refurbishment of Existing Building



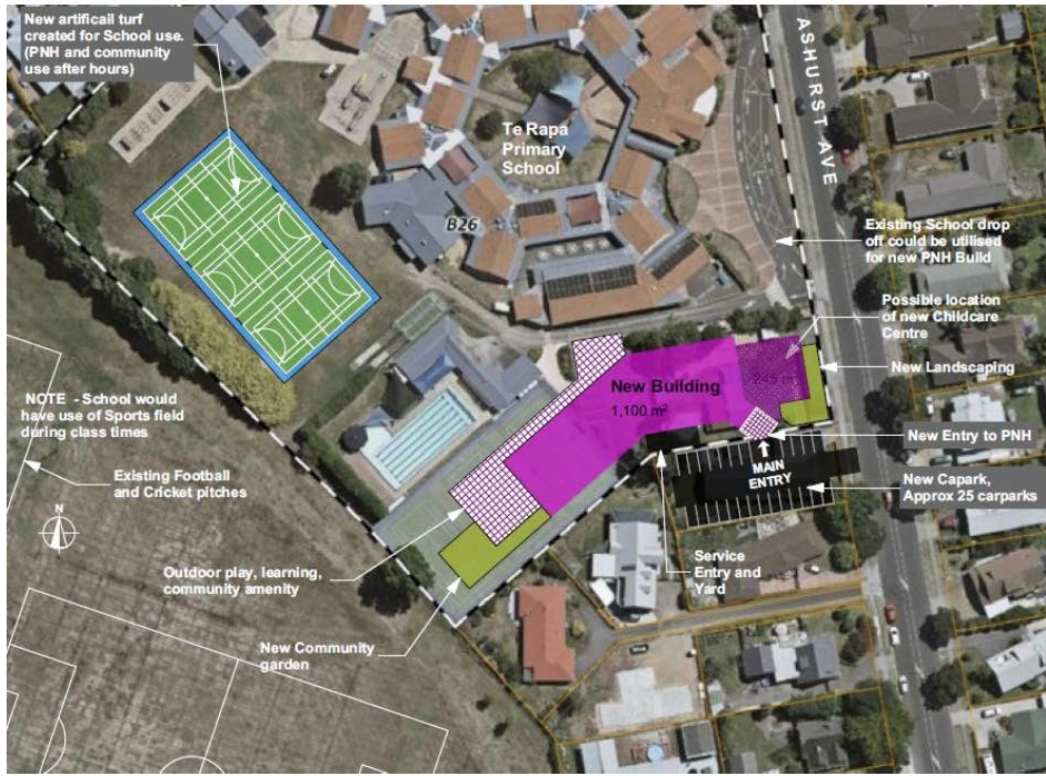
OPTION 1 - ADVANTAGES	OPTION 1 - DISADVANTAGES
<ul style="list-style-type: none"> Adaptive reuse of the existing building is best for minimising the carbon emissions and will extend the building lifespan. Maintains a concentrated area of activity, with likeminded organisations able to share facilities and resources easily (i.e., with cricket, volleyball, football) The existing Community Garden will still be adjacent to the new larger PNH facility There are no immediate residential neighbours on any boundaries that would be adversely affected by a new build Compared with Option 2, minimises the amount of valuable Park space that is taken up by the new build and relocated volleyball courts Likely that only a small new carpark is required. 	<ul style="list-style-type: none"> Adaptive reuse of the existing building still may not result in a perfect layout PNH would not increase its street presence at all. It is currently hidden from Church Rd due to elevation changes, and is on the opposite side of the park from Ashurst Ave Requires additional money spent on site works, e.g., volleyball courts etc PNH remains located far away from the playground and school If PNH does not vacate this building, then another sports club or similar could not take over this site for their own use Refit and refurbishment will likely be cost neutral compared with Option 2 new build, as there is a greater area of refurbishment needed. This pushes the overall areas above the target GFA for this project Continued operation of the PNH would be very disruptive and potentially untenable (H&S) during the construction period.

8.2 Option 2: Ashurst Avenue Site – New Build



ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • New build will give design freedom for best outcome • New build can incorporate the most appropriate materials and construction techniques to minimise carbon emissions • New build will enable the PNH to grow its community services that are currently limited by space and facilities at the current site • Excellent street presence facing Ashurst Ave • Very easy access to all modes of transport direct off Ashurst Ave • Relocating PNH to a new site will enable them to keep operation on their current site during the new build • Relocating PNH to the new building will free up the existing Te Rapa Sportsdrome for new tenants to set up. This could be sports clubs that currently use Ashurst park. • Main carpark kept small with space to grow on Ashurst Ave should the demand be proven. 	<ul style="list-style-type: none"> • The new site is immediately adjacent to residential properties. • Requires additional money spent on site works, e.g., new playground, etc • Several smaller established trees would likely need to be removed • Building covers a large area of current usable Park space • Carpark numbers do not meet the requirements of the District Plan and will need to be reviewed with the resource consent • This option would result in three separate facilities on or adjacent to Ashurst Park, namely the Sportsdrome, the School and the new PNH.

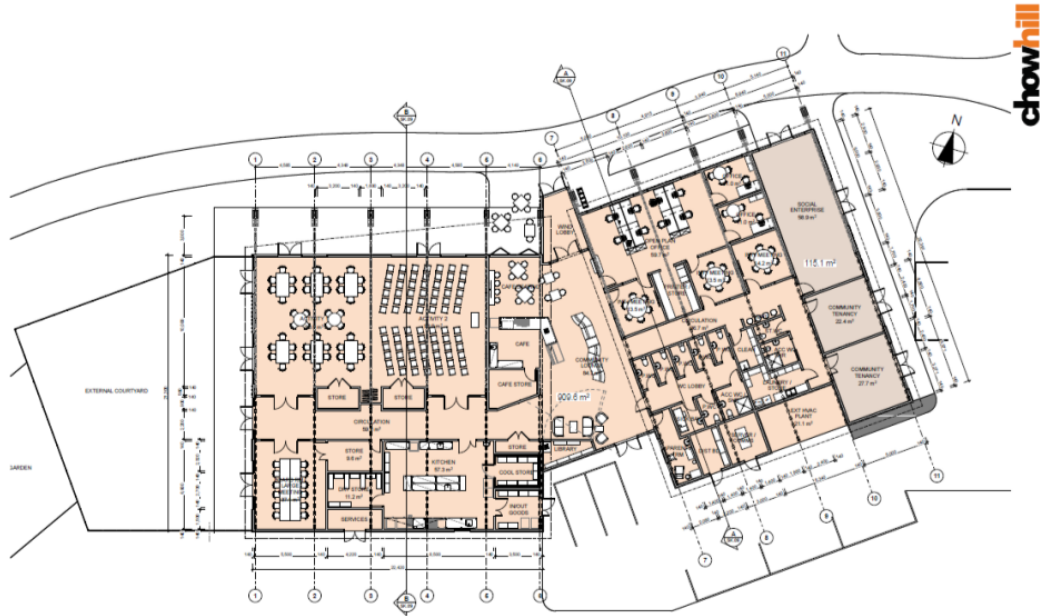
8.3 Option 3: Te Rapa School Site – New Build



ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • New build gives design freedom for a good outcome • New build can incorporate the most appropriate materials and construction techniques to minimise carbon emissions • Being adjacent to the school and a possible child care centre would deliver a strong 'one-stop shop' facility to this area, with each being able to share spaces and resources • Good street presence facing Ashurst Ave • Relocating PNH to a new site will enable them to keep operation on their current site during the new build • Relocating PNH to the new building will free up the existing Te Rapa Sportsdrome for new tenants to set up. This could be sports clubs that currently use Ashurst Park • Does not take away any existing Ashurst grass space. 	<ul style="list-style-type: none"> • The new site is immediately adjacent to residential properties • Building on established School grounds • Building on established child care centre site • Requires a residential property to be acquired for carparking • Building very close to the existing residential properties • Potentially the hardest for a resource consent process • Definite traffic congestion with school drop off and pick up times • Long skinny plan layout may not be the best for internal layout • Location would be great for the school community, but less so for the general Pukete population.

8.4.3 Final Concept Design as at June 2022

Following further design and functional interrogation and review, the drawings below show the current final proposed floor plan and room area sizes for PNH, which had a total floor area of 1,025m².



Proposed Floor Plan

Pukete Neighbourhood House
for Hamilton City Council

Date: 1-2024 A3
Project No: 2220F
Sheet: SK.02

ROOM AREA SCHEDULE	
Zone Name	Measured Area
ACC WC / SHR	5.40
ACTIVITY 1	92.97
ACTIVITY 2	92.97
BOARD RM / LARGE MEETING	37.08
CAFE	20.21
CAFE SEATING	20.49
CAFE STORE	9.23
CIRCULATION	36.69
CIRCULATION	59.76
CLEAN	5.34
COMMUNITY GARDEN	107.77
COMMUNITY LOUNGE	84.69
COMMUNITY TENANCY	22.44
COMMUNITY TENANCY	27.69
COOL STORE	7.75
DIST BD	7.10
DRY STORE	11.21
EXT HVAC PLANT	21.10
EXTERNAL COURTYARD	301.78
IN/OUT GOODS	10.33
INT / MEETING	13.49
INT / MEETING	13.49
INT / MEETING	14.24
KITCHEN	57.35
LALINDRY / STORE	11.10
LIBRARY	5.79
OFFICE	10.96
OFFICE	10.96
OPEN PLAN OFFICE	59.74
P WC	3.26
P WC	3.26
P WC	3.26
P WC	3.26

ROOM AREA SCHEDULE	
Zone Name	Measured Area
P WC	3.26
P WC	3.26
PARENTS RM	10.22
PRINTER / STORE	9.79
SERVER / COMMS	9.65
SERVICES	6.18
SICK BAY	4.69
SOCIAL ENTERPRISE	58.90
ST ACC WC SHR	5.04
ST WC	3.26
STORE	3.07
STORE	5.00
STORE	5.00
STORE	9.62
WAIT	2.05
WC LOBBY	12.61
WIND LOBBY	11.06

BUILDING GROSS FLOOR AREA = 1025m²

8.5 Final Concept Plan Renders (June 2022)

(Source: Pukete Neighbourhood House Masterplan Concept Report, Chow Hill – June 2022)



9.0 Capital Cost Estimates, Rawlinsons

9.3 Summary of Capital Cost Options

The summary table below provides the three capital cost estimates as previously mentioned, as estimated at April 2022. Note, Option 2.2 refers to the Ashurst Avenue site total capital cost of \$7.583M less \$420,000 due to the deferral of the 'Board Room/Store/Med Meeting & Shop'.

From these three options, Options 2.1 and 2.2 have the lowest estimated capital costs.

SUMMARY OF CAPITAL COST OPTIONS (Rawlinsons – April 2022)	
Option	Amount (\$)
Option 1 – Te Rapa Sportsdrome Extension	8,647,000
Option 2.1 – Ashurst Avenue Site	7,583,000
Option 2.2 – Ashurst Avenue Site without 'Board Room/Store/Med Meeting & Shop'	7,163,000
Option 3 – Te Rapa School Site	12,193,000

9.4 Public Toilet Options

(Source: Ryan Smith from Permaloo – 8 April 2022)

Ryan Smith of Permaloo provided the following two estimated cost options for new facilities at Ashurst Park next to the playground:

1. \$205,000 (GST exclusive) for two standard WC cubicles and one accessibility cubicle
2. \$265,000 (GST exclusive) for three standard WC cubicles and one accessibility cubicle.

9.4.1 Considerations

As the public toilets would be a new installation, the following requirements also need to be considered:

- Water supply min size 32mm
- Power Supply min 32 Amps
- 100mm Sewer Connection
- 90 -100mm Stormwater connection

Notes

If services are within 3m to 5m of the building, the installation estimate would be an additional \$45,000 to \$80,000 (GST exclusive). However, to confirm installation costs Permaloo would need to visit the site.

9.7 Capital Cost Update – (based on 1025m2 build and Rawlinsons updated cost estimate, 21 March 2023)

Rawlinsons was asked to provide a capital cost estimate in March 2023 to consider:

- A further capital cost check including latest inflation information
- Incorporating the actual fee proposal from the Chow Hill design team received in February 2023
- Further provision for ground conditions
- Cost impacts if the facility build was to start in Q4 2023, Q1 2024, and Q2 2024
- Facility areas of both 902m2 and 1,025m2.

Please note, additional internal HCC costs, other than what Rawlinsons would normally consider to be full and reasonable project costs, were not included.

Please see the table below for a summary of these costs. Please note the previous 1,025m2 cost estimate of \$8.074 million above for a Q4 2023 build start is similar to the updated cost estimate for a Q4 2023 build start below i.e., \$8.102 million.

UPDATED CAPITAL COST ESTIMATE BASED ON DIFFERENT BUILD START TIMINGS (Rawlinsons 21 March 2023)		
Facility Size	902m2	1,025m2
Build Start		
Q4 2023	\$7,769,278	\$8,102,180
Q1 2024	\$7,849,133	\$8,185,608
Q2 2024	\$7,928,036	\$8,269,036

For the 1,025m2 facility based on a build start in Q2 2024, the level of total contingency (not including escalation) is \$1,709,194 or 26.1% of the build and fee cost. However, note this contingency includes any provision for consenting costs.

Also see more detailed summary on the next page.

Pukete Neighbourhood House												With Ground Remediation & Fitout, but without Garden, Playground & Permaloo	
21 March 2023													
Base Data (Q2 2022) - now including professional fees update - refer commentary													
Q1 2023 (2242)												Q1 2023 (2242)	
Commencement Date	Enabling Works	Ground Remediation Mar 2023	Construction Opt 1 1141m2 Apr 2022	Construction Opt 2 902m2 May 2022	Construction Opt 3 1025m2 May 2022	Fitout	Parking	Professional Fees	Development Contingency (10%)	Rounding	TOTAL	Sum of incl. contingencies *	
Q2 2022 (index 2134)	60,000.00	300,000.00	5,170,000.00			300,000.00	265,000.00	1,020,526.00	711,552.60	590.00	7,827,668.60	1,609,938.60	
	60,000.00	300,000.00		4,614,154.00		300,000.00	265,000.00	1,020,526.00	655,968.00	735.19	7,216,383.19	1,457,217.00	
	60,000.00	300,000.00			4,892,077.00	300,000.00	265,000.00	1,020,526.00	683,760.30	48.14	7,521,411.44	1,533,174.30	
Commencement Date	Enabling Works	Ground Remediation Mar 2023	Construction Opt 1 1141m2 Apr 2022	Construction Opt 2 902m2 May 2022	Construction Opt 3 1025m2 May 2022	Fitout	Parking	Professional Fees	Development Contingency (10%)	Rounding	TOTAL	Sum of incl. contingencies *	
Q4 2023 (index 2329)	65,482.66	311,641.39	5,642,422.68	-	-	300,000.00	289,215.09	1,060,127.14	766,888.90	643.91	8,436,421.77	1,757,051.08	
	65,482.66	311,641.39	-	5,035,784.75	-	300,000.00	289,215.09	1,060,127.14	706,225.10	802.37	7,769,278.51	1,590,374.13	
	65,482.66	311,641.39	-	-	5,339,103.72	300,000.00	289,215.09	1,060,127.14	736,557.00	52.54	8,102,179.54	1,673,272.23	
Q1 2024 (index 2354)	66,185.57	314,986.62	5,702,989.69	-	-	300,000.00	292,319.59	1,071,506.78	774,798.82	650.82	8,523,437.90	1,775,911.65	
	66,185.57	314,986.62	-	5,089,839.98	-	300,000.00	292,319.59	1,071,506.78	713,483.85	810.98	7,849,133.37	1,607,445.56	
	66,185.57	314,986.62	-	-	5,396,414.84	300,000.00	292,319.59	1,071,506.78	744,141.34	53.10	8,185,607.83	1,691,233.51	
Q2 2024 (index 2379)	66,888.47	318,331.85	5,763,556.70	-	-	300,000.00	295,424.09	1,082,886.42	782,708.75	657.74	8,610,454.02	1,794,772.23	
	66,888.47	318,331.85	-	5,143,895.20	-	300,000.00	295,424.09	1,082,886.42	720,742.60	819.60	7,928,988.23	1,624,516.98	
	66,888.47	318,331.85	-	-	5,453,725.95	300,000.00	295,424.09	1,082,886.42	751,725.68	53.67	8,269,036.12	1,709,194.78	

PART C: FINANCIAL CASE

Financial affordability and viability – how to best afford and sustain?

10.0 Financial Modelling

10.1 Overview

All figures below are GST exclusive.

Under SGL instruction and working collaboratively with PNH staff Jane Wood and Scott Tiffany, Baker Tilly prepared comprehensive financial modelling incorporating the capital build costs and then the operating revenue and costs for the first eight-year period.

10.3 HCC as the Asset Owner

Note, in a lessee model it's assumed there may be some decrease in the level of external grants, so potentially net overall costs to Council could be higher. Please see slides 44 to 47 for treatment of HCC as the asset owner. In summary:

- Assuming asset ownership by HCC and construction of a about a 1,025m2 Community House as proposed, and assuming ongoing efficient management and sustained contract funding at similar levels or better, an initial operating grant of \$55,000 (+GST, and inflated) will be required per year in (facility operating) Years 1 and 2, with a \$10,000 decrease every year thereafter. If all went very well one, could argue no operating grant support will be required from HCC after Year 7 (FY2032) but suggest some operating grant by HCC [say about \$20,000 (+GST)] will still realistically need to be continued to retain operating grant support by other public funders
- ***However, suggest at this time for safety assume an ongoing operating grant of \$55,000 (+GST, and inflated) will be required by PNH together with HCC directly meeting annual 'landlord' facility costs of about \$63,000 (+GST, and inflated), to meet average annualised maintenance and also building insurance costs.***

Slides 45 and 48 are duplicated below for ease of reference.

Slide 45

Modelling – Pukete Neighbourhood House Scenario Analysis – Annual Output (with HCC as the asset owner)



FY2026 Start (Year 1)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
OSCAR Programme Parent Fees	\$568,132	\$579,494	\$591,084	\$602,906	\$614,964	\$627,263	\$639,808	\$652,605
MSD OSCAR Grant	\$74,285	\$75,770	\$77,286	\$78,831	\$80,408	\$82,016	\$83,656	\$85,330
Healthy School Lunch	\$360,853	\$368,070	\$375,432	\$382,941	\$390,599	\$398,411	\$406,380	\$414,507
MSD Community Connector Grant	\$169,793	\$173,189	\$176,653	\$180,186	\$183,790	\$187,466	\$191,215	\$195,039
Café	\$3,974	\$4,053	\$4,135	\$4,217	\$4,302	\$4,388	\$4,475	\$4,565
Room Hire	\$32,263	\$32,909	\$33,567	\$34,238	\$34,923	\$35,621	\$36,334	\$37,060
HCC Operating Grant	\$58,366	\$59,534	\$49,684	\$39,416	\$28,717	\$17,575	\$5,976	\$ -
Other Donations & Grants	\$61,094	\$62,316	\$63,562	\$64,833	\$66,130	\$67,452	\$68,802	\$70,178
Total Revenue	\$1,328,760	\$1,355,336	\$1,371,401	\$1,387,568	\$1,403,832	\$1,420,192	\$1,436,645	\$1,459,283
Equipment - Resources	\$29,714	\$30,308	\$30,914	\$31,533	\$32,163	\$32,806	\$33,463	\$34,132
General Contingency	\$13,288	\$13,553	\$13,714	\$13,876	\$14,038	\$14,202	\$14,367	\$14,593
Groceries	\$122,039	\$124,480	\$126,969	\$129,509	\$132,099	\$134,741	\$137,436	\$140,184
Transport	\$66,856	\$68,193	\$69,557	\$70,948	\$72,367	\$73,815	\$75,291	\$76,797
Wages & Salaries	\$913,454	\$931,723	\$950,357	\$969,364	\$988,754	\$1,008,527	\$1,028,697	\$1,049,271
Other Overheads	\$52,805	\$53,861	\$54,939	\$56,037	\$57,158	\$58,301	\$59,467	\$60,657
Total Expenses	\$1,198,155	\$1,222,118	\$1,246,450	\$1,271,267	\$1,296,577	\$1,322,392	\$1,348,720	\$1,375,633
Operating Surplus Before Fit-Out Depreciation	\$130,605	\$133,217	\$124,951	\$116,301	\$107,255	\$97,801	\$87,925	\$83,650
Fit-Out Depreciation	\$49,053	\$49,053	\$49,593	\$50,134	\$50,685	\$51,810	\$52,384	\$52,384
Operating Surplus After Fit-Out Depreciation	\$81,552	\$84,164	\$75,358	\$66,167	\$56,570	\$45,991	\$35,542	\$31,266

Slide 48

Modelling – Pukete Neighbourhood House Scenario Analysis (with HCC as the asset owner)



- Note the need for facility maintenance and insurance does not change but would now be directly met by HCC.
- At this time, rates are excluded as this would represent a direct payment to HCC to itself.

• Annual Landlord Costs Directly Met by HCC

FY2026 Start (Year 1)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
General Maintenance	\$8,233	\$8,397	\$8,565	\$8,737	\$8,911	\$9,089	\$9,271	\$9,457
Long Term Maintenance	\$41,163	\$41,986	\$42,826	\$43,682	\$44,556	\$45,447	\$46,356	\$47,283
Insurance	\$14,056	\$14,337	\$14,624	\$14,917	\$15,215	\$15,519	\$15,830	\$16,146
Total Landlord Costs directly met by HCC	\$63,452	\$64,720	\$66,015	\$67,336	\$68,682	\$70,055	\$71,457	\$72,886

• Cumulative Landlord Costs Directly Met by HCC (Y1 – Y8)

FY2026 Start (Year 1)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
General Maintenance	\$8,233	\$16,630	\$25,195	\$33,931	\$42,843	\$51,932	\$61,203	\$70,660
Long Term Maintenance	\$41,163	\$83,149	\$125,975	\$169,657	\$214,213	\$259,660	\$306,016	\$353,299
Insurance	\$14,056	\$28,393	\$43,017	\$57,934	\$73,149	\$88,668	\$104,498	\$120,644
Total Landlord Costs directly met by HCC	\$63,452	\$128,172	\$194,187	\$261,523	\$330,205	\$400,260	\$471,717	\$544,603

10.4 Te Rapa Sportsdrome

Financial modelling also considered at a preliminary level the likely projected financial performance of the Te Rapa Sportsdrome if PNH was to manage; and also without a replacement income for PNH – note, without any use by PNH there would be a current loss of Sportsdrome annual revenue of about \$19,000 (+GST).

PART D: COMMERCIAL CASE

Capital funding viability and potential - how to fund and how to optimise the capital funding potential?

11.2 Operating Grants Funding Relevant to PNH

As part of the Financial Case, SGL/Baker Tilly documented previous operating grants and their annual levels received by PNH; and then projected the likely or required levels of this annual operating grant funding, based on relativity to a future scale of operation by PNH which will be the same if not (based on current applied measures and information) exceeding the Western Community Centre (WCC). In the financial modelling slide summary, please see slide 10, which is also provided below for ease of reference.

Modelling – Pukete Neighbourhood House Assumptions



- **Other Donations & Grants**
 - Benchmarked against Western Community Centre (WCC) or consistent with current funding. Breakdown below:

Grant	\$	Basis
Hamilton City Council	\$90,000	Same funding as WCC's FY2021 allocation for the first two years of operation, decreasing by \$10,000 each year until a stable funding of \$30,000 is expected in Year 8 (FY2033)
COGS	\$5,000	Consistently receiving approx. \$5K per year (FY2019FY2021)
Trust Waikato	\$36,500	Midpoint between current funding and WCC's FY2021 allocation
Lottery Grants Board	\$35,000	Consistently receiving approx. \$35K per year (FY2019FY2021)
Pukete Neighbourhood Association (2018)	\$ -	Assume no funding for modelling purposes
WEL Energy Trust	\$12,500	Assume same funding as FY2020
Our Power	\$ -	Assume no funding for modelling purposes – not expected to be a long-term grant
DV Bryant Trust	\$8,570	Funding shared between all community houses in Hamilton equally – expected to be reasonably constant from year to year
COVID-19 Wage Subsidy	\$ -	Assume no funding for modelling purposes
Other Donations & Grants	\$ -	Assume no funding for modelling purposes
Total	\$187,570	

11.3 Relevant Capital Funding Sources

Potential capital funding sources for this project could include:

- Trust Waikato
- Lottery Community Facilities Fund
- WEL Energy Trust
- Bryan Perry Trust
- DV Bryant Trust
- Glenice & John Gallagher Foundation
- SkyCity Community Trust (Hamilton), and
- Gaming Trusts (see below).

The principal Gaming Trusts in Hamilton and the Waikato Region are:

- Grassroots Trust Limited
- Lion Foundation
- New Zealand Community Trust (NZCT)
- Pub Charity
- Trillian Trust.

The Pukete Neighbourhood House Association Incorporated also has reserves of up to about \$200,000 that it should be able to prudently apply against this project. One would normally apply these funds towards the \$300,000 fit-out cost. However, to assist to optimise public funding a better approach will probably be that these funds are paid to the facility owner (Council) and PNH is a direct applicant to Gaming Trusts (and other grant funders for fit-out).

11.4 Draft Capital Funding Profile for Non-HCC Funding

Suggest greater than about \$2 million from all no-Council funding sources is unlikely to be realistic based on known information at this time.

Also, this proposed external funding profile assumes the capital funding campaign and approaches will be part of Hamilton City Council's overall City Investment Programme and led by the HCC team.

Campaign strategy

The Campaign strategy for PNH will be largely based on community grant funding with the City Investment Programme team leading the fundraising efforts totalling \$1.7 million (Capital) and supporting Pukete Neighbourhood House Association Incorporated (PNHAI) to raise \$300,000 (fit out). HCC holds strategic relationships with key local trusts and pledges of \$1.2 million have already been secured

The CIP team is currently working with Procurement to explore options for valuing and recognising in-kind contributions from construction companies that could support across the Community Facilities programme. PNH will also be encouraged to approach local community partners with HCC's support.

	Level	Total gifts in range	No. of gifts required	No. of prospects required	Status	Indicative pipeline (50% probability)
Foundation Partner	\$1,000,000+	1,000,000	1	4	Pledged	\$1,000,000
Leadership Partner	\$250,000 – \$500,000	500,000	1	4	Qualification	\$500,000
Major Partner	\$100,000 – \$249,999	400,000	2	8	Pledged* Researching	\$400,000 \$150,000
Partners	\$10,000 – \$100,000	100,000	5	15	Researching	\$127,000
Community	<\$10,000		Many	Many		
Total		2,000,000				\$2,177,000

*The (PNHAI) has reserves of up to about \$200,000 that it should be able to prudently apply against this project. One would normally apply these funds towards the \$300,000 fit-out cost. However, to assist to optimise public funding the recommended approach is that these funds are paid to the facility owner (Council) and PNH is a direct applicant to grant funders for fit-out.

11.8 Capital Funding Update

(As at March 2023)

Further to the Business Case work up to the end of September 2022, and given the subsequent advice of the need for the delayed Lottery application (see section 14.2), the updated capital funding cost as per Rawlinson’s March 2023 estimate with a Q2 2024 build start is \$8.269 million. Realistically \$2 million is the achievable maximum from all non-Council funding sources, therefore for safety the funding profile should be \$6.3 million by Council and 2.0 million from all other funding sources. Note these figures do not include provisions for a permaloo nor playground redevelopment.

PART E: MANAGEMENT CASE

Consideration of ownership, governance, and management.

13.0 Development of a New Facility and the Implications for Organisation Governance, including Facility Ownership

In this facility development Business Case process, one of the questions asked with Hamilton City Council is who should own this facility, whether in the short, medium, and/or long-term.

Based on the Balance Sheet of the Western Community Centre, it appears that this Community House facility is owned by the Western Community Association Inc. If this is the case then there is precedent for a Community House being owned by the local organisation.

However, in any such ownership decision one should ask:

- i. Who is providing the majority funding for the facility, and in turn the majority funder (in this case Council) will foremost determine what it wishes to do
- ii. Should alternate/non-Council ownership be considered, can the Council still fund the facility in the way it intended – please note, if a Council owns an asset it can debt fund the asset over an extended period of time, as opposed to grant funding an asset where it would be required to be treated as Council operational funding in the year the grant is made (which would have a much more significant and immediate rates impact)
- iii. Who is best placed to own the asset? Note asset management is what Councils do. Furthermore, if an organisation's operating finances are challenged too often it is facility maintenance which will be deferred
- iv. What are the benefits of facility ownership by a community entity – invariably community facilities are liabilities rather than assets, so a community entity needs to be clear why it wishes to own an asset and a Council clear why it wishes to divest. Divestment of a community facility can sometimes see enhanced level of community pride and facility care, and/or enhanced contributions by private sources (philanthropic and/or commercial), and also encourage a greater level of entrepreneurship
- v. And then should there be compelling reasons for facility ownership by a community entity, then the organisation must have the governance and management capacity and capabilities to manage the (in this case \$8 million) facility.

Note, suggest for reason ii above alone that Council is unlikely to consider the short-term ownership of the new facility by a community entity.

14 Programme

14.1 How to Achieve a Build Start in Q4 2023

To consider how to address both public funding requirements and design and consent requirements, to enable a build contract to be let in Q4 2023, SGL commissioned professional programmer Woods Harris Ltd in December 2022 to prepare a draft programme – see the next two pages.

In short, for time safety by undertaking the ground improvement contract in advance of the main contract, and by splitting the main contract into separable portions (a base 902m2 with the option, subject to final cost and funding confirmation, to extend to 1,025m2), this draft programme showed a Q4 2023 build start could be achieved.

14.2 Other Programming Risks

Subsequent Implications of an Existing Lottery Application by Council

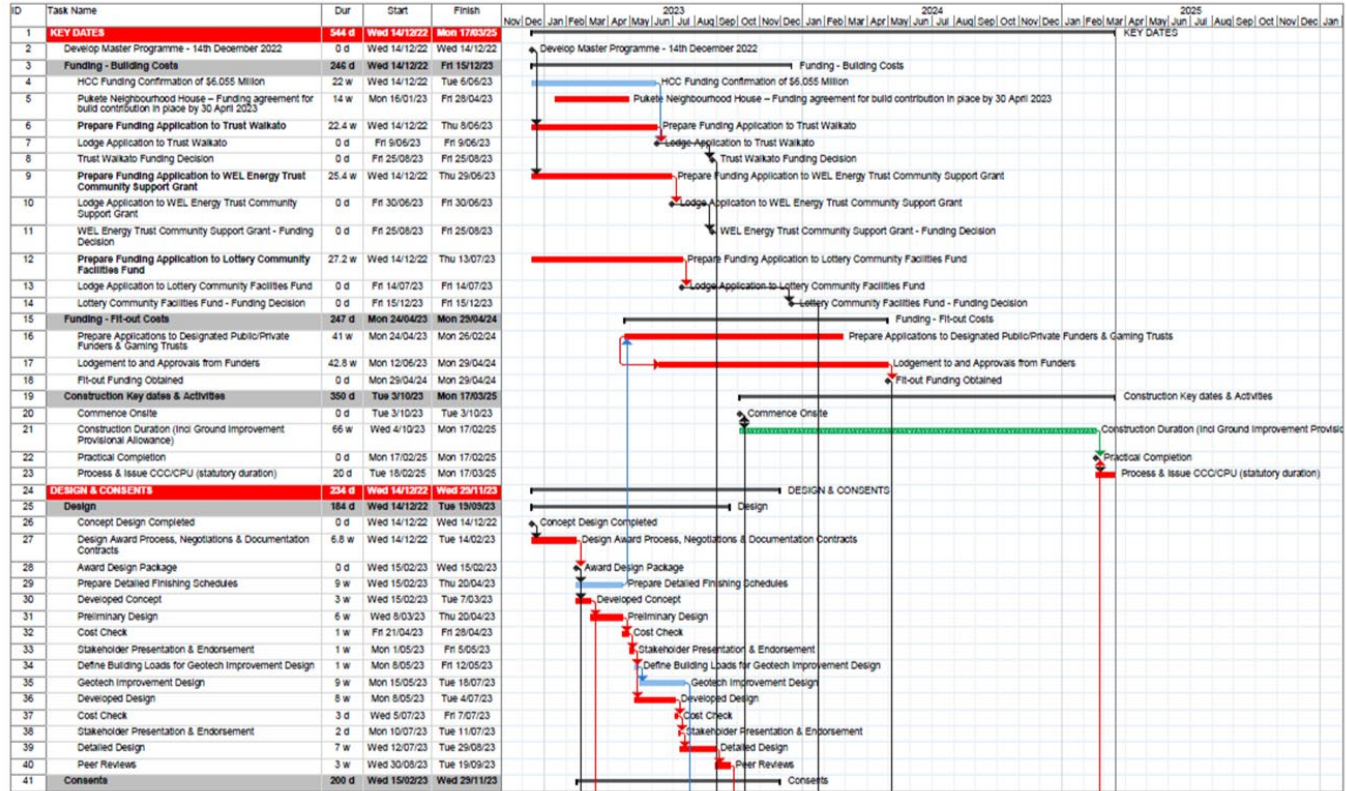
At the time of preparation in December 2022, assuming resource consent requirements could be achieved during the required Lottery application period, it was intended to submit an application to the July 2023 round of the Lottery Community Facilities Fund. However, SGL was subsequently advised there is an outstanding expenditure obligation for an existing Lottery application by Council, so a new application cannot be submitted until this previous Lottery application obligation is discharged.

This effectively means a Lottery application cannot be submitted for this Pukete facility until March 2024, with the decision then not known until June 2024. However, with management of the construction contract as described in section 14.1 above, it should still be possible to safely commence construction in Q1 2024, and if the Lottery application is not successful, to only proceed with the reduced facility area of 902m2 as Council determines.

Reserves Act Compliance

The other risk which emerged was the Reserve Act compliance. This was originally assumed to be relatively straight forward as essentially a building was being constructed for the same purpose on the same park but obviously no such building on the preferred location is included in the existing Reserve Management Plan. Council sought legal advice regarding how to best address, which advised building construction could commence in advance of reclassification of this area of the reserve, so long as one has the necessary building consent and that the building complies with the terms of the current Reserve Management Plan until such time as the classification is changed.

PUKETE NEIGHBOURHOOD HOUSE
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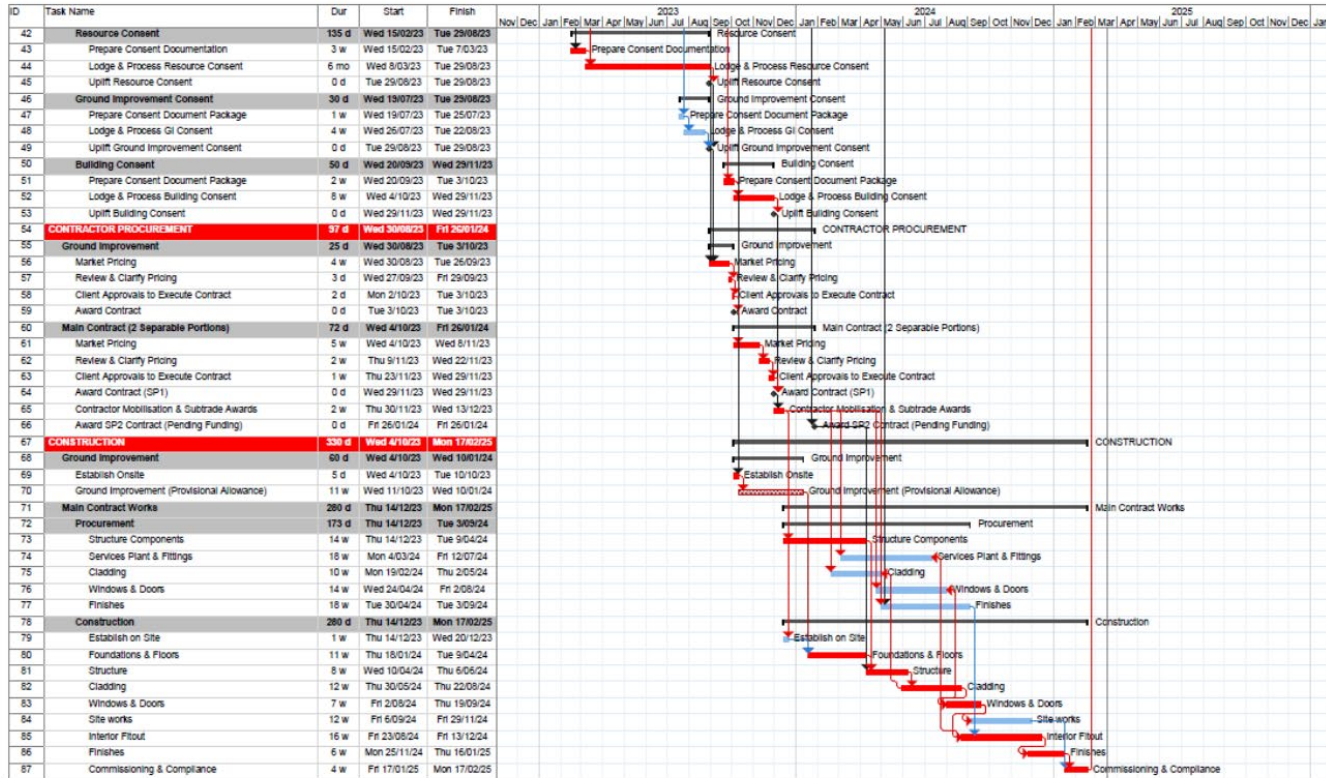


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PUKETE NEIGHBOURHOOD HOUSE
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15.0 Risk Register

The current key risk register, with mitigations, is listed below.

Note Green is a Low, Amber Medium, and Red High.

Risk	Likelihood	Impact	Mitigation
Stakeholder Non-Buy-In (PNH)	Green	Yellow	Co-design with PNH throughout Business Case process
Fit-For-Purpose Facility	Green	Yellow	Benchmarking and full understanding of functional and operational sustainability requirements
Dissatisfaction by Immediate Neighbours	Yellow	Yellow	Early liaison by PNH representatives, in conjunction with Council. Also early consideration of any design mitigations (visual screening, acoustic treatment)
Reserve Act Compliance	Green	Red	Legal advice February 2023 advising can commence construction before classification is changed
Ground Conditions	Yellow	Yellow	In absence of any geotechnical detail, but given peat soils, added further capital cost provision in updated capital cost estimate
Capital Cost	Yellow	Red	Further cross-check by Rawlinsons QS in March 2023 using latest inflation data, project contingency allowance in excess of a 20%, actual Chow Hill design fee proposal incorporated into recent cost estimation, additional ground conditions provision, and escalation options provided assuming different times for build start (but by no later than Q2 2024). Can also potentially manage a higher than expected cost by reducing recommended facility scope of 1,025m ² , if necessary, to about 900m ²
Capital Funding	Yellow	Yellow	\$2 million from all non-Council sources, as Trust Waikato has indicated their support to consider \$1 million, \$200,000 by PNH already secured, \$200,000+ of this total being separately sought from gaming trusts/relevant charitable trusts by PNH towards fitout; leaving \$500,000 to 600,000 to be secured from Lottery, WEL Energy Trust, and other local charitable Trusts which should be achievable
Time Delays to Build Start	Yellow	Red	Early commissioning of design team (occurred February 2023). Current capital cost estimate and funding now based on a Q2 2024 start.

16.0 Recommendations

1. To meet the needs of the Pukete Neighbourhood House catchment in the north-west of Hamilton which caters for a current population of about 22,000 (which is projected to grow to about 26,000 by 2040), that a 1,025m² Community Centre/House located on Ashurst Road (Option 2) is progressed. Note preferably a 1,025m² facility (and not a 902m² facility) to be built, as the larger size allows a greater range of community services and tenancies.
2. Based on a build start in Q2 2024, the estimated capital cost is \$8.267 million (GST exclusive), not including any provisions for playground, permaloo, or a community garden. Realistically HCC will need to contribute about \$6.3 million (76%) of this capital cost, with the remaining about \$2 million to largely be secured from other public funders, with this external funding process to be led by the HCC City Investment Programme (CIP) team. As part of this required external funding Pukete Neighbourhood House to be asked to directly contribute about \$200,000 (GST exclusive) towards the project and to be the direct applicant for fit-out as guided by the HCC CIP team.
3. For Council to consider the most appropriate future ownership of Community Houses, but at this time Hamilton City Council to be responsible for building and owning the new Community House in Pukete, with potentially PNH to be owner of the fit-out. However, in line with wider policy directions and if there is valid reasons to do so, to consider over the next 10-year period whether Council wishes to move towards Community House ownership by PNH. However, if this was to occur then ongoing proven effective financial and operational performance, and governance and management capacity and capabilities to manage a \$8 million community asset, would both need to be demonstrated by Pukete Neighbourhood House Incorporated.
4. That performance measures to reflect the role of Community Houses and to provide an improved basis for comparison are developed and become part of the future regular reporting by Community Houses to HCC, and that these measures are one basis for future decision making regarding the ongoing level of operating grant support by HCC.
5. Assuming asset ownership by HCC and construction of a about a 1,025m² Community House as proposed, realistically an ongoing operating grant of about \$55,000 (+GST, and inflated) will be required by PNH together with HCC directly meeting annual 'landlord' facility costs of about \$63,000 (+GST, and inflated), to meet average annualised maintenance and also building insurance costs. Please see section 10 and financial modelling slides for further detail.

6. It is noted if a capital cost envelope of about \$8.3 million (GST exclusive) is to be achieved (based on a build start by no later than Q2 2024), that there is some urgency to progress internal project and funding approval processes, and in parallel project design and consenting and the securing of external funding. Also suggest, to help optimise external funding, that it is sensible that the Pukete and Enderley Community Centres are not progressed at exactly the same time, and hence from the consultant's current knowledge (given Kāinga Ora funding timeframes for Enderley), that Pukete Community House is advanced in this next 12-month period. For Council to consider the most appropriate future ownership of Community Houses, but at this time Hamilton City Council to be responsible for building and owning the new Community House in Pukete, with potentially PNH to be owner of the fit-out. However, in line with wider policy directions and if there are valid reasons to do so, to consider over the next 10-year period whether Council wishes to move towards Community House ownership by PNH. However, if this was to occur then ongoing proven effective financial and operational performance, and governance and management capacity and capabilities to manage a \$8 million community asset, would both need to be demonstrated by Pukete Neighbourhood House Incorporated.

APPENDICES

7 Restrictions

This Report has been prepared solely for the purposes stated herein and should not be relied upon for any other purpose.

In preparing this Report and forming our opinion, we have relied upon the information available to us from public sources and furnished to us by Hamilton City Council. In turn, we have evaluated that information through analysis, inquiry, and review.

This Report has been prepared solely for use by Hamilton City Council and may not be copied or distributed to third parties without SGL's prior written consent.

To the fullest extent permitted by law, SGL accepts no duty of care to any third party in connection with the provision of this Report and/or any related information or explanation (together, the "Information"). Accordingly, regardless of the form of action, whether in contract, tort (including without limitation, negligence) or otherwise, and to the extent permitted by applicable law, SGL accepts no liability of any kind to any third party and disclaims all responsibility for the consequences of any third party acting or refraining to act in reliance on the information.

Our Report has been prepared with care and diligence and the statements and opinions in the Report are given in good faith and in the belief on reasonable grounds that such statements and opinions are not false or misleading. No responsibility arising in any way for errors or omissions (including responsibility to any person for negligence) is assumed by us or any of our partners or employees for the preparation of the Report to the extent that such errors or omissions result from our reasonable reliance on information provided by others or assumptions disclosed in the Report or assumptions reasonably taken as implicit.

We reserve the right, but are under no obligation, to revise or amend our Report if any additional information (particularly as regards the assumptions we have relied upon) which exists at the date of our Report but was not drawn to our attention during its preparation, subsequently comes to light.

Council Report

Committee:	Community and Natural Environment Committee	Date:	18 April 2023
Author:	Cait Cresswell	Authoriser:	Helen Paki
Position:	Strategy and Policy Advisor	Position:	General Manager Community
Report Name:	Hamilton Open Spaces Strategy - Papa Ahureka o Kirikiriroa 2023-2053		

Report Status	<i>Open</i>
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Purpose - *Take*

1. To seek approval from the Community and Natural Environment Committee of the Hamilton Open Spaces Strategy – Papa Ahureka o Kirikiriroa 2023-2053.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Community and Natural Environment Committee:
 - a) receives the report;
 - b) approves the Hamilton Open Spaces Strategy – Papa Ahureka o Kirikiriroa 2023-2053; and
 - c) notes that annual progress reports on progress against the strategy outcomes, which will include updates on key actions from the action plan, will be presented to the Community and Natural Environment Committee from June 2024.

Executive Summary - *Whakaraapopototanga matua*

3. The review of the **Draft Hamilton Open Spaces Strategy – Papa Ahuareka o Kirikiriroa 2023-2053** (previously called **The Open Space Plan 2013**) began in January 2022.
4. The review was carried out to ensure alignment with new strategies (including He Pou Manawa Ora, Access Hamilton and Our Climate Future) and to respond to increasing urban intensification, climate change and the biodiversity crisis.
5. **Hamilton Open Spaces - Papa Ahuareka o Kirikiriroa 2023-2053** (*translation: Open Spaces enjoyed by all*) was developed to provide the long-term strategic direction for open spaces in Hamilton Kirikiriroa and ensure that future investment is led by Strategy outcomes.
6. Funding for any initiatives identified in the Draft Strategy and associated action plan would be considered through annual and long-term planning cycles.
7. Staff consider the decision in this report to have low significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

8. Hamilton City Council provides significant resourcing for open spaces throughout the city including approximately 1160 hectares of green open spaces; blue open spaces (including Waikato River and Lake Rotoroa); and six distinct civic spaces, 630 kilometres of streets and 176 kilometres of dedicated cycle network. These quantum increase as the City grows.
9. The first Hamilton City Open Space Plan was adopted in September 2013. Over the last ten years the plan provided direction for the management of open spaces within the city.
10. The review of the plan was prompted by the development and review of other strategies such as He Pou Manawa Ora, Access Hamilton, Hamilton Urban Growth Strategy (HUGS) and Our Climate Future, and to respond to increasing urban intensification, growth, transport mode shift, climate change and biodiversity loss.
11. **Hamilton Open Spaces – Papa Ahuareka o Kirikiriroa 2023-2053** will provide long-term strategic direction for open spaces in Hamilton Kirikiriroa. This direction will support the improvement of open spaces in Hamilton Kirikiriroa and ensure that they are well-connected, high-quality, inclusive, safe, and fun spaces that improve the city’s liveability, cultural identity, environmental wellbeing, sustainability, and resilience.
12. In the context of the Draft Strategy, open space includes:
 - i. Green open space – parks, playing fields, natural/semi-natural areas;
 - ii. Blue open space – rivers, lakes, streams, wetlands;
 - iii. Grey open space – civic spaces, squares, areas of urban realm, streets.

Discussion - *Matapaki*

13. The first round of engagement on the Draft Strategy took place between February and October 2022.
14. Broad community engagement was used alongside targeted key stakeholder engagement with Mana Whenua, Department of Conservation, Waikato Regional Council, Sport Waikato, and other key organisations.
15. The purpose of the strategy is to set a long-term strategic direction for open spaces in Hamilton Kirikiriroa and ensure that future investment is led by outcomes that respond to upcoming challenges and opportunities for open space development and management.
16. As a result of the review, the Draft Strategy has been broadened to include a greater focus on the connection between the different types of open spaces (green, blue, grey) through the city. This change enables opportunities for network improvement and extension of usable community space. For example, the Strategy promotes opportunities to convert underused streets into useable space for amenity, greenery, and cultural landmarks.
17. The vision and purpose for the Draft Strategy are:
 - i. **Vision:** The open spaces of Hamilton Kirikiriroa are a well-connected network of high-quality, inclusive, safe, and fun community spaces that are a taonga (treasure) for current and future communities.
 - ii. **Purpose:** Hamilton City Council will work with mana whenua, the community and other partners to provide, plan and advocate for the enhancement and expansion of our open space network.

18. The vision and purpose are supported by four outcome areas:
- i. **Open spaces that reflect culture and history:** Our open spaces reflect the culture of our communities and tells the unique history of Hamilton Kirikiriroa.
 - ii. **Open spaces for people:** Our open spaces are well used and meet the needs of our community.
 - iii. **Open spaces for nature:** We prioritise nature in our open spaces, creating a green city.
 - iv. **A connected network of open spaces:** Our open spaces are connected and accessible to everyone in Hamilton Kirikiriroa.
19. Elected Members provided feedback on the draft outcomes and strategy direction at a briefing on 15 February 2023.
20. The briefing discussion included the following points which are reflected in the Draft Strategy as follows:

Issue Raised by Elected Members	Staff Response
The need for enough open space to minimise natural hazards like flooding	The role of open spaces in minimising natural hazards is referenced in the Draft Strategy including the focus area - 'Prepare our open spaces for climate change and its impacts' (page 19).
Reflect the need for quality urban design through growth	<ul style="list-style-type: none"> - Outcome two, focus area four (page 17): Prioritising investment into our underserved communities and where more population density is projected to increase - Outcome four, focus area two (page 21): Support quality growth and urban form development through high quality connected open spaces.
How are we prioritising trees for shade	The Draft Strategy emphasises the need for protection of established trees for shade and habitat protection. along with more guidance to support selection and location of trees taking into account changing weather patterns. Tree Policy and Park design guidelines are being developed to support the implementation of the Strategy.
How are we making sure that we are enabling community accessibility	Inclusiveness and accessibility are both promoted through Outcome two: Open Spaces for people (page 16). In particular, the use of inclusive planning processes that enhance social equity for disabled and older people.
How are we considering safety of open spaces	The importance of Crime Prevention Through Environmental Design (CPTED) in open spaces to meet the needs of all users and ensure safety of open spaces is included (page 16). Other council plans and policies provide more detail on the application of CPTED principles, for example, the Open Space Provision Policy includes guidance on how to select sites or improve existing sites to improve CPTED and increase safety.
How do we ensure we have facilities like toilets in open spaces for events	The need for open spaces to accommodate assets that support use, including toilets is acknowledged. A focus area in Outcome two is - Create a network of physical and information resources to facilitate the use and activation of open spaces (page 17)

How are we prioritising investment in some of our open spaces e.g., Garden Place, the West Town Belt, Memorial Park	Images on pages 1, 2, 5, 9, and 11 have been selected to illustrate priority open spaces within the city. Outcome two, focus area four (page 17) promotes the prioritisation of investment where population density is projected to increase. With population density likely to increase in the central city, investment in Garden Place, the West Town Belt and Memorial Park would be a priority.
How are we working with partners to increase access to open spaces	The Draft Strategy enjoins council to work with partners to deliver quality open spaces. In particular, the Draft Strategy purpose (page 4) highlights this.

21. Once approved, an action plan will be developed for the strategy. The strategy and associated action plan will capture existing planned projects and actions and help to prioritise project proposals for the Long Term Plan.
22. Reporting against the strategy outcomes, which will include updates on key actions, will occur annually. It is anticipated that this will be supported through work that the Strategy team is currently undertaking to create a consolidated or consistent approach to Strategy reporting.
23. The Draft Strategy has been developed to align with several of Council's existing plans, policies and strategies, including:

Our Climate Future	Considers the important role open spaces play in helping the city adapt to the changing climate.
Access Hamilton	Outcomes and focus areas from Access Hamilton are reflected to support the movement of people throughout the city.
Hamilton Urban Growth Strategy (HUGS)	Supports quality urban growth and provides opportunities to improve community outcomes through the growth process.
He Pou Manawa Ora	Acknowledges significance of open spaces for Maaori and reflects the unique history in open spaces through outcome one.
Play Strategy	Open spaces provide spaces for our community to play and participate in formal and informal recreation.
Nature in the City	Outcome three: recognises the important role that open spaces play in supporting nature and biodiversity outcomes.
Disability Policy and Action Plan	Inclusive planning of open spaces, wherever possible, will ensure that they are accessible, enhancing social equity for disabled and older people.

24. If the strategy is not approved there is a risk that future decisions may be misaligned and not consider increasing urban intensification, climate change and biodiversity loss.

Financial Considerations - *Whaiwhakaaro Puutea*

25. The development of strategies and policies is a regular operating activity funded through the Long-Term Plan.

26. Approximately 150 hours of staff time has been put towards the development of the strategy, at a total cost of \$15,000.
27. External contractors, including a graphic designer, have also been used for development of the strategy at a total cost of \$1,000.
28. There are no significant financial implications associated with this recommendation and approval of the Draft Strategy does not commit the Council to any funding. Proposals to implement the strategy through the associated action plan will be fully scoped and considered during the Long Term Plan.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

29. Staff confirm that the recommendation complies with the Council's legal and policy requirements.

Climate Change Impact Statement

30. Staff have assessed this option and determined:
31. Adaptation assessment undertaken, and the project adequately responds to climate change risk.
32. The Draft Strategy closely aligns with Our Climate Future Strategy and has integrated climate change adaptation into the outcomes. Reference to this alignment can be found in the background information and in Outcome three: Open spaces for nature. Members from the Climate Change Team have been involved throughout Strategy development.
33. Staff have assessed this option and determined:
34. Reduces greenhouse emissions.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

35. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental, and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
36. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
37. The recommendations set out in this report are consistent with that purpose.

Social

38. Open spaces contribute to the social environment where people live, learn, work, and play, and have a significant impact on our ability to live a long and healthy life. They provide spaces to host community events and other recreational activities that are important for flourishing communities.

Economic

39. Well designed and maintained open spaces contribute to the attractiveness of the city. This brings economic benefits by making the city more enticing for investment, by attracting tourists, creating sources of employment, and by increasing property values.

Environmental

40. Well-planned and managed open spaces encourage biodiversity, filter water, cool the city, and increase the cities resilience to extreme weather events like flooding.

Cultural

41. Open spaces often contain sites of historical significance, including cemeteries, urupa and waahi tapu, protected by their reserve status. They are particularly important for Maaori due to the relationship they have with the whenua (land) through whakapapa (lineage) and their role as kaitiaki (guardians). Open spaces can support and reflect culture through their role as spaces for gathering and the use of interpretation in open spaces that reflects history or the cultures of the community surrounding them.

Risks - *Tuuraru*

42. There are no known risks associated with the decisions required for this matter.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

43. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

Engagement

44. Community views and preferences are already known to the Council through engagement with mana whenua, community, and key stakeholders through the development of the Draft Strategy.
45. Engagement included:
- i. The annual Parks Survey (broad community engagement)
 - ii. Engagement with partners: Waikato-Tainui, mana whenua and maataawaka within Kirikiriroa/Hamilton.
 - iii. Engagement with key stakeholder groups: Sport Waikato, Department of Conservation, Waikato Regional Council and Ministry of Education.
 - iv. Cross Council engagement (e.g., waters, transport).
46. Community engagement will also precede any significant capital projects that are undertaken in the future as a result of the Draft Strategy and associated action plan.
47. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Hamilton Open Spaces Strategy - Papa Ahuareka o Kirikiriroa 2023-2053

Attachment 2 - 2022 Parks and open spaces survey - Community Engagement tactics and submission insights

Attachment 3 - Open Space SWOT analysis - Open Spaces Strategy Engagement 2022

Papa Ahuareka o Kirikiriroa Hamilton Open Spaces Strategy

2023-2053



Proverb Whakatauki

**Manaaki whenua, manaaki
tangata, haere whakamua**

**If we take care of the earth and
take care of people, we will
take care of the future**

2

Hamilton City Council - Papa Ahuareka o Kirikiriroa - Hamilton City Open Spaces Strategy



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Strategy Rautaki

The vision of the strategy describes the desired future state of open spaces in Hamilton Kirikiriroa. It acknowledges the essential role open spaces will have in supporting the future wellbeing of the community.

The purpose of the strategy describes Hamilton City Council's role in achieving this vision through the provision and management of open spaces. It also reflects through our inclusion of mana whenua, key partners, and community, that we will need to work collaboratively to do this.

These outcomes identify where council will need to focus attention on our journey to realise the vision.

Vision:

The open spaces of Hamilton Kirikiriroa are a well-connected network of high-quality, inclusive, safe, and fun community spaces that are a taonga (treasure) for current and future communities.

Purpose:

Hamilton City Council will work with mana whenua, the community and other partners to provide, plan, and advocate for the enhancement and expansion of our open space network.

Outcome one:

Open spaces that reflect culture and history

Our open spaces reflect the culture of our communities and tells the unique history of Hamilton Kirikiriroa.

Outcome two:

Open spaces for people

Our open spaces are well used and meet the diverse needs of our community.

Outcome three:

Open spaces for nature

Nature is prioritised in our open spaces, creating a green city.

Outcome four:

A connected network of open spaces

Our open spaces are connected and accessible to everyone in Hamilton Kirikiriroa.

Open space Whenua koraha

In the context of the strategy, open spaces are defined as Council-owned areas not occupied by buildings, and may include green spaces, blue spaces or grey spaces.

Open spaces include parks, reserves, river corridors, gully systems, peat lakes, wetlands and remnant indigenous vegetation, gardens, walkways, streets, civic spaces, and cemeteries.

Open spaces offer amenity, play, sport, recreation, spaces for social gatherings and events, gardens, transport, sites for vegetation, spaces for large trees, food and corridor areas for native fauna, and for the treatment of water.

Urban streets are a major part of our open spaces network. More than just places for cars, streets facilitate the movement of people in ways that benefit the environment and individual health, and when designed well, extend usable community open spaces and contribute to placemaking.



Introduction

Tiimatanga Koorero

Well-designed and functional open spaces help create the foundation for quality urban life and wellbeing by providing amenity¹, recreation and gathering spaces for the whole community.

Through the management of open spaces, Council has a key role to play in responding to climate change, addressing the biodiversity crisis, and improving the declining state of the environment.

The population of Hamilton Kirikiriroa has increased and diversified significantly in the last 10 years, and population growth and intensification is expected to continue². Increased density typically comes with smaller backyards, loss of private spaces to play, and a greater demand for public open spaces.

Despite these obstacles, high-density development can create a range of opportunities to improve the quality of public open spaces, including funding. As a relatively young city at the beginning of the intensification process, Hamilton Kirikiriroa can learn from more developed cities, taking opportunities to be innovative and bold in how we utilise open spaces going forward.



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Partnerships with mana whenua

For Waikato-Tainui (iwi of Hamilton Kirikiriroa), the health and wellbeing of the environment is inseparable from the social, cultural, spiritual, and economic health and wellbeing of taangata whenua. Maaori Rangatiratanga is derived from the whenua (land), through whakapapa³ (ancestry) and/or recognised active leadership. Council works in partnership with Kiingitanga, local hapuu of Hamilton Kirikiriroa (Ngaati Wairere, Ngaati Maahanga, Ngaati Hauaa, Ngaati Tamainupoo and Ngaati Korokii-Kahukura), Waikato-Tainui, and Maaori from other iwi that live in Hamilton Kirikiriroa.

Council is committed to honouring the Principles of Te Tiriti o Waitangi (The Treaty of Waitangi), along with ensuring we give effect to [Te Ture Whaimana \(The Vision and Strategy for the Waikato River\)](#), Iwi Environment Plans and [He Pou Manawa Ora \(Pillars of Wellbeing\)](#) strategies. These documents provide guidance on co-governance, the need to restore and protect the health and wellbeing of the Waikato Awa (river) and how to build a proud and inclusive city for the wellbeing of all its people through the pillars of History, Unity, Prosperity and Restoration.

Why do we need a strategy?

Hamilton City Council provides significant funding for open spaces throughout the city. Papa Ahuareka o Kirikiriroa⁴ – Hamilton City Open Spaces 2023-2053 (the Strategy) will provide long-term strategic direction for open spaces in Hamilton Kirikiriroa, ensuring that future investment is led by outcomes identified through the strategy. Feedback from mana whenua, our community, other key stakeholders, current user data, and wider sector trends have informed the strategy priorities and outcomes.

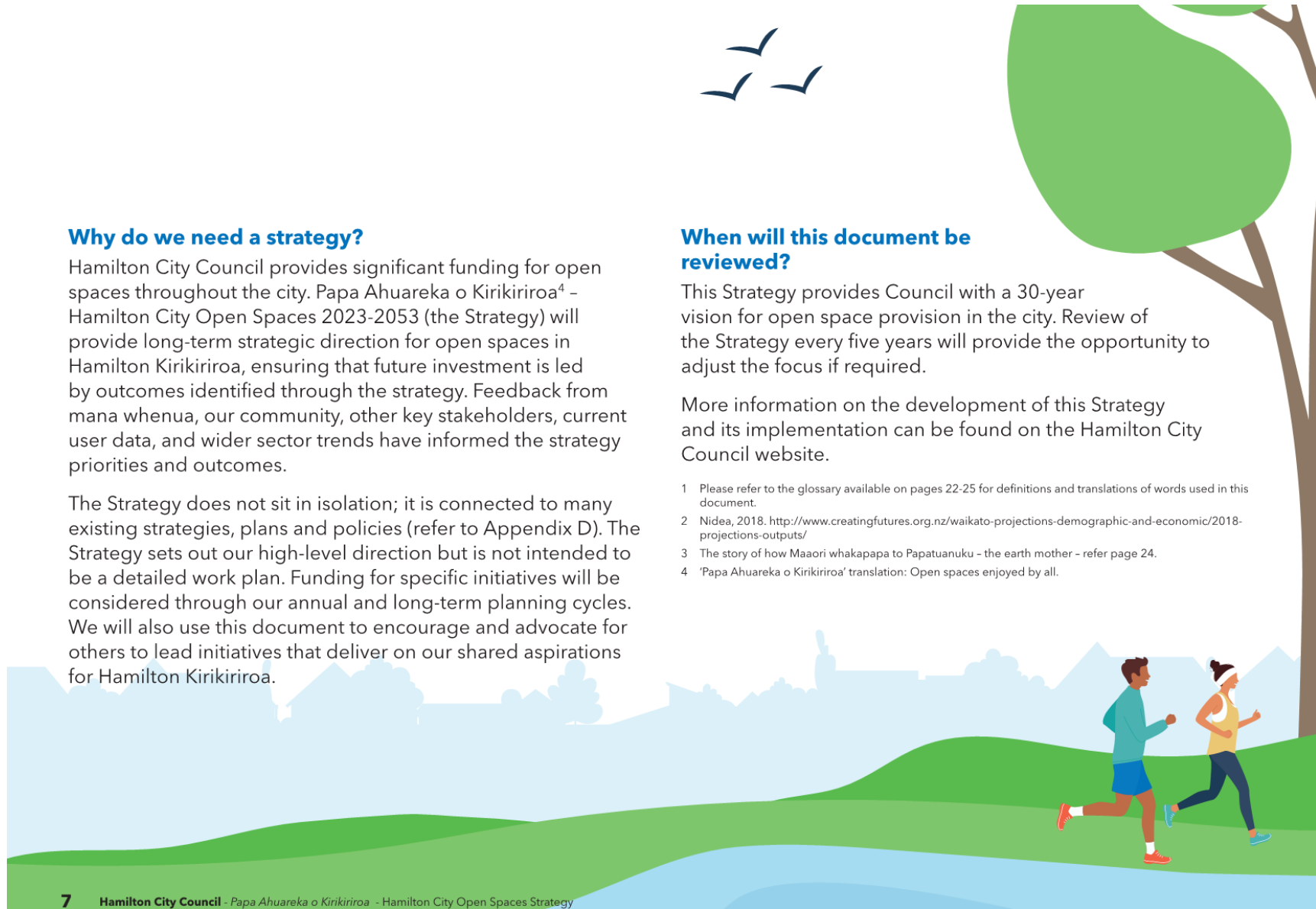
The Strategy does not sit in isolation; it is connected to many existing strategies, plans and policies (refer to Appendix D). The Strategy sets out our high-level direction but is not intended to be a detailed work plan. Funding for specific initiatives will be considered through our annual and long-term planning cycles. We will also use this document to encourage and advocate for others to lead initiatives that deliver on our shared aspirations for Hamilton Kirikiriroa.

When will this document be reviewed?

This Strategy provides Council with a 30-year vision for open space provision in the city. Review of the Strategy every five years will provide the opportunity to adjust the focus if required.

More information on the development of this Strategy and its implementation can be found on the Hamilton City Council website.

- 1 Please refer to the glossary available on pages 22-25 for definitions and translations of words used in this document.
- 2 Nidea, 2018. <http://www.creatingfutures.org.nz/waikato-projections-demographic-and-economic/2018-projections-outputs/>
- 3 The story of how Maaori whakapapa to Papatuanuku - the earth mother - refer page 24.
- 4 'Papa Ahuareka o Kirikiriroa' translation: Open spaces enjoyed by all.





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Guiding principles Ko ngaa uara

These principles have influenced the development of the strategy and will continue to guide actions and decision making.

Prioritise the provision and improvement of open spaces based on barriers to access and in areas with higher population densities.



Focus on equity
Tookeke

Build a sense of ownership, maximise the spaces we have, and increase the awareness of our available open spaces, by involving the community.



Connect with our community
Whakawhanaungatanga

Protect and enhance the environmental, ecological, cultural and heritage values of our open spaces and uphold and foster kaitiakitanga and custodianship of urban ecosystems.



Protect what we have
Kaitiakitanga



Work in partnership
Mahi tahi

Honour the treaty by partnering with local iwi, hapuu, the community, and other relevant organisations such as government departments and community groups.



Increase value, respect, and care for what we have
Manaakitanga

Community awareness is raised to increase value, respect and care for open spaces. Recognising cultural interests, values and respecting history.



Lead well
Mana whakatipu

Plan our current and future parks and open spaces by maintaining a focus on improving our network of open spaces.

Background Pitopito koorero

Climate change is already impacting our open spaces. In Hamilton Kirikiriroa we will experience hotter days, more drought and more extreme rain.



What is Council's role in open spaces?

Hamilton City Council provides and manages most of the city's open spaces network, and partners with others to regulate, advocate, educate and influence others to improve open space provision. Strong partnership models with mana whenua, developers, and other government agencies (including entities such as Kainga Ora) will be increasingly important as the city grows and with limited options for the provision of additional open spaces.

What are the benefits of open spaces?

There are many benefits of open spaces for both people and the environment. These include:

- **Community wellbeing:** Good-quality open spaces support the mental, physical, spiritual, and social wellbeing of the community. Open spaces contribute to the physical and social environment where people live, learn, work, and play, and have a significant impact on our ability to live a long and healthy life.
- **Amenity:** Well-designed and maintained open spaces contribute to the attractiveness of the city and provide areas

for people to enjoy the outdoors. They provide spaces to host community events and other recreational activities that are important for flourishing communities.

- **Climate Change adaption:** Open spaces have an important role in helping the city adapt to the changing climate. Enhancement of natural areas will help build resilience to the extreme weather we will experience. For example, tree canopy can help reduce urban heat intensification, reduce run off into the stormwater network, and sequester carbon.
- **Protection of the awa:** The Waikato Awa is one of the greatest taonga of Hamilton Kirikiriroa. Appropriately developed and maintained open spaces (such as gully systems) provide permeable surfaces that absorb and filter water, reducing the amount of stormwater runoff that goes directly into the awa.
- **Natural hazards:** Open spaces are beneficial in managing the effects of natural hazards including droughts, fires, flooding and erosion. As weather patterns change, and rain fall increases, green open spaces will provide valuable flood protection for the city by providing permeable surfaces for water absorption.

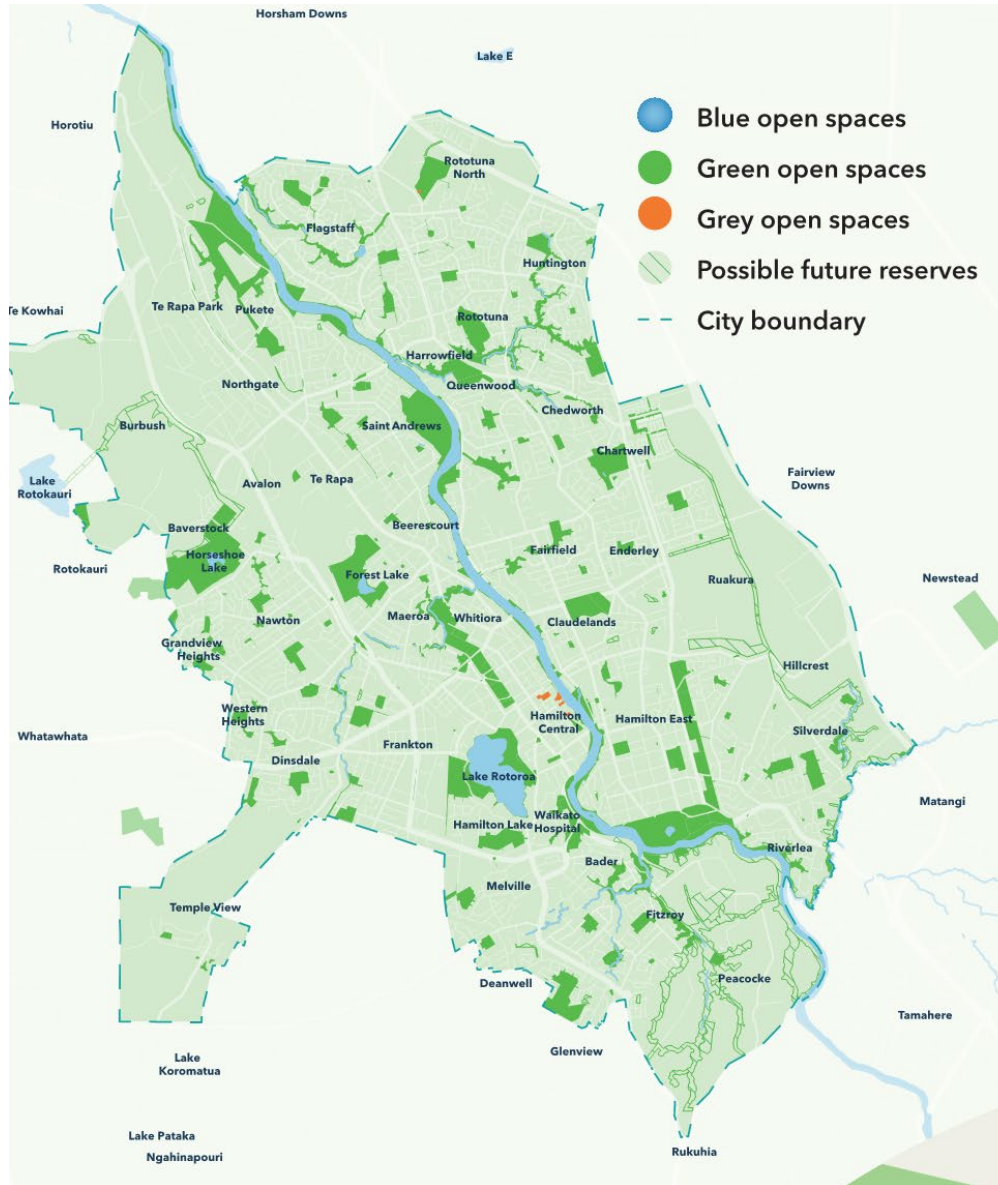
- **Biodiversity:** As the city has expanded, the habitat that supports native fauna and flora has been threatened. A significant proportion of remaining habitats exist within our open space network, so it's important that native biodiversity in these spaces is protected and restored.

Proverb Whakatauki

**Moo taatou, aa, moo
ngaa uri aa muri ake
nei**

**For us and our
children after us.**





What do we have?

As of 2022, Hamilton City Council holds about 1160 hectares of green open spaces, approximately 10% of the city's area. There are a total of 214 parks spread across the city. Most of our community (about 84%) lives within 500m walking distance of a park.

The Waikato Awa, Lake Rotoroa and other wetland areas provide blue spaces for the community.

There are six distinct civic spaces in the city including Garden place, Civic Square, Embassy Park, Rototuna Village Square, the civic spaces outside the Waikato Museum and Victoria on the River.

Within the city there is 630 kilometres of streets and 176 kilometres of dedicated cycle network.



Strategic context

Key considerations for future open space planning and provision include:

- **Urban intensification:** Over the last decade, Hamilton has seen significant population growth and intensification and it is projected to continue, meaning more people will be living and working closely together. With less private outdoor space, demand on public open spaces will increase. Acquiring additional land for open spaces within existing urban areas will continue to be constrained by high land prices and fragmented ownership.
- **Equity:** Studies show that differences in how low and high-income neighbourhoods are designed and function contribute to differences in health and wellbeing. Equitable investment into the open spaces network ensures that every community has access to well-maintained parks, safe recreational facilities, and features that support walking.
- **Future growth areas:** Council works with our neighbouring councils and partners to plan for long-term growth that is outside the existing city boundaries. Opportunities may exist to proactively acquire land early for open spaces. Opportunities to acquire future destination open spaces (for example, the size of Waiwhakareke Park, Lake Domain, and Minogue Park) could provide economical, social and ecological benefits.

- **“20-minute city”:** The Council aspires for Hamilton Kirikiriroa to be a “20-minute city”. This is defined as: “A 20-minute city of compact, connected and healthy neighbourhoods in Hamilton Kirikiriroa means that people can live locally by meeting most of their daily needs⁵ walking from their home, in pleasant surroundings and with safe, easy access to other parts of the city by biking, using micro-mobility or public transport.”⁶ Open spaces are included as a daily need and must be spread across the city to provide access to these essential community resource close to community members' homes.

- **Multi-modal transport:** Hamilton’s rapid growth in population has and will put pressure on the local transport system. Significant changes and investment is needed to provide Hamiltonians with genuine travel choice. More people are choosing to travel on foot, by bike, by bus, or using micro-mobility devices such as scooters. Open space design is crucial for an adaptable, future-ready transport system that supports quality and compact urban form.



⁵ Daily needs may include access to the following in your compact, connected and healthy neighbourhood: Local shops and businesses (e.g. supermarket (small), butcher, grocer, bakery, café, shared workspaces), opportunities for play, green open spaces, early childhood facilities, primary schools, health services such as doctors, dentists, chemists and public transport stops.

⁶ This definition acknowledges that the 20-minute city is a concept. We will reflect this aspiration throughout our work with our partners and our strategies, plans and activities, however it is not intended to define a standard of service delivery.

Outcome one

Open spaces that reflect culture and history

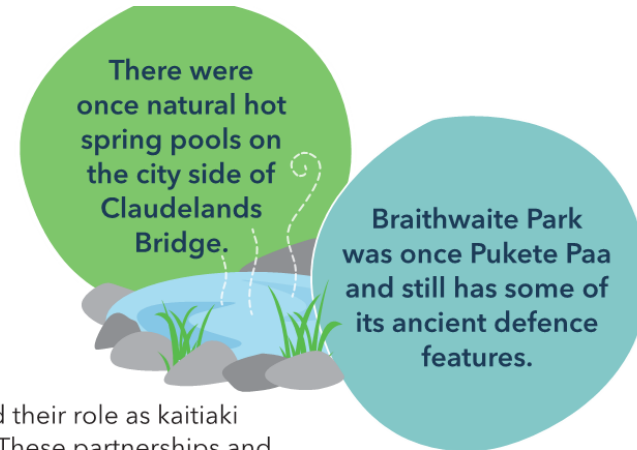
Our open spaces reflect the culture of our communities and tell the stories of the unique history of Hamilton Kirikiriroa.

Sites of historical significance, including cemeteries, urupaa and waahi tapu, are commonly found in open spaces in Hamilton Kirikiriroa. Storytelling through signage, interpretation, and art can provide educational opportunities and protect the unique cultural heritage of Hamilton Kirikiriroa. A greater understanding of the history of open spaces can support a sense of belonging and community connection to the land.

The reflection of history in open spaces supports Council's He Pou Manawa Ora Strategy's pillar of History – He Pou Manawa Koorero, reminding us of the value of our unique history.

Storytelling and interpretation is not limited to narrative signboards and art works. The planting of indigenous species, for example, could also be used to reflect the history of the space and the unique ecological history of the city.

Working in close partnership with mana whenua to design interpretation is critical. Mana whenua are recognised for their relationship with the whenua (land) through whakapapa



(lineage) and their role as kaitiaki (guardians). These partnerships and the incorporation of Maatauranga Maaori alongside western science provide opportunities to enhance te mauri oo te taiao (the health and wellbeing of the environment) through the management of our open spaces.

Open spaces will reflect the evolving story of Hamilton Kirikiriroa, including the many cultures that now call Hamilton Kirikiriroa home. By reflecting the culture of the surrounding communities, we can continue to develop a collective identity as Hamiltonians.

Focus areas

- Using storytelling in our open spaces to reflect the history of the land and its people.
- The cultural heritage of Hamilton Kirikiriroa will be recognised and enhanced through indigenous planting.
- Partnering with mana whenua to incorporate Maatauranga Maaori in the work we do.
- Working with local communities to reflect culture in open spaces.



Outcome two: Open spaces for people

Our open spaces are well used and meet the diverse needs of our community.

Safe, attractive and well-designed open spaces can support the social, spiritual, physical and mental wellbeing of our community. High-quality open spaces offer opportunities for play, gatherings, commemoration, events and connecting with nature. In medium or high density areas high-quality open spaces offer relief from the built environment, respite from the heat, and will become more important as the population grows.

Council will take a forward-planning approach, investigating how changing demographics, recreation trends, and the climate will affect demand for infrastructure, facilities, and services, while ensuring that green spaces are preserved. Inclusive planning of open spaces, wherever possible, will ensure that they are accessible, enhancing social equity for disabled and older people. Funding will prioritise achieving equitable outcomes and spaces where our population is going to grow the most.

Changing demographics and recreation trends will also require Council to provide flexible open spaces and a range of activities that can be adapted for diverse user groups. Community



engagement⁷ suggests that people in Hamilton Kirikiriroa would like a greater variety of features and activities for their local parks. Grouping resources and activities together can activate spaces and encourage community use.

Council will build new partnership models to encourage and enable local decision making and programming, contributing to a sense of connection and community ownership. Working alongside the community, the Council will improve processes to make it easier for businesses and local groups to activate public spaces for events and activities.

Ensuring open spaces are safe is critical for all members of the community. Incorporating Crime Prevention Through Environmental Design (CPTED) and a wider range of options to meet the needs of excluded groups can increase safety.

An example of a high-quality, fit-for-purpose community park in Hamilton is Claudelands Park. Claudelands Park has good road frontage and accessibility, has pathway connection through out the reserve, seating, and attractive views of Jubilee Park.

Image: Korikori Park



Focus areas

- Meeting the needs of the whole community by providing a range of play opportunities.
- Prioritising investment into communities that are underserved and where population is going to grow the most.
- Decision making will be guided by engagement with the communities surrounding our open spaces.
- Create a network of physical and information resources to facilitate the use and activation of open spaces.

How will we know we are successful?

- More of our community are using our open spaces.
- The community is involved in decision making.

Outcome three: Open spaces for nature

Nature is prioritised in our open spaces, creating a green city.

Climate change, population density and urban intensification are introducing new and diverse challenges for our community. Investing in connected, integrated ecosystems and making spaces for nature in our city will support biodiversity outcomes and climate change mitigation and adaptation.

Priority will be given to the restoration and protection of our natural areas that contribute to biodiversity and climate adaption outcomes, including the taonga of the Waikato Awa, gullies, and large established trees. This outcome will support Council's other strategies like [Our Climate Future: Te Pae Tawhiti o Kirikiriroa](#), [Nature in the City](#) and the pillar of restoration from [He Pou Manawa Ora](#) - He Pou Manawa Taiao, and enable significant changes to occur.

A city's resilience to climate change is affected by how well parks and open spaces can withstand the impacts of this change. Spaces that feature a diversity of species, forms and function are more likely to be capable of coping with change and maintaining ecosystem health.

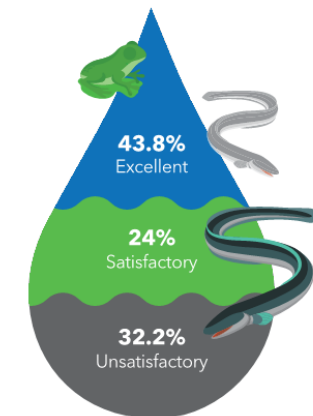
A minimum of 10% of the land of Hamilton Kirikiriroa needs to be indigenous planting to support ecosystem health.



Open spaces provide areas for large trees and other vegetation to be planted within the city. Quality guidance about planting, protection and maintenance of trees and other vegetation will enable better outcomes for ecosystem health in open spaces and ensure that what is planted can withstand changing weather patterns. Guidance must consider how to avoid habitat loss for fauna from new development and, where this is not possible, how to adequately mitigate and compensate for any loss. This may involve restoring or establishing new areas of habitat within the city and its surrounding areas.

Incorporating nature-based solutions to make infrastructure more resilient (for example naturalised waterways, wetlands, daylighting streams, and select trees), provides multiple benefits for the community such as reducing 'urban heat

Water quality for ecological health 2015-2019



Lower Waikato River water quality

- Excellent
- Satisfactory
- Unsatisfactory



Mangaiti Gully is a great example of how this outcome area might look in our open space. It is a good example of a community partnership undertaking a large-scale restoration project within a Council-owned open space.

island' effect, providing recreation opportunities, reducing run-off into our stormwater network, flood protection, increasing water sustainability, and sequestering carbon.

Council recognises the role of Maaori as kaitiaki of the natural and physical environment, working in partnership to promote the protection and enhancement of the Waikato Awa. A partnership approach would include opportunities for mana whenua to apply Maatauranga Maaori values to Council projects. Partnerships with private landowners and continuing to grow a strong base of volunteers to support increased indigenous planting in the city will also be a priority - we cannot do this alone.

Focus areas

- Support the biodiversity recovery of natural areas.
- Green our parks, streets, and laneways.
- Prepare our open spaces for climate change and its impacts.

How will we know we are successful?

- The amount of green open spaces in the city is enough to support our growing city.
- Indigenous vegetation covers 10% of the city by 2050.

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Outcome four: A connected network of open spaces

Our open spaces are connected and accessible to everyone in Hamilton Kirikiriroa.

The benefits of a well-planned, connected network of open spaces include improved health, accessibility, low emission transport options, ecosystem health, and a stronger sense of community.

In order to achieve these benefits, open spaces will be planned and provided within the context of a large, integrated system. Creating this network will require a collaborative effort from Council and its partners.

A crucial part of achieving outcome four is the improved protection and restoration of ecological networks, including the sensitive integration of people movement to enhance existing ecological networks.

As Hamilton Kirikiriroa continues to grow, a connected network⁸ will enable ways for people to get around the city that are easier, more enjoyable and better for the environment. This will involve reframing how different open spaces are viewed, including streets, sidewalks, privately-owned public spaces, hydro and rail corridors, cemeteries, laneways, trails, and courtyards. Gaining a better understanding of how



Around 84% of Hamilton Kirikiriroa households have a neighbourhood park within a 500m walk.

spaces complement and connect with each other, facilitating movement within the network and supporting placemaking.

The vision of this strategy and other key Council strategies (Our Climate Future, Access Hamilton and Play Strategy) can be realised by seizing opportunities to convert underused streets and laneways for amenity, greenery and cultural landmarks. The connections created can increase access to open spaces and extend useable spaces in our neighbourhoods.

Using approaches such as ‘Healthy Streets’ and the ‘One Network Framework’ will put people and their health at the centre of decisions about how open spaces are designed, managed and used. Parks and reserves are excellent connectors that complement the street network, making it more enjoyable and safer to use multi-modal transport options throughout the city.

Hamilton City Council’s Open Space Provision Policy provides guidance on the quantity and distribution of park spaces in Hamilton. Council will look for opportunities to improve the open spaces network in new and existing areas of the city and will encourage developers and other organisation (including central government) to consider how their developments may contribute to the open spaces network.

⁸ Network: a group or system of interconnected things, in this context this is referring to a system of open spaces.

The Western Rail Trail is a great example of how this outcome area could look in our open spaces. It is a 2.7km off-road shared path connecting Hamilton’s southwestern suburbs with the central business district. The path gives commuters and students an off-road link for safety.

The route travels the rail corridor from Kahikatea Drive, around the west of Lake Rotoroa to Ward Park and the central business district.

The path connects Hamilton’s southwestern suburbs with the central business district, Hamilton Girls High School, and Wintec City Campus. This path is also handy for families, friends and couples wanting to enjoy a picnic by the lake.

Focus areas

- Fill provision gaps in the open spaces network.
- Support quality growth and urban form development through high-quality connected open spaces.
- Investigate and deliver connected, protected, multi-modal transport options through our open spaces.

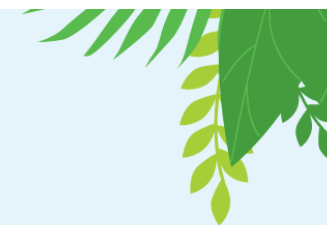
How will we know we are successful?

- Reduction in provision gaps in the open spaces network.
- Improved connections and access through the network.

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Glossary

Kuputaka



Amenity:	In this context amenity is defined as natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
Access/accessibility:	Access refers to the ability or right to enter, approach, or use something or somewhere. Access is a fundamental aspect of equality and social justice, as it allows individuals to participate fully in society and enjoy the same opportunities and benefits as others.
Awa:	River.
Biodiversity:	Short for ‘biological diversity’ and simply means the variety of life on earth. This variety includes all plants, animals and micro-organisms, the genes they contain and the ecosystems they form.
Built environment:	Human-made surroundings in which people live, work, and interact. In this context it refers to buildings, roads, sidewalks, some transportation systems, and other physical infrastructure.
Blue open spaces:	Any body of water or water-related area that is accessible to the public for recreational or leisure activities. Examples of blue open spaces include lakes, rivers, or wetlands.
Climate change adaption:	Taking action to prepare for and adjust to both the current effects of climate change the predicted impacts in the future.
Ecosystem:	A complex community of living organisms, together with their nonliving environment, interacting as a system. Ecosystems are made up of biotic (living) components, such as plants, animals, and microorganisms, and abiotic (non-living) components, such as air, water, soil, and sunlight. These components interact with each other through various ecological processes, such as nutrient cycling, energy flow, and predation.

Equity:	Concept of fairness and justice in the distribution of resources, opportunities, and responsibilities. It involves ensuring that everyone has access to the same opportunities and benefits, regardless of their race, gender, socioeconomic status, or other individual characteristics.
Genuine travel choice:	The ability of individuals to make informed and voluntary decisions about their travel behavior based on their personal preferences and circumstances, without being constrained by limited options or external factors such as economic, social, or cultural pressures.
Grey open spaces:	Any non-green or non-blue open spaces, typically consisting of hard, paved surfaces such as concrete, asphalt, or brick. Examples of grey open spaces include plazas, sidewalks, parking lots, and other urban spaces that are designed for public use.
Hapuu:	Kinship group, clan, tribe, subtribe - section of a large kinship group and the primary political unit in traditional Maaori society. It consisted of a number of whaanau sharing descent from a common ancestor, usually being named after the ancestor, but sometimes from an important event in the group's history. A number of related hapuu usually shared adjacent territories forming a looser tribal federation (Iwi).
Iwi:	Extended kinship group, tribe, nation, people, nationality, race - often refers to a large group of people descended from a common ancestor and associated with a distinct territory.
Kaitiaki:	Trustee, minder, guard, custodian, guardian, caregiver, keeper, steward.
Kaitiakitanga:	Guardianship, stewardship, trusteeship, trustee.
Maatauranga Maaori:	Maaori knowledge, wisdom, understanding, skill - sometimes used in the plural. Upon arriving in New Zealand Aotearoa, Maaori gained maatauranga (knowledge, wisdom) of the natural environment based on experiences, research, and encounters with new land, weather patterns, flora, and fauna.
Mahi tahi:	Working together, collaboration, cooperation, teamwork.
Mana whenua:	People with territorial rights, power from the land, authority over land or territory, jurisdiction over land or territory - power associated with possession and occupation of tribal land. The tribe's history and legends are based in the lands they have occupied over generations and the land provides the sustenance for the people and to provide hospitality for guests.

Manaakitanga:	Hospitality, kindness, generosity, support - the process of showing respect, generosity, and care for others.
Mauri:	Life principle, life force, vital essence, special nature, a material symbol of a life principle, source of emotions - the essential quality and vitality of a being or entity. Also used for a physical object, individual, ecosystem or social group in which this essence is located.
Multi-modal transport:	The use of two or more modes of transportation in a single journey or trip, such as walking, cycling, taking a bus, ferry or train.
Network:	A group or system of interconnected things, in this context this is referring to a system of open spaces.
Open spaces:	Areas not occupied by buildings and that offer either: Amenity, play, sport, recreation, spaces for gathering, gardens, transport, sites for vegetation, spaces for large trees, food and corridor areas for native fauna, or water treatment.
Papatuaanuku - the earth Mother	According to Maaori legends, in the creation of the world Ranginui and Papatuaanuku were the first ancestors. Their children ruled the natural world. Their children gave rise to both humans and all aspects of the natural world. All Maaori can trace their whakapapa back through these figures and in some tribal stories, humans were born or made directly from the earth.
Pou:	Post, upright, support, pole, pillar, goalpost, sustenance.
Provision:	The act of providing or supplying something that is needed or required, such as goods, services, or resources.
Rangatiratanga:	Chieftainship, right to exercise authority, chiefly autonomy, chiefly authority, ownership, leadership of a social group, domain of the rangatira, noble birth, attributes of a chief.
Taangata whenua:	Local people, hosts, indigenous people - people born of the whenua, i.e. of the placenta and of the land where the people's ancestors have lived and where their placenta are buried.
Taonga:	Treasure, anything prized - applied to anything considered to be of value including socially or culturally valuable objects, resources, phenomenon, ideas, and techniques.

Te Ao Maaori:	Te ao Maaori teaches us that all life is connected, and there is an intimate relationship between people and their environment.
Te mauri oo te taiao:	The health and wellbeing of the environment.
Tikanga:	Correct procedure, custom, habit, lore, method, manner, rule, way, code, meaning, plan, practice, convention, protocol - the customary system of values and practices that have developed over time and are deeply embedded in the social context.
Tookeke:	Fairness, equity, equitableness, impartiality, strictness, equality.
Urupaa:	Burial ground, cemetery, graveyard.
Waahi tapu:	Sacred place, sacred site - a place subject to long-term ritual restrictions on access or use, e.g. a burial ground, a battle site or a place where tapu objects were placed.
Whakapapa:	Genealogy, genealogical table, lineage, descent - reciting whakapapa was, and is, an important skill and reflected the importance of genealogies in Maaori society in terms of leadership, land and fishing rights, kinship, and status. It is central to all Maaori institutions.
Whakatauki:	Proverb, significant saying, formulaic saying, cryptic saying, aphorism.
Whakawhanaungatanga:	Process of establishing relationships, relating well to others.
Whenua kooraha:	Open spaces.
Whenua:	Land - often used in the plural.

Appendix A: Categories of open spaces

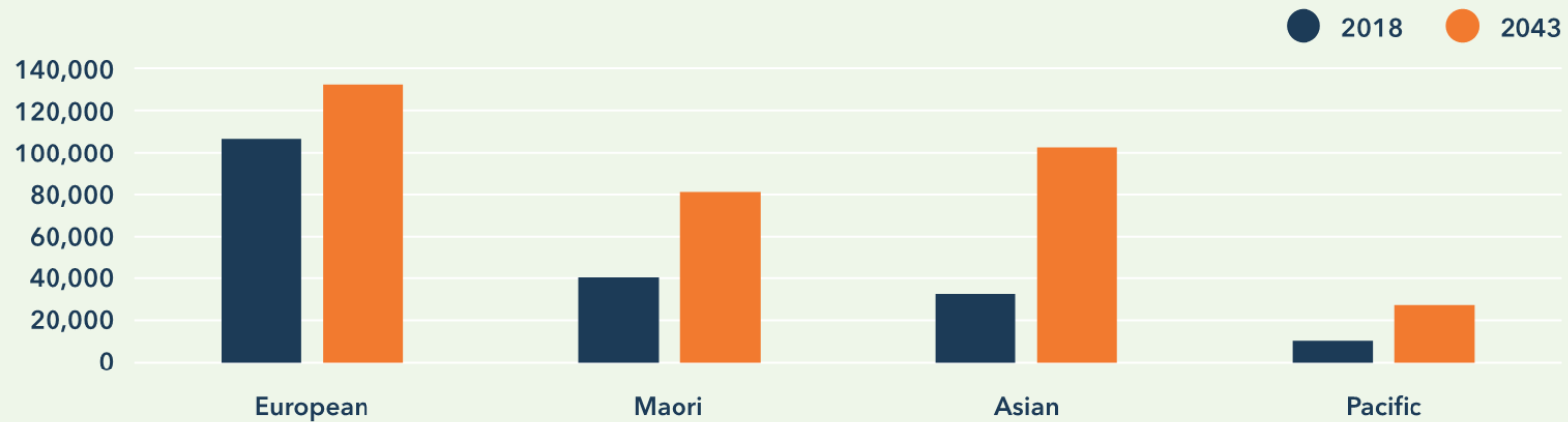
Type	Description	Example
Sport fields	Primarily provide for organised sport. Can be combined with the function of a community park.	Gower Park
Community parks	Larger multi-function parks for informal play, recreation, socialising, and events. Can be combined with the function of a sport park.	Claudlands Park
Neighbourhood parks	Basic informal play, recreation and socialising spaces within easy walking distance for surrounding residents.	Te Inuwai Park
Pocket parks	Small informal recreation and socialising spaces for nearby residents. Improves connectivity and makes the area look nicer.	Tuna Kai Park
Street families:	The seven Street families (as defined in the ONF) bring together the concept of 'movement' and 'place' elements to describe the characteristics of the streets function in terms of the levels of movement, the amount of on-street activity, and indicative adjacent land-use.	Everything from SH1 (transit corridor) to Garden Place (civic spaces)
Civic spaces	Public areas that are designed and managed for the purpose of promoting social interaction, public participation, and community engagement. It includes a wide range of physical spaces such as plazas or town squares.	Garden Place
Natural areas	Conservation and restoration of our unique natural heritage while providing opportunities for people to get out into nature. These natural spaces include indigenous bush areas, the awa (river) and its bank reserve system, the gully system, wetlands and lakes with their surrounding margins.	Mangaiti Gully
Culture and heritage	Protection of our history while providing opportunities for people to experience our cultural heritage. Often provided for commemoration, mourning and remembrance.	Miropiko Reserve
Destination parks	A space people travel to to have unique experiences. Often contain a range of high-quality play, recreational and community facilities and activities.	Hamilton Lake Domain
Amenity parks	Open spaces that provides visual relief, links between neighbourhoods and buffers between potentially incompatible activities, for example residential and industrial areas.	O'Connell Walk, Pukete
Stadia	Open spaces used for sports stadiums.	FMG Stadium

Appendix B: The community of Hamilton Kirikiriroa

Community of Hamilton Kirikiriroa:

Hamilton Kirikiriroa has a young population a median age of 33, however the number of older people will grow by 20% over the next ten years. In 2022 Hamilton Kirikiriroa had an approximate population of 180,000; by 2052, it is projected to grow to approximately 270,000. In the 2013 disability survey, a quarter of New Zealand’s population was identified as having some form of disability.

Our community is diverse, with over 160 ethnicities represented, and will get more diverse over time. A high percentage of the population of Hamilton Kirikiriroa are Maaori (23.7%). Between now and 2043 the make up of our population is projected to change, with the most pronounced growth in our Asian, Maaori and Pacific populations.



Note: all projections are based on Nidea High Projections (2018), and all other data is based on Statistics New Zealand Census data from 2018, with the exception of the 2013 disability survey which is based on 2013 Census data (due to limitations in 2018 Census data on disability).

Appendix C: Community engagement summary

How we engaged:

Face to face engagement was limited through COVID-19 restrictions. To work around this, we engaged community through a widely advertised community survey in March 2022, this received approximately 700 community responses. We held hui with hapuu and iwi in April 2022, October 2022 and then again in March 2023 to ensure we were capturing aspirations of tangata whenua. We also engaged with other key organisations like: The Ministry of Education, Department of Conservation, Waikato Regional Council, Go Eco, Predator Free Waikato, Sport Waikato, and Recreation Aotearoa in April 2022 and March 2023.

What we heard:

A high number of our survey respondents were happy with our open spaces, 84% of community members who responded to our survey visited open spaces at least once a week and 72% were happy or very happy with our open spaces. These were the things that respondents thought were great about our open spaces:

- most of Hamilton City Council's parks and open spaces were good and well maintained,

- there are lots of parks and open spaces and a lot of variety to choose from,
- parks and open spaces are a good place to relax and get respite,
- people liked using parks and open spaces to walk their dogs,
- people were happy with the playgrounds in the city, and
- people were happy with parks and open spaces being close to where they live.

The things respondents' thought were most important about open spaces in Hamilton Kirikiriroa were:

1. The distance of a park from their house
2. That the park is well maintained
3. That there were paths for walking and cycling

Opportunities highlighted by respondents to improve our parks included:

- Increasing the number of activities available at parks, including more events and displays
- More focus on multipurpose, safe, and accessible community spaces
- Increasing the natural areas in our open spaces with more trees, variety of planting and nature play opportunities.

Feedback from our engagement was used to help shape our strategy and will help to inform the actions we will undertake to achieve the outcomes and vision of the Strategy.

Appendix D: Linkages page

Central Government Policy And Direction

- National Policy Statement on Urban Development (RMA) (NPS-UD)
- Aotearoa New Zealand Biodiversity Strategy
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
- National Policy Statement on Highly Productive Land (NPS-HPL)
- National Policy Statement for Indigenous Biodiversity (NPS-IB)
- National Policy Statement for Freshwater Management (NPS-FM)

Key Organisations Direction/Influence

- Waikato Tainui
- Hapuu o Kirikiriroa
- Ministry of Education
- Department of Conservation
- Waikato Regional Council
- Sport Waikato

Open Spaces Strategy

Regional and Subregional Strategies and Plans

- Tu Ture Whaimana- Vision and Strategy for the Waikato River
- Whakatupuranga Waikato-Tainui 2050
- Waikato Regional Active Spaces Plan
- Future Proof Strategy
- Waikato Conservation Management Strategy
- Te Rautaki Taamata Ao Turoa O Hauaa - Iwi Environmental Management Plan (Ngaati Hauaa)
- Te Mata Herenga - Ngaati Tamainupoo Maaturanga and Taonga Environmental Management Plan
- Waikato Bat Strategy

Hamilton City Council Strategies and Plans

- Hamilton Urban Growth Strategy
- He Pou Manawa Ora
- Play Strategy
- Access Hamilton
- Our Climate Future: Te Pae Tawhiti o Kirikiriroa
- Nature In The City
- Community and Social Development Strategy
- District Plan and Area Plans
- Reserve Management Plans



Image of Te Awa Cycle Trail near Ferry Bank

30 Hamilton City Council - Papa Awhareka o Kirikiriroa - Hamilton City Open Spaces Strategy




31 Hamilton City Council - *Papa Ahuareka o Kirikiriroa* - Hamilton City Open Spaces Strategy



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PARKS AND OPEN SPACES SURVEY: ENGAGEMENT AND INSIGHT REPORT

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May 2022.

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May 2022.

EXECUTIVE SUMMARY

The Parks and open spaces survey is a tool to understand how people use the city's parks and open spaces and seek their feedback about their experience at these spaces. Feedback from this survey will be used to inform the open space strategy and open space provision policy and will also feed into two Long-Term Plan service performance measures.

WHAT WE ASKED

This consultation was open between 4 March and 1 April 2022. We asked people specific questions around frequency of use, how they use these spaces, other types of spaces they use to play, and who they go with. We also asked people how happy they are with the city's parks and open spaces, what's important to them about these spaces, perceptions about these spaces, and how they get to these spaces.

The survey was promoted through an Our Hamilton story and posts on Facebook and was also available through hardcopies at libraries and the Hamilton City Council building in city centre. The Our Hamilton story received 86 views and the Facebook posts reached over 71,000 people.

WHAT DID THE COMMUNITY SAY

- We received 700 responses to the survey and one email feedback.
- 93% of our respondents are from Hamilton. We had a high representation from East Area 1, East Area 3, East Area 5, West Area 1, and West Area 3. Details of suburbs in these areas is available in the demographics analysis on page 32.
- We had a high representation from those in 25-69 range and from NZ European and British ethnic groups.
- 56% of our respondents are from households with dependents (i.e., children /other family).

When people use city's parks and open spaces

- **93% of the respondents use these spaces on a daily/weekly/monthly basis** (regular users). This is consistent compared to the 2019 parks survey, of which 93% of the respondents used these spaces on a daily/weekly/monthly basis. We asked this group, questions to understand how they use these spaces, how they get there, their experience with using these spaces and getting there. The following sections go through these in detail.
- **The top 5 ways in which people use these spaces are:** Getting exercise/walking/running (72%), walking their dog (58%), enjoying nature (51%), relaxing/meeting friends or family (44%), using playgrounds (42%). For reference, the 2019 survey respondents, top 3 reasons to visit were: Walking by themselves or walking their dog (56%), Watching or participating in sport (51%), Supervising children from their family while they play (40%).
- **Top 2 other spaces people use to play:** Their backyard (70%), the river (43%). 51% of those who said they use the river and told us where they live, are from suburbs alongside the river.
- **7% of our respondents don't use parks and open spaces/use them less often.** 90% of these are Hamilton residents. The key reasons they don't visit/visit less often are concerns with Covid, no off-lead dog parks close to where they live, not many activities in the parks close to where they live or it's boring or there is nothing to do, mobility issues, no good parks in walking distance to where they live. People shared what they would like to see - weather cover, i.e. shade for when it rains and when it's hot, different types of parks, e.g., skatepark/place to skate, water parks, exercise parks, more seating/picnic benches, fenced dog areas.

- There are no significant differences in the two groups (regular users and those who don't use/use less often) by age group or household situation.

How people feel about the city's parks and open spaces

- **72% of the respondents are happy/very happy with city's parks.** The comparison/difference in happiness between demographic profiles is not statistically significant. However, looking at how happy people are in each demographic profile, a couple of points to note were that:
 - There was a higher proportion of respondents who said they have a disability who were unhappy than those who did not have a disability.
 - There was a higher proportion of respondents from the west areas who were unhappy than those from east areas.
- Majority (87%) of respondents are distributed in the 20–64-year-old group, with 35% of these being in the 30–39-year-old group, most of who are in household with dependents e.g., children/other family. 36% of these are from West Areas, 56% from East and 8% from outside Hamilton.
- Looking at the survey responses alongside our business data, we see that some areas have residential sites with no neighbourhood parks¹ within 500 m direct walking distance. In the East, these are certain areas in Fairfield, Enderley (East Area 4), areas around Hamilton Boys high (East Area 5). In the West, Melville (West Area 6), Nawton (West Area 2), Frankton (West Area 4), Forest Lake (West Area 1).
- From those who shared **why they felt very happy/happy**, the key themes were:
 - most parks and open spaces were good and well maintained,
 - there are lots of parks and open spaces and a lot of variety to choose from,
 - parks and open spaces being a good place to relax and get respite,
 - people liked using parks and open spaces to walk their dogs,
 - people were happy with the playgrounds in the city, and
 - people were happy with parks and open spaces being close to where they live.
 Details of specific parks/areas people mentioned are in the section on submissions insights.
- Through their responses, people also mentioned some **suggestions of improvement** such as:
 - regular upkeep of certain parks and open spaces and facilities in those such as toilets,
 - more shade in parks and playgrounds,
 - some playgrounds need to be upgraded/fixed,
 - there should be rubbish bins at all parks, and
 - there should be more parks with off-leash areas for dogs.
- **9% are unhappy/very unhappy with city's parks.** Majority (38%) of these are in the 30–44-year-old age group. 55% of these are from West Areas, 38% from East and 7% from outside Hamilton.
- From those who shared **why they felt very unhappy/unhappy**. The key themes that came through were:
 - parks and playgrounds are not maintained,
 - more parks and playgrounds and existing playgrounds need to be refurbished,
 - more dog parks/areas for dogs to exercise freely,

¹ Note: A neighbourhood park is determined to provide a neighbourhood park function if the park contains at least one of features 1 and 2 and one of features 3 and 4 below.

1. Trees, landscaping and gardens
2. Provide basic facilities and furniture including seating, bins and walkways
3. Minimum flat 30m by 30m kick-around play space
4. May provide basic playgrounds/play features.

- sports parks are not maintained which includes rubbish piled up, improper cricket pitches, overgrown lawns, changing rooms not cleaned,
- there are other people in parks who cause nuisance such as people on dirt bikes, other people using e-bikes in parks, people using foul language, cars parked on the grass,
- people mentioned that seeing dogs off leash in on leash dog parks makes them unhappy and unsafe using these spaces, and
- there need to be more natural areas / big trees and plants to make a park interesting and for everyone to enjoy.

Details of specific parks/areas people mentioned are in the section on submissions insights.

- The **top 3 things important to our respondents about a park** are:
 1. Distance of a park from their house,
 2. it's well maintained, and
 3. paths for walking and cycling.
- Further analysis on what's important to specific demographic profiles is detailed in the submissions insights section. Overall, the most important thing for our respondents irrespective of their demographic profile is distance of a park from their house. Key ones to note, are respondents between 30-49 years of age mentioned distance of park from their house, playgrounds, it's well maintained, which indicates these comments could be attributed to higher number of households with dependents in this age group. Respondents over 50 years of age mentioned distance of a park from their house, paths for walking and cycling, and it's well maintained.

Finding parks and activities in city's parks and open spaces

- **64% of the respondents said it is easy to find out where parks are in Hamilton.** The top themes on what can help them find where parks are in Hamilton:
 - better signage around the park,
 - make it easy to look for parks on our website,
 - clarity regarding on/off lead parks & specific areas in parks,
 - more promotion about parks and what's on,
 - information on the website needs to be up to date.

Some other thoughts/ideas that people noted that the website is hard to use and that it should be easy to search and find information about a park. They mentioned that there should be no categories as it currently is on the website and others said it should show all parks in one place. Use of maps would be good. A few people also mentioned that only big/main parks information is easy to find.

- **32% said it is easy to find what activities are available in a park.** The top themes on what can help them find more about activities in parks:
 - information about activities in a park in one place,
 - promotion on where to look,
 - activities need to be promoted,
 - better signage around the park which mentions the activities too.

Activities in their local parks

- **70% strongly agree/agree that their local park can be used for a variety of activities.** Majority of these are from East area 5 (includes Claudelands, Hamilton East, Peachgrove) and West area 1 (includes Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa). 13% strongly disagree/disagree. Majority of these are from West area 3 (includes Aberdeen, Dinsdale, Temple view) and East area 2 (Callum Brae, Huntington, Rototuna, Rototuna North).

3 people each shared they would like to see more activities for kids, more dog friendly areas, exciting activities in their local parks.

- **40% of the respondents said activities they are interested in, are not available in their local park.** The top themes on what activities they would like to see are:
 - off lead dog areas,
 - a fenced dog park,
 - play spaces for all ages and abilities,
 - parks close by need to have play equipment,
 - play equipment in the parks close by needs to be upgraded,
 - need for biking/walking paths,
 - a skate park, and
 - a bike track/pump track.

Details (suburbs) of location of these respondents are in the section on submissions insights.

General perceptions of what they need in city's parks and open spaces

- **50% of the respondents said they can easily access everything they need when in a park and/or open space.** The top themes on what they would like to access more of:
 - rubbish bins,
 - shade,
 - toilets,
 - seating, and
 - water fountains.

People also mentioned that often toilets/changing rooms if any are closed so cannot be used. Details of specific parks/areas people mentioned are in the section on submissions insights.

- **65% said Hamilton's parks and open spaces are well maintained.** As seen above, having a park that is well maintained is the second most important thing for our respondents. People's feedback around which parks need more maintenance is elaborated in detail in submissions insights section about people's happiness with city's parks.
- **73% of the respondents said they feel safe** when in our city parks and/or open spaces. From those disagree and who shared their feedback, the main theme was feeling unsafe due to certain people at the park. Details of specific parks/areas people mentioned are in the section on submissions insights.
- **49% said that they would like to see Maaori history, values and culture** included in Hamilton Parks and open spaces. Of those disagree and who shared their thoughts, people mentioned: we should show all relevant history and not just Maaori history, and that this is not relevant in parks.

Other perceptions of their local parks

- **35% said that their local park can be used in all weather conditions.** Majority of these are from East area 5 (includes Claudelands, Hamilton East, Peachgrove) and West area 1 (includes Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa). From those who disagree, majority are from West area 3 (includes Aberdeen, Dinsdale, Temple view) and East area 3 (Chartwell, Chedworth, Harrowfield, Queenwood). Details of specific parks/areas people mentioned are in the section on submissions insights.

- **77% said that lots of people use their local park.** Majority of these are from East area 5 (includes Claudelands, Hamilton East, Peachgrove) and West area 1 (includes Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa. Of those who disagree, majority are from West area 3 (includes Aberdeen, Dinsdale, Temple view) and East area 2 (Callum Brae, Huntington, Rototuna, Rototuna North).

Importance of parks and open spaces as housing intensification increases

82% people think that parks and open spaces will be more important as housing intensification increases. We asked people to share ideas on how we can use parks and open spaces differently with increasing housing intensification. Themes from what people said:

- **Dog friendly spaces:** More parks should have dog friendly areas/off-leash areas and/or fenced dog areas. Some people suggested to make areas of the park (which are currently on-lead only) as off lead at certain times, e.g., early mornings, off-peak times in general. The sentiment from these people was to allow dogs and people to share spaces safely.
- **Community spaces:** People said the parks should be more of these multipurpose places to allow families/groups to come together for informal recreation, e.g., more like Innes common. People mentioned there should be more community events in our parks, such as markets, pop up stalls.
- **Nature in the city:** People mentioned that we should be planting more trees, improve variety of plants and biodiversity in our parks and open spaces. They also suggested planting more edible gardens/fruit trees/making community gardens. People suggested that there should be more natural play type spaces/activities in parks, and they suggested that we should encourage the community to use/explore our gullies
- **Access:** Need for be improved access to the park through walkways/footpaths, cycleways. People mentioned that linking cycleways through parks will enable alternative modes of travel. A few people mentioned making safer disabled access around parks and in parks to use facilities.
- **Safety:** Comments around feeling unsafe/ mentioned that safety should be improved and enforced around parks. Some of the places that people have mentioned to previous questions in the survey are detailed in one of the sections in submissions insights around certain perceptions about parks and open spaces. People also suggested adding lights for when it's dark.
- **Displays at parks and open spaces:** People suggested adding art/sculpture to city's parks and open spaces. Some examples of what people said was art/sculpture to showcase NZ/local history, flora/fauna, interactive art.
- **Activities:** People suggested there should be more activities for different babies, young children, age groups, older kids, teens, adults. People suggested having other play types which aren't available now/are less common, such as disc golf, pump track, water play.
- **Other comments:** People also shared other ideas/such as engage with the locals/those who live around the park when developing a park. We do this already when we do any park/playground upgrades; Recycling bins; More parks in central city.

Getting there

- **81% of respondents said it is generally very easy/easy to get to a park.**
 - The top 3 modes of travel used by these people: 83% of these people walk, 80% use their car/van, 35% bike/e-bike.
 - Majority of those who provided a response said it's easy because they live close by.
 - When asked, what would make it easier for them to get there, people said (top 2 reasons) safer and connected walking routes to parks and safer and connected cycle routes to parks.

- From those who said it's difficult to get to a park, the top 3 modes of travel used by these people: 75% of these use car/van, 47% walk and 31% use bike/e-bike. People shared some details on the why, such as:

- inability to take scooter on the bus,
- certain parks are not easy to find,
- only accessible by car when you have dogs,
- no direct bus routes,
- no direct/shorter route walkway,
- need safe and covered bike parking,
- no relevant activities in the parks close by/Live far away,
- limited parking.

When asked, what would make it easier for them to get there, people said (top 2 reasons) parks that are closer to their house and safer and connected walking routes to parks.

SUBMISSIONS INSIGHTS

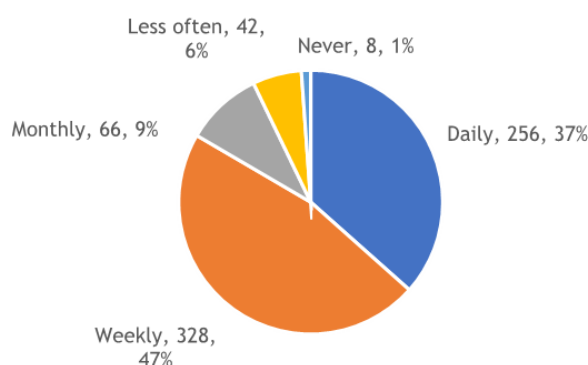
FEEDBACK THROUGH SUBMISSION FORMS (ONLINE & PAPER COPY)

We received 700 responses to the survey through Have your say. All the submissions were online, i.e., no hard copies were received. 93% of the respondents are Hamilton residents.

HOW PEOPLE USE CITY'S PARKS AND OPEN SPACES

HOW OFTEN DO YOU USE CITY'S PARKS AND OPEN SPACES?

How often have you used the parks and open spaces in Hamilton in the last 12 months?



We did a similar survey in 2019, in which we received 375 responses (93% of the respondents used the parks and open spaces on a daily/weekly/monthly basis).

Those who don't use parks and spaces/use them less often:

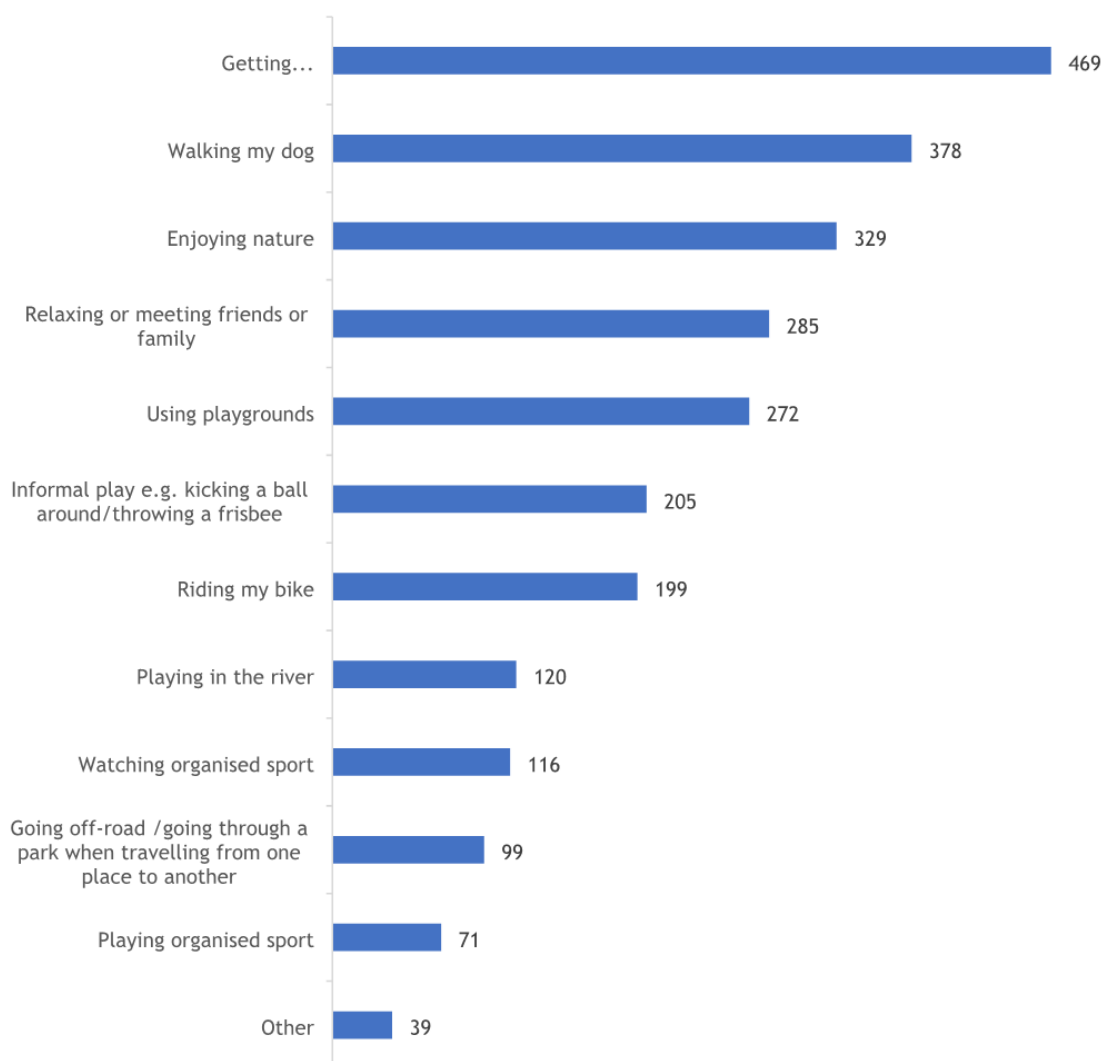
50 (7%) of the respondents are in this group. 45 (90%) of these are Hamilton Residents. We asked them,

- If you have visited less often/not visited any of Hamilton's parks and open spaces in the last 12 months, why is that? 46 people answered and the key themes from what people said are:
 - 9 mentioned that they don't visit since there have been lockdown due to concerns with Covid.
 - 4 mentioned there are no off-lead dog parks close to where they live.
 - 4 mentioned that there need to be more activities in the parks close to where they live or it's boring or there is nothing to do.
 - 4 mentioned that they have mobility issues.
 - 4 mentioned that there are no good parks in walking distance to where they live.
- What would make you more likely to use our city's parks and open spaces? 50 people answered and the key themes from what people said are:
 - 7 mentioned weather cover, i.e. shade for when it rains and when it's hot
 - 6 mentioned different types of parks, e.g., skatepark/place to skate, water parks, exercise parks
 - 5 mentioned more seating/picnic benches
 - 5 mentioned fenced dog areas

Those who use parks and open spaces daily/weekly/monthly:

650 (93%) are in this group. We asked this group questions to understand how they use these spaces, what's their experience, how they get there, their experience with using these spaces and getting there. The following sections go through these in detail.

There are no significant differences in the two groups by age group or household situation.

WHAT DO YOU USE PARKS AND OPEN SPACES FOR?**In general, what do you use parks and open spaces for?**

Of those who selected 'Other', the different activities people mentioned are:

- Riding their Scooter/E-scooter
- Skateboarding

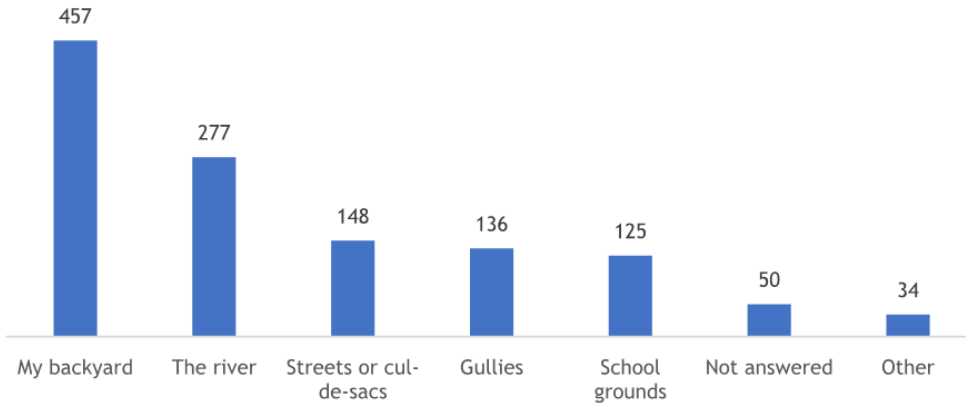
- Accessing the river for kayaking
- Reading
- Hosting/watching an event
- Picnic
- Volunteering to do weed control/tree or gully restoration
- Wheelchair rides

Compared to the 2019 survey, we added a few new categories/answer options. For reference, for the respondents who used city parks or open space on a daily or weekly basis. The top 3 reasons to visit were:

- Walking by themselves or walking their dog: 56% of these respondents.
- Watching or participating in sport: 51% of these respondents.
- Supervising children from their family while they play: 40% of these respondents.

OTHER SPACES PEOPLE USE TO PLAY

What other spaces do you use to play?



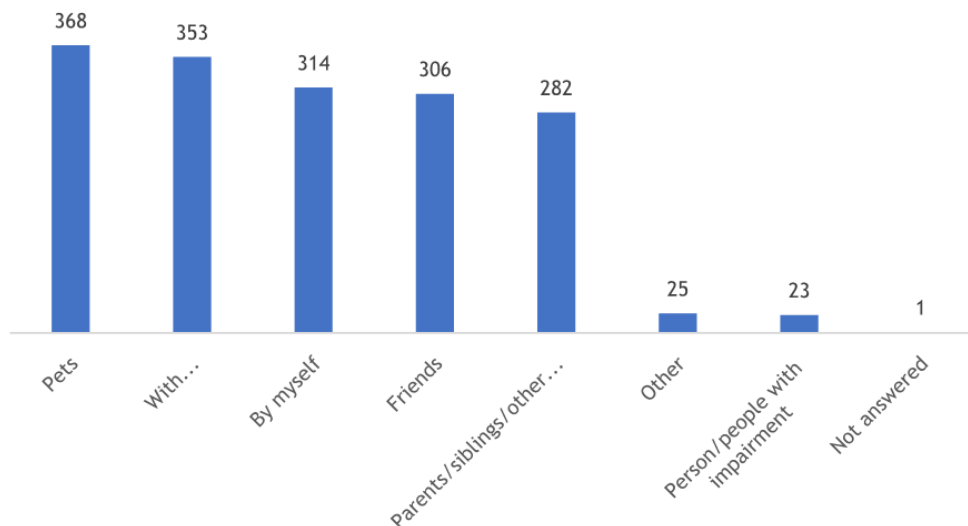
Some of the other spaces people mentioned were beaches, bike tracks, pools, community garden, cycle tracks, university grounds, indoor sports venues, private land, e.g., parking lots to ride bikes.

51% of those who said they use the river and told us where they live, are from suburbs alongside the river.

WHO DO THEY GO WITH?

Nearly 57% of our respondents who use parks daily/weekly/monthly are potentially dog-owners.

In general, who do you go to parks and open spaces with?

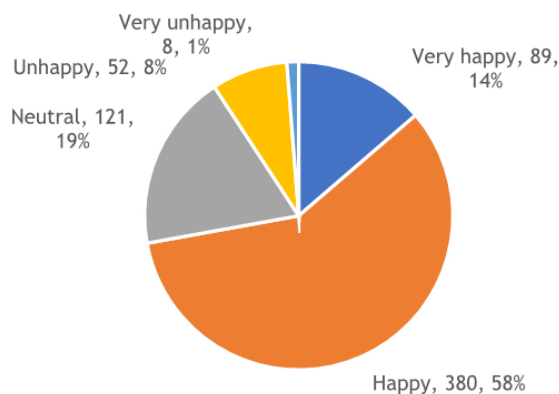


Most of the other ones: Have mentioned partner. A couple of others are team sports, colleagues from work. We did not ask this in the previous parks survey.

WHAT PEOPLE FEEL ABOUT CITY'S PARKS AND OPEN SPACES

HOW HAPPY ARE YOU WITH HAMILTON'S PARKS?

Overall, how happy are you with Hamilton's parks?



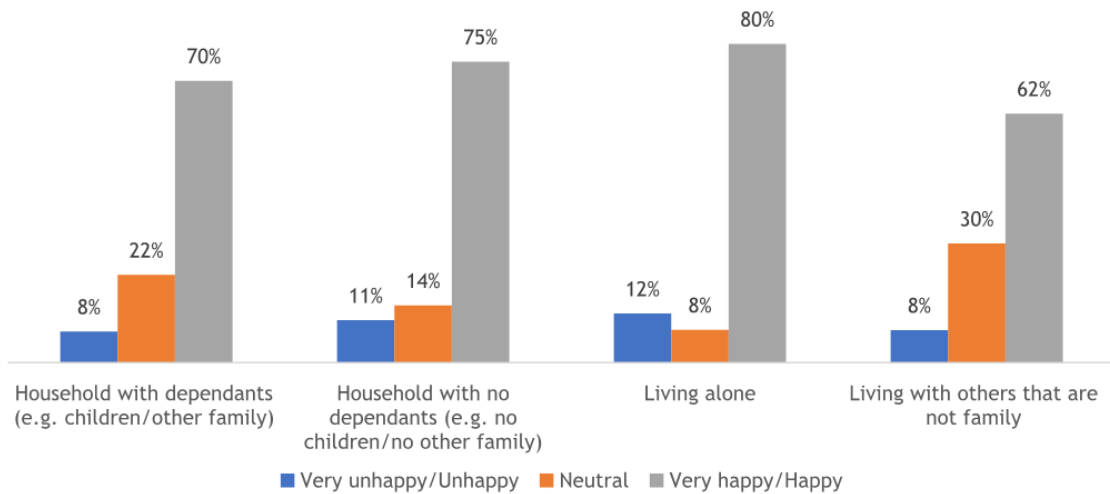
Analysis of happiness with city's parks by demographic profiles:

The comparison/difference in happiness between demographic profiles is not statistically significant, i.e., these assumptions are not true for the city's population. However, the below graphs show how happy people are in each demographic profile.

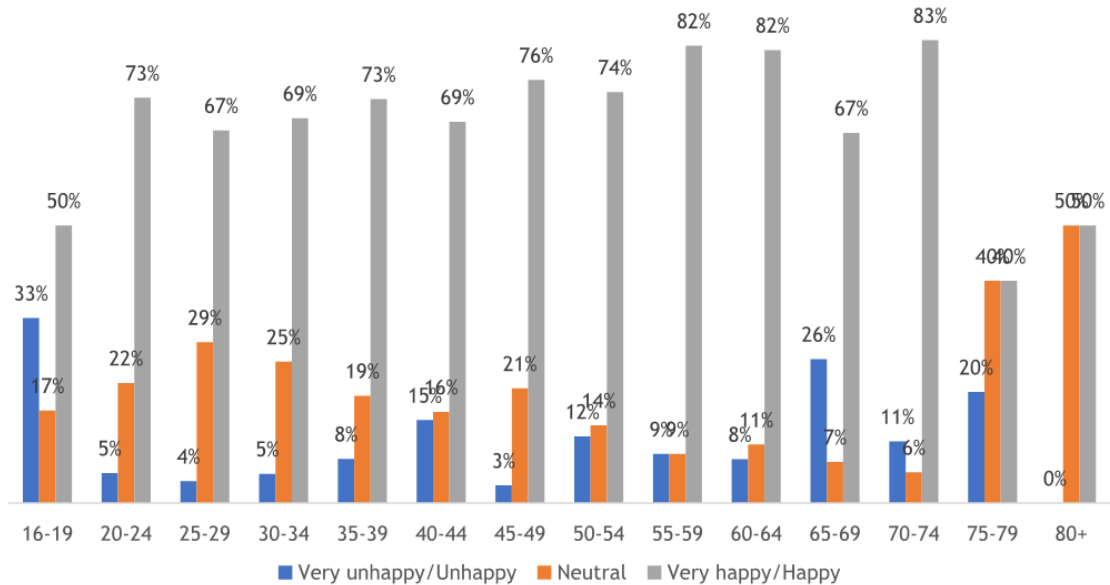
A couple of ones to note were that:

- There was a higher proportion of respondents who said they have a disability who were unhappy than those who did not have a disability.
- There was a higher proportion of respondents from the west areas who were unhappy than those from east areas.

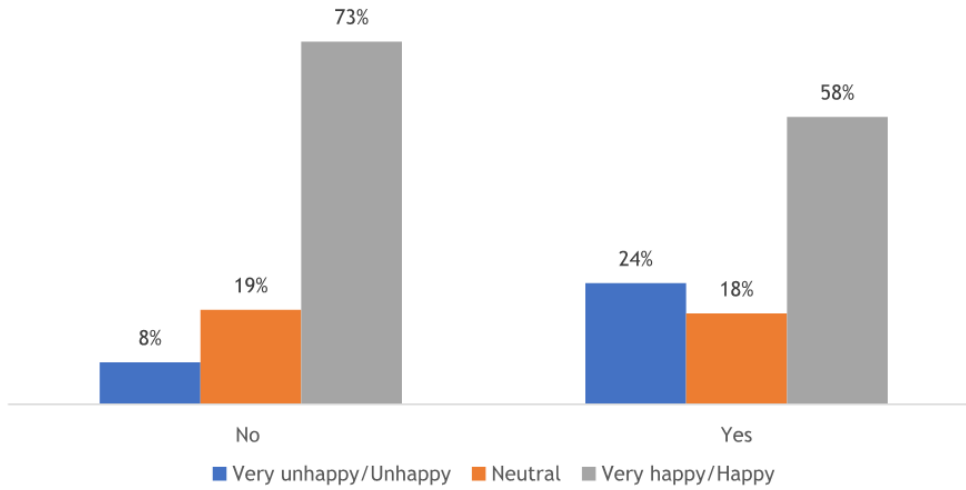
Overall how happy are you with Hamilton's parks by Household situation



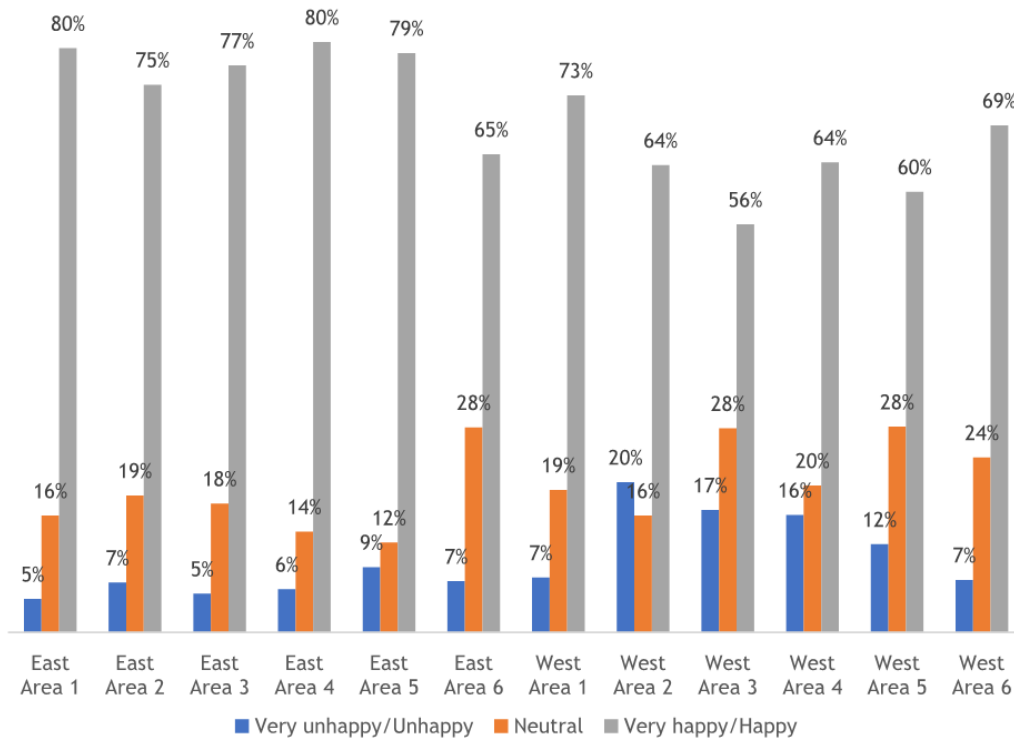
Overall how happy are you with Hamilton's parks by age group



Overall how happy are you with Hamilton's parks by disability



Overall how happy are you with Hamilton's parks by location (where they live)



Feedback from those who are Very unhappy or Unhappy:

60 (9%) of the respondents are in this group. Majority (38%) of these are in the 30–44-year-old age group. 55% of these are from West Areas, 38% from East and 7% from outside Hamilton. 85% of these don't have a disability, 13% do and 2% did not indicate whether they had a disability or not.

59 people shared why they felt very unhappy/unhappy. The key themes that came from people's feedback are mentioned below. Note: Feedback with 4 or more comments has been shown:

- 16 people mentioned parks and playgrounds are not maintained. This includes lawns not being mowed, rubbish not emptied. From these, 4 people mentioned the gates at Minogue park's fenced dog area being broken since a long time, poop bag dispensers not refilled, debris left over from construction, 1 person mentioned Herbert Road playground being unsafe and has large puddles in winter, and 1 person mentioned Porritt stadium.
- 11 people mentioned needing more parks and playgrounds and existing playgrounds to be refurbished. Some suggestions here were, having more in lower socioeconomic areas, play spaces to be made in such a way that older kids and teens can play, refurbishing old playgrounds/ playgrounds with unsafe equipment. The parks/playgrounds named here were those on Herbert Road, Dinsdale, Enderley park and Caernarvon Park.
- 7 people mentioned needing more dog parks/areas for dogs to exercise freely. 4 of these mentioned that there are some off leash areas which are used by people for other activities and have bones, broken glass etc which makes it unsafe for dogs.
- 6 people mentioned that sports parks are not maintained which includes rubbish piled up, improper cricket pitches, overgrown lawns, changing rooms not cleaned. The parks mentioned here were Galloway Park, Resthills park.
- 5 people mentioned there are other people in parks who cause nuisance, such as people on dirt bikes, other people using e-bikes in parks, people using foul language, cars parked on the grass.
- 4 people mentioned that seeing dogs off leash in on leash dog parks makes them unhappy and unsafe using these spaces.
- 4 people mentioned there need to be more natural areas / big trees and plants to make a park interesting and for everyone to enjoy.

Feedback from those who are Neutral:

Majority (76%) of these are in the 25–49-year-old group. 47% of these are from West Areas, 48% from East and 5% from outside Hamilton, i.e., nearly equal for East and West. 95% of these don't have a disability and 5% have a disability.

98 people shared why they felt neutral. The key themes that came from people's feedback are mentioned below. Note: Feedback with 6 or more comments has been shown:

- 42 people said that some parks and playgrounds are good, whereas others need work and maintenance. This includes lawns needing to be mowed, weeds in the grass, rubbish not cleaned up regularly, care during wet weather. Examples of parks/playgrounds people mentioned: Minogue Park, Chartwell Park, Steele Park, Gower Park, Dominion Park, Parks in Melville, Parks in Dinsdale, Parks in Nawton, Flagstaff Park (The respondent here also mentioned that the cricket pitch should be removed to make use for rugby, touch or lacrosse.)
- 15 people mentioned needing more dog friendly spaces to run a dog off leash.
- 12 people mentioned that we should develop parks into different types of play spaces. Examples of what people said: Skatepark in Flagstaff, Bike track in Ayrshire Drive Park, Disc golf courses, Pump track at Temple view.
- 11 people mentioned the need of facilities at parks such as shade, seating, rubbish bins.
- 8 people mentioned that they would like to see public toilets and generally visit parks with toilets, which is helpful with children when visiting playgrounds.

- 6 people mentioned that there should be more parks. 1 of these mentioned parks in lower socioeconomic areas, and 1 other mentioned needing more parks in Rototuna.
- 6 people mentioned that they had safety concerns when visiting certain parks. Examples of what people said: Park on Edgecombe Street, Steele Park, Potters Park.

Feedback from those who are Very happy/Happy:

Majority (87%) are distributed in the 20–64-year-old group, with 35% of these being in the 30–39-year-old group, most of who are in household with dependents e.g., children/other family. 36% of these are from West Areas, 56% from East and 8% from outside Hamilton. 94% of these don't have a disability, 4% do and 2% did not indicate whether they had a disability or not.

269 people shared why they felt very happy/happy. The key themes that came from people's feedback are mentioned below. Note: Feedback with 10 or more comments has been shown:

- 93 people said that most parks and open spaces were good and well maintained. Examples of what people mentioned: Days Park, Pukete Park, Pump track at Hillcrest, Hammond Park, Hamilton Gardens, River walk.
- 38 people were happy that there are lots of parks and open spaces and a lot of variety to choose from.
- 33 people were happy with parks and open spaces being a good place to relax and get respite. Examples of what people mentioned: Memorial Park, Parana Park, River walk, Bush walk at Claudelands park, Lake, Hamilton Gardens.
- 25 people liked using parks and open spaces to walk their dogs. Examples of what people mentioned: Days Park, River walk and Pukete park.
- 24 people were happy with the playgrounds in the city. Examples of what people mentioned: Playgrounds at the Lake, Minogue Park, Flagstaff.
- 13 people were happy with parks and open spaces being close to where they live.

Through their responses, people also mentioned some suggestions of improvement. The key themes with 10 or more comments has been shown:

- 48 people said that there needs to be regular upkeep of certain parks and open spaces and facilities in those such as toilets. Examples of what they mentioned: Days Park, Fenced dog area at Minogue Park.
- 17 people said there needs to be more shade in parks and playgrounds.
- 13 people said some playgrounds need to be upgraded/fixed. Examples of what they mentioned: Playgrounds in Claudelands park, Fairfield Park, Flying fox at Forest Lake Park, Bankwood park, Dinsdale park.
- 14 people said there should be rubbish bins at all parks.
- 14 people said there should be more parks with off-leash areas for dogs.

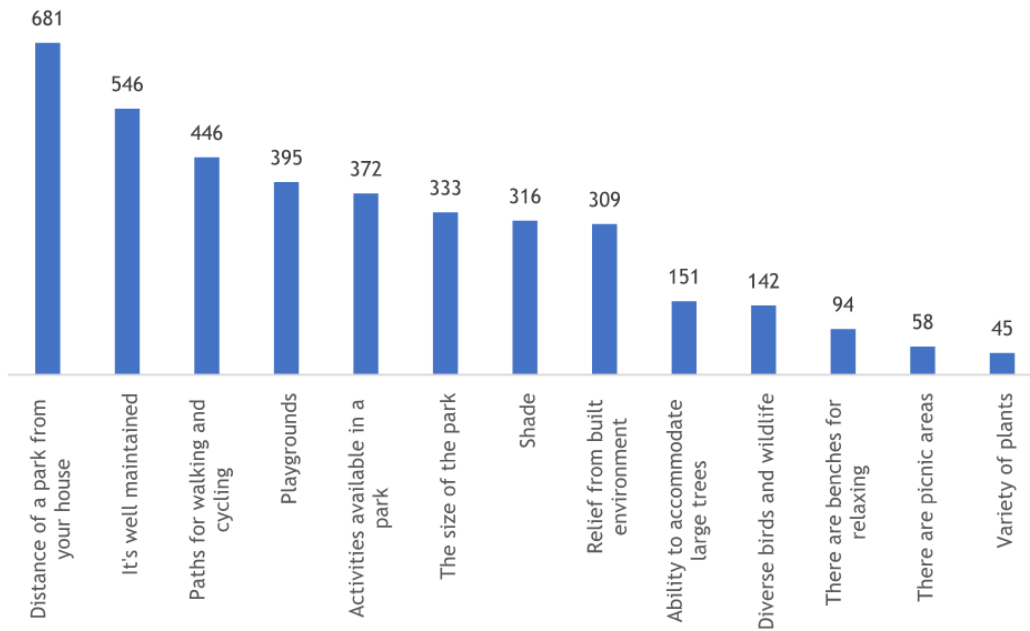
WHAT ARE THE TOP 3 THINGS THAT ARE IMPORTANT TO YOU ABOUT A PARK?

The top 3 things important to our respondents about a park are:

1. Distance of a park from their house-
2. It's well maintained
3. Paths for walking and cycling

The below graph shows weighted score calculated based on how people have prioritised different factors.

Weighted score- Top 3 things that are important to people about a park



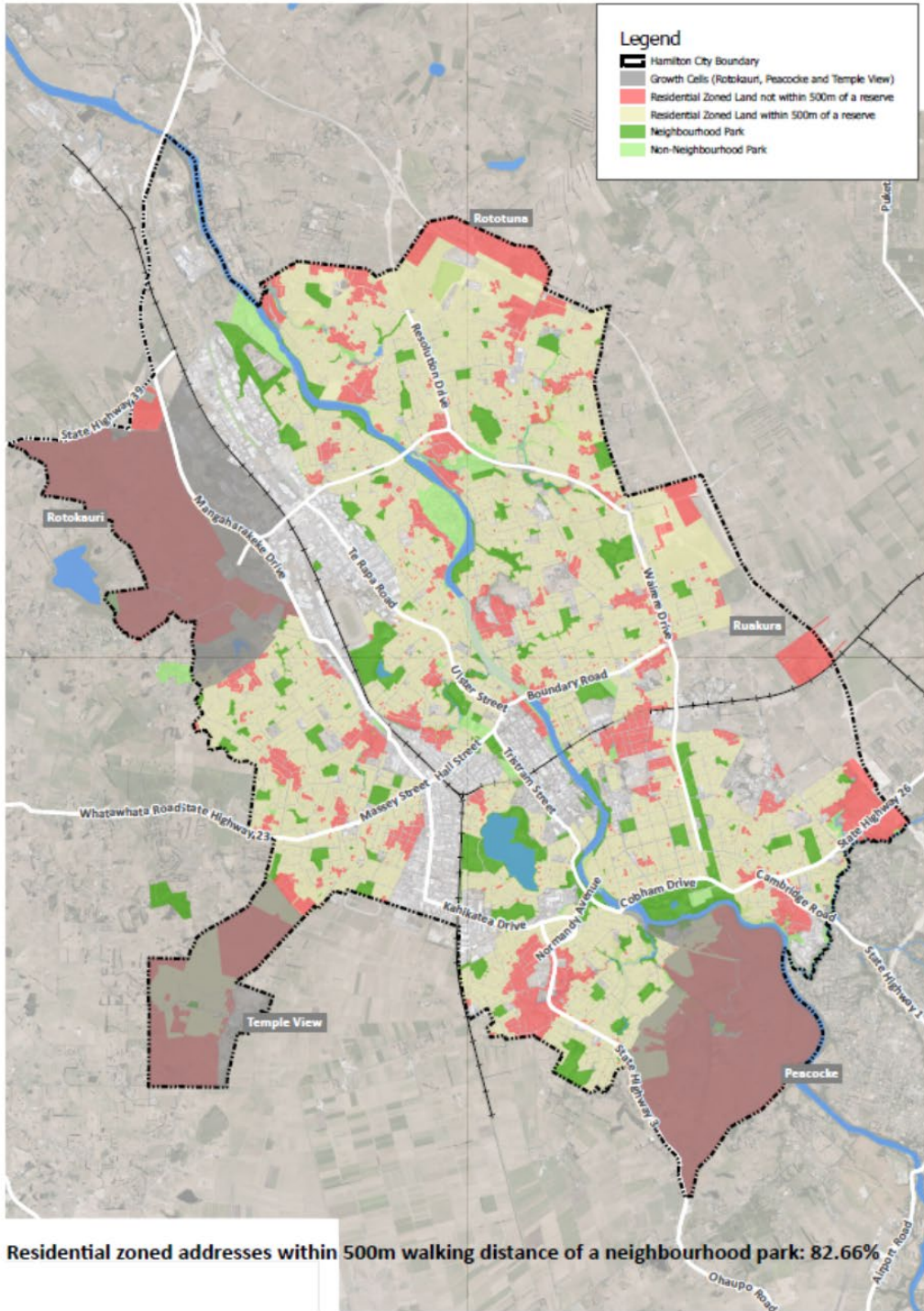
Looking at specific demographic profiles

- By age
 - Respondents under 29 years of age mentioned these as their top 3 things: Distance of a park from their house, it's well maintained, shade.
 - Respondents between 30-49 years of age mentioned these as their top 3 things: Distance of park from their house, playgrounds, it's well maintained. This is consistent with households who have dependents.
 - Respondents over 50 years of age mentioned these as their top 3 things: Distance of a park from their house, paths for walking and cycling, it's well maintained.
- By household situation
 - Respondents who live alone or in a household with no dependents mentioned these as their top 3 things: Distance of a park from their house, it's well maintained, paths for walking and cycling.
 - Respondents who live in a household with dependents mentioned these as their top 3 things: playgrounds, distance of park from their house, its well maintained.
 - Respondents who live with others that are not family mentioned these as their top 3 things: distance of a park from their house, size of park, shade.
- By disability
 - Respondents who indicated they have a disability mentioned these as their top 3 things: Distance of park from their house, its well maintained, size of the park.
 - Respondents who indicated they did not have a disability mentioned these as their top 3 things: Distance of a park from their house, it's well maintained, paths for walking and cycling.

- By where they live
 - Overall, the most important thing for our respondents irrespective of which area they live is distance of a park from their house. The others vary based on where they live and could be either of activities available in a park, it's well maintained, paths for walking and cycling, playgrounds, relief from built environment, and size of the park. Further details of each area are noted below.
 - Respondents from East Area 1 mentioned these as their top 3 things: Distance of a park from their house, Activities available in a park, it's well maintained.
 - Respondents from East Area 2, East Area 4, East Area 5, East Area 6, West Area 1 mentioned these as their top 3 things: Distance of a park from their house, it's well maintained, Paths for walking and cycling.
 - Respondents from East Area 3 mentioned these as their top 3 things: Distance of a park from their house, Playgrounds, it's well maintained.
 - Respondents from West Area 2 mentioned these as their top 3 things: Distance of a park from their house, it's well maintained, Playgrounds.
 - Respondents from West Area 3 mentioned these as their top 3 things: Distance of a park from their house, Activities available in a park, Playgrounds.
 - Respondents from West Area 4 mentioned these as their top 3 things: Distance of a park from their house, Paths for walking and cycling, Activities available in a park.
 - Respondents from West Area 5 mentioned these as their top 3 things: Distance of a park from their house, its well maintained, Relief from built environment.
 - Respondents from West Area 6 mentioned these as their top 3 things: Distance of a park from their house, Paths for walking and cycling, Size of the park.
 - Looking at this alongside our business data, we see that the below areas have residential sites with no neighbourhood parks within 500 m direct walking distance.
 - East- Certain areas in Fairfield, Enderley (East Area 4), areas around Hamilton Boys high (East Area 5)
 - West-Melville (West Area 6), Nawton (West Area 2), Frankton (West Area 4), Forest Lake (West Area 1).

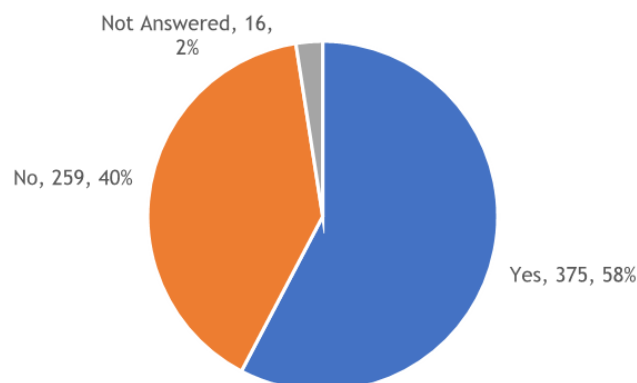
Note: A neighbourhood park is determined to provide a neighbourhood park function if the park contains at least one of features 1 and 2 and one of features 3 and 4 below.

1. Trees, landscaping and gardens
2. Provide basic facilities and furniture including seating, bins and walkways
3. Minimum flat 30m by 30m kick-around play space
4. May provide basic playgrounds/play features.



ARE ACTIVITIES THAT YOU ARE INTERESTED IN, AVAILABLE AT YOUR LOCAL PARK?

Are activities that you are interested in, available at your local park?



For those who said no,

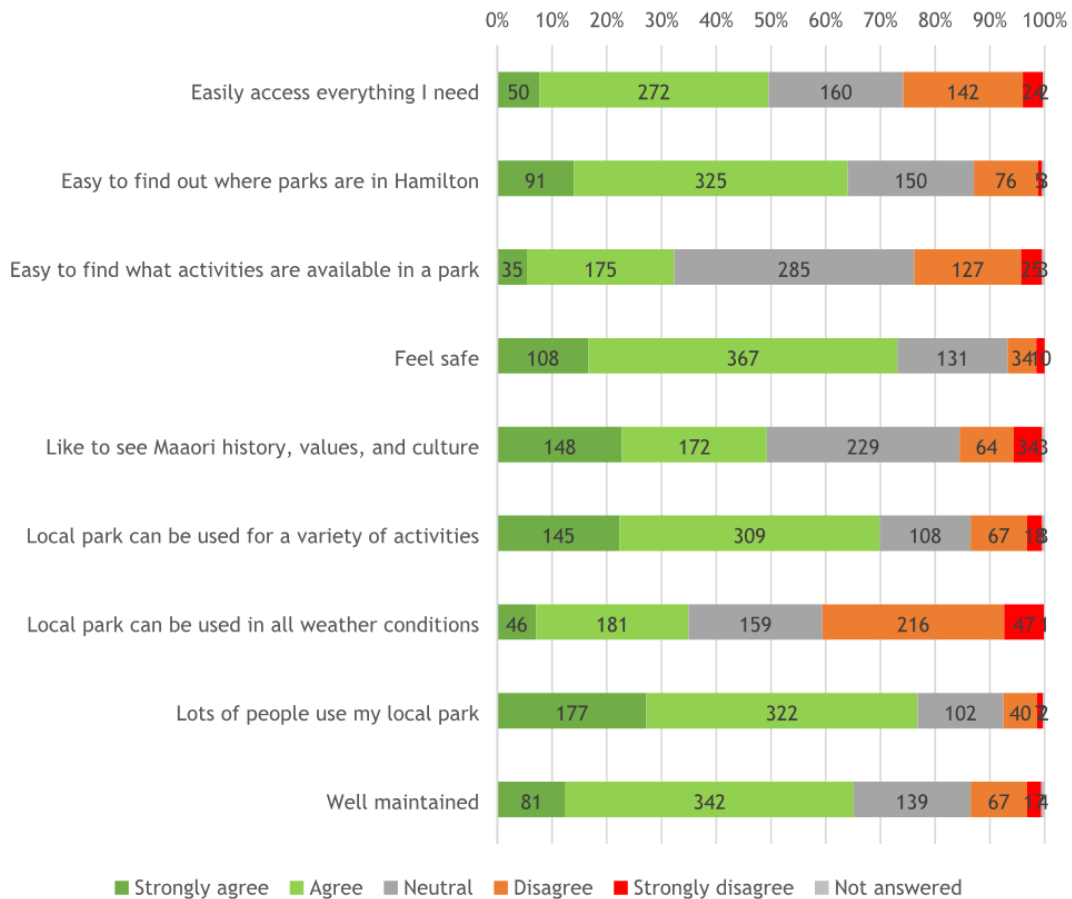
- The top 5 ways in which they use parks and open spaces are:
 - 180 (69%) use it for Getting exercise/Walking/running.
 - 148 (57%) Walking my dog
 - 127 (49%) Using playgrounds
 - 124 (48%) Enjoying nature
 - 116 (45%) Relaxing or meeting friends or family

- The top themes on what activities they would like to see are listed below. Note: Only themes with 10 or more comments are shown below:
 - 35 people mentioned off lead dog areas. More than half of them are from the suburbs of Flagstaff, Hillcrest, Hamilton East, Fairfield, Hamilton Lake, Chedworth, Pukete and Glenview, Huntington.
 - 17 people mentioned a fenced dog park. Half of them are from Hamilton East, Hillcrest and Dinsdale
 - 17 people mentioned play spaces for all ages and abilities. Nearly half of them are from Dinsdale and Chartwell.
 - 14 people mentioned that parks close by need to have play equipment. These people are from Huntington, Temple view, Pukete, Nawton, Frankton, St Andrews, Hillcrest, Fairfield and Dinsdale, Queenwood, Fitzroy.
 - 13 people mentioned that the play equipment in the parks close by needs to be upgraded. They are from Nawton and Dinsdale. Others from Glenview, Queenwood, Chedworth, Chartwell, Claudelands and Frankton, Huntington, Fairview downs.
 - 12 people mentioned the need for biking/walking paths. They are from Hamilton East, Nawton, Frankton, Chartwell, Hillcrest, Deanwell, Enderley, Maeroa, Dinsdale, Rototuna North, Frankton.
 - 10 people mentioned a skate park. They are from Temple view, Flagstaff, Maeroa, Chartwell, Rototuna North, Dinsdale, Aberdeen, Fairfield.
 - 10 people mentioned a bike track/pump track. They are from Chartwell, Aberdeen, St Andrews, Maeroa, Rototuna North, Dinsdale, Temple View, Fairfield, Flagstaff.

CERTAIN PERCEPTIONS ABOUT PARKS AND OPEN SPACES

We asked regular users, i.e., people who use parks and open spaces regularly to share what they feel about the below statements by rating from Strongly agree to Strongly disagree. They could also provide free-text details if they disagreed with any of the statements. These have been summarised under each relevant heading below.

Perceptions about parks and open spaces



I can easily access everything I need when I am in a park and/or open space e.g., toilets, rubbish bins, benches, equipment, playground, shade.

322 (50%) of the respondents strongly agree/agree that they can easily access everything they need when in a park and/or open space. 166 (25%) strongly disagree/disagree. Of those who shared feedback on what they would like to access more of in parks:

- 37 people mentioned rubbish bins. A few places people mentioned were in Greenhill Park, on the river path, Crawshaw park, Minogue Park, Galloway Park, Hamilton Lake, Dog parks, Claudelands park.
- 31 people mentioned shade. People mentioned there should be seating under shade, shade on playgrounds. A few places people mentioned are Minogue Park, Temple view park, Crawshaw park.
- 29 people mentioned toilets. A few places people mentioned were Swarbrick landing, Hammond Park, Flagstaff Park, Minogue Park (close to the playground), Crawshaw park. 5

other people also mentioned that often toilets/changing rooms if any are closed so cannot be used.

- 10 people mentioned seating. Some of these mentioned there should be seating under shade.
- 9 people mentioned water fountains. A few places people mentioned Swarbrick landing, Minogue Park, Flagstaff Park, Galloway Park.

It is easy to find out where parks are in Hamilton.

416 (64%) of the respondents strongly agree/agree. 81 (13%) strongly disagree/disagree. Of those who shared feedback on what can help them find where parks are in Hamilton:

- 8 people mentioned there needs to be better signage around the park.
- 7 people said that we should make it easy to look for parks on our website.
- 5 people said there needs to be clarity regarding on/off lead parks & specific areas in parks.
- 4 people mentioned that there needs to be more promotion about parks and what's on.
- 3 people said that the information on the website needs to be up to date.

Some other thoughts/ideas that people noted that the website is hard to use and that it should be easy to search and find information about a park. They mentioned that there should be no categories as it currently is on the website and others said it should show all parks in one place. Use of maps would be good. A few people also mentioned that only big/main parks information is easy to find.

It is easy to find what activities are available in a park.

Majority, 44% of the respondents selected neutral. 210 (32%) strongly agree/agree. 152 (23%) strongly disagree/disagree. Of those who shared feedback on what can help them find more about activities in Hamilton:

- 24 people mentioned that they would like to see information about activities in a park in one place.
- 13 people mentioned they don't know where to look.
- 9 people suggested that activities need to be promoted.
- 8 people mentioned there needs to be better signage around the park which mentions the activities too.

I feel safe when I'm in our city parks and/or open spaces.

475 (73%) of the respondents strongly agree/agree. 44 (7%) strongly disagree/disagree. From those who shared their feedback, the main theme was feeling unsafe due to certain people at the park. This was mentioned by 10 people. Some places that people mentioned are Swarbrick Landing, Steele Park, Galloway Park, Area around toilets at Innes common, Claudelands park, and Minogue Park.

I would like to see Maaori history, values and culture included in Hamilton Parks and open spaces.

320 (49%) strongly agree/agree. 72% of these people were from non-Maaori/non-Cook Islands Maaori ethnic groups. 98 (15%) strongly disagree/disagree. Of those who shared their thoughts on why they disagree:

- 13 people mentioned that we should show all relevant history and not just Maaori history.
- 12 people mentioned that this is not relevant in parks.

My local park can be used for a variety of activities.

454 (70%) strongly agree/agree. Majority of these are from East area 5 (includes Claudelands, Hamilton East, Peachgrove) and West area 1 (includes Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa). 85 (13%) strongly disagree/disagree. Majority of these are from West area 3 (includes Aberdeen, Dinsdale, Temple view) and East area 2 (Callum Brae, Huntington, Rototuna, Rototuna North). 3 people each shared they would like to see more activities for kids, more dog friendly areas, exciting activities in their local parks.

My local park can be used in all weather conditions.

227 (35%) strongly agree/agree. Majority of these are from East area 5 (includes Claudelands, Hamilton East, Peachgrove) and West area 1 (includes Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa).

263 (40%) strongly disagree/disagree. Majority of these are from West area 3 (includes Aberdeen, Dinsdale, Temple view) and East area 3 (Chartwell, Chedworth, Harrowfield, Queenwood). Of those who shared feedback:

- 51 people mentioned there needs to be shade/weather cover, including cover at playgrounds
- 11 people said that the park/area around playgrounds gets extremely muddy when it rains. Parks people mentioned Porritt stadium, Days Park, Galloway Park, Tauhara Park, Minogue Park, Te Kootii Park, Flagstaff Park. Playgrounds mentioned were Chartwell Park, Claudelands Park, Fairfield Park, Lake, Bremworth Park, Callum Brae.

Lots of people use our local park.

499 (77%) strongly agree/agree. Majority of these are from East area 5 (includes Claudelands, Hamilton East, Peachgrove) and West area 1 (includes Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa).

47 (7%) strongly disagree/disagree. Majority of these are from West area 3 (includes Aberdeen, Dinsdale, Temple view) and East area 2 (Callum Brae, Huntington, Rototuna, Rototuna North).

Hamilton's parks and open spaces are well maintained.

423 (65%) strongly agree/agree. 84 (13%) strongly disagree/disagree. As seen previously in the report, having a park that is well maintained is the second most important thing for our respondents. People's feedback around which parks need more maintenance is elaborated in one of the preceding sections about people's happiness with city's parks.

PEOPLE'S FAVOURITE PARKS AND OPEN SPACES

We asked those who use parks and open spaces regularly (daily/weekly/monthly) to share which parks and open spaces were their favourites and why. Here are the top 5 ones people mentioned:

Hamilton Lake- Innes Common/ Lake Domain: 116 (18%) mentioned this space. Top themes (with 10 or more comments) from what people shared were:

- 47 people said it has good play areas for kids
- 37 people said it has good paths for walking/cycling.
- 28 people said it has a variety of activities available.
- 18 people mentioned the size and that it has plenty of space.
- 15 people mentioned the Café on site.
- 14 people mentioned that the look and feel of this space was appealing to them.
- 11 people mentioned that the flora of the space was appealing to them.

The people who mentioned this space fairly distributed in terms of where they live. However, the most common suburbs where they were from were Dinsdale, Chartwell, Frankton, Nawton, Hamilton Central, Claudelands, Fairfield, Flagstaff, Huntington, and Glenview.

Majority of those who mentioned this space were from 25-49 age groups.

Day's Park: 106 (16%) mentioned this space. Top themes (with 10 or more comments) from what people shared were:

- 89 people said it is a good open space for dogs (to be off leash)
- 48 people mentioned the access to the river.
- 25 people mentioned the size and that it has plenty of space.
- 16 people mentioned that the flora of the space was appealing to them.
- 12 people said it had good pathways.
- 10 people said it had good pockets of shade.

The most common suburbs where they were from were Flagstaff, Hamilton East, Fairfield, Dinsdale, and Chartwell.

Majority of those who mentioned this space were from 25-39 age groups.

Hamilton Gardens: 82 (13%) mentioned this space. Top themes (with 10 or more comments) from what people shared were:

- 23 people mentioned that the look and feel of this space was appealing to them.
- 17 people said it has a variety of activities available.
- 16 people said it is a good open space for dogs
- 15 people said it had good pathways.
- 14 people mentioned the access to the river.
- 10 people mentioned that the flora of the space was appealing to them.
- 10 people mentioned that it was close to where they live.

The most common suburbs where they were from were Hamilton East, Hillcrest, Claudelands, and Glenview.

Respondents were fairly distributed with highest in the 30-39, 50-54, and 50-64 age groups.

River paths: 54 (8%) mentioned these. Top themes (with 10 or more comments) from what people shared were:

- 40 people said it had good paths for walking/cycling.

- 9 people mentioned the access to the river.
- 8 people each mentioned that the flora of the space and the look and feel was appealing to them.

The most common suburbs where they were from were Hamilton East, Hillcrest, and Pukete.

Respondents were fairly distributed across all age groups.

Minogue Park: 47 (7%) mentioned this space. Top themes (with 8 or more comments) from what people shared were:

- 35 people said it is a good open space for dogs (off leash and fenced exercise area).
- 9 people mentioned the size and that it has plenty of space.
- 8 people mentioned that the flora of the space was appealing to them.

The most common suburbs where they were from were Dinsdale, Nawton, Hamilton East, Frankton, and Beerescourt.

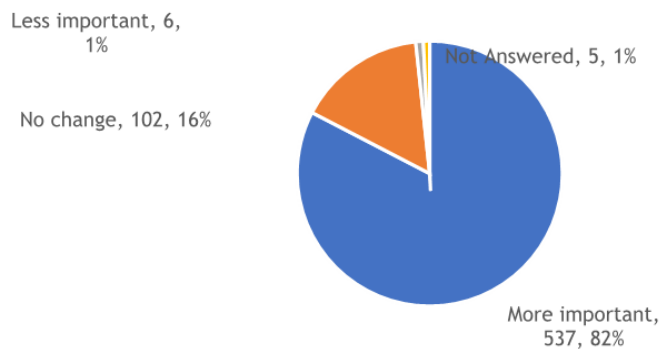
Respondents were fairly distributed across all age groups with highest in the 25-29 age group.

PEOPLE’S MOST USED PARKS AND OPEN SPACES

We also asked those who use parks and open spaces regularly (daily/weekly/monthly) to share which parks and open spaces they used most often and why. The parks and open spaces mentioned in the previous section came through as the top 5 ones with same themes as above from people’s responses.

USING PARKS AND OPEN SPACES DIFFERENTLY

With housing intensification increasing- how will this change how important parks and open spaces are to you and your family?



82% people think that parks and open spaces will be more important as housing intensification increases. We asked people to share ideas on how we can use parks and open spaces differently with increasing housing intensification. 323 people shared ideas. Themes from what people said have been grouped under relevant headers below:

Dog friendly areas

70 people said that more parks should have more dog friendly areas/off-leash areas and/or fenced dog areas. Some people suggested to make areas of the park (which are currently on-lead only) as off lead at certain times, e.g., early mornings, off-peak times in general.

“People are often complaining about dogs being off leash in parks. This needs to be provided for. More fenced areas to have dogs off leash to protect owners and other park users”

“So many parks do not allow off leash dogs even when nobody uses it for the majority of the time. it would be nice to have off leash time periods at the parks.”

“More space for dogs - I know there was an added small, fenced area in the last couple years but there really is only the one fenced area and Resthills has had more restrictions added for dogs over the last few years. Would be easy and relatively inexpensive to add a couple fences.”

Community spaces

40 people said the parks should be more of these multipurpose places to allow families/groups to come together for informal recreation.

“More picnic spaces and covered BBQ facilities with playgrounds to encourage/allow for families as a whole to congregate and use the space. More fenced areas to separate some use types like off lead dog areas or somewhere to kick a ball around without worrying about hitting people (note this is a balancing act and fences may be best to be also planted to improve aesthetics and use of the space. Look at interconnection of the parks and how cycling faculties can connect these. Look at how parks could have services in offer like hiring of sports equipment at a good rate. Improve water quality in Hamilton Lake and improve access to the river (and water quality) for safe play. provide some facilities for this as well e.g., changing rooms and maybe a slide into the water etc”

“Include cafes etc near parks, in new housing developments to encourage the use of parks as social spaces”

“Innes common is a good example, so many people are using the facilities. The lake is fantastic with a cafe, shade, walking and gym/playgrounds. More of this could make parks busier and safer.”

30 people mentioned there should be more community events in our parks, such as markets, pop up stalls.

“More events like good in the garden or music afternoons or other interest group gatherings.”

“Traveling events, like get a few food trucks that go to a different park every week or something.”

“Have things like food trucks and coffee carts available like they do overseas. This would be great here”

Nature in the city

30 people mentioned that we should be planting more trees, improve variety of plants and biodiversity in our parks and open spaces.

“Plant more native trees to create shade, NZ atmosphere and homes for wildlife. I think loop tracks are really good.”

“There are two main considerations to be considered - the need for trees to be planted to offset the climate conditions, and the need to do something about encouraging our native

bird life. Both these can promote wellbeing for all ages, 7 days a week. There are many green places called parks which are seldom used, and which could have trees planted."

7 people suggested planting more edible gardens/fruit trees/making community gardens.

"Maybe incorporate more food plants (fruit and nut trees) and perhaps even use some sections for community gardens/allotments - these can be very beautiful, as evidenced by some of the long-established ones in the UK and Europe."

"Protect them and ensure they are not used as dumping grounds or for people living there. Continue to plan for more parks and encourage local ownership by creating allotments and areas to garden"

6 people suggested that there should be more natural play type spaces/activities in parks.

"Keep them natural, including the playground. People want to escape now more than ever so give the places that invite tranquility"

"Incorporate more natural play activities."

4 people suggested that we should encourage the community to use/explore our gullies

"Encourage more people to use gully systems, and parts of the riverbank walkways. Most of these spaces are already fantastic."

"Would love to see the gully's better utilised and prioritized. Would be amazing if you could spend all day wandering through Hamilton without actually going into the streets."

Access

28 people said there needs to be improved access to the park through walkways/footpaths, cycleways. 8 others mentioned that linking cycleways through parks will enable alternative modes of travel.

"To enable active transport (e.g., cycleways through parks) by showing potential routes that avoid cycling on roads."

"Integration of skate/scooter/bike parks/tracks into the surrounding infrastructure to create shared spaces for everyone to enjoy."

3 people mentioned making safer disabled access around parks and in parks to use facilities.

"Add rubbish bins and an accessible toilet somewhere nearby."

"Not sure. Make them family friendly, fence them well for the very young children, update the playgrounds, use a variety of seating, especially accessible for people with disability or elderly and people with special needs... not too overwhelming..."

Safety

12 people made comments around feeling unsafe/ mentioned that safety should be improved and enforced around parks. Some of the places that people have mentioned to previous questions in the survey are detailed in one of the preceding sections around certain perceptions about parks and open spaces.

"Enforce safety. More green areas in close vicinity to high density areas without too much road crossing for children"

"There's certain parks that are just unsafe to go to and i d never let my kids go there"

8 people suggested adding lights at night-time.

“Make park's more usable when dark via activated lighting. The feel and are unsafe.”
“Increase lighting at parks to make them more functional at night for sport, especially winter sports. Then more can enjoy sport. Also lights around walking areas. More car parking could also be considered when making new parks. Especially if there is going to be sport played.”

Displays at parks and open spaces

7 people suggested adding art/sculpture to city's parks and open spaces. Some examples of what people said was art/sculpture to showcase NZ/local history, flora/fauna, interactive art.

“Bring more Kiwi/Māori structures into parks to show the culture of NZ. As an example, in Australia, their parks have plants that grow into a shape of a Koala, hope we could do the same in NZ to showcase the flora and fauna and culture at the same time.”

“More parks, more trees, more open spaces. I would love to see more art in our parks - sculpture especially. International and National installations. More fairs and markets, more intersectional festivals celebrated public ally in parks. Make parks a place for social gatherings like Central Park NY, develop them with cafes and places for young people to meet and socialise. Hold more activities in parks.”

Activities

26 people suggested there should be more activities for different babies, young children, age groups, older kids, teens, adults.

“Continue to ensure variety of activities are available at all parks including playgrounds that incorporate multi-age.”

“Exercise equipment for teens and adults”

12 people suggested having other play types which aren't available now/are less common, such as disc golf, pump track, water play.

“Again, the addition of a disc golf course would give families a new activity to pursue and enjoy year-round. My son has gotten into the sport recently and loves being outdoors and doing a lower impact sport with Dad.”

“Have more water parks”

Other comments

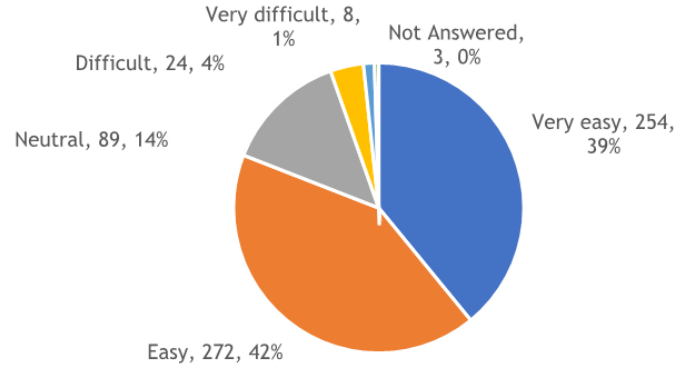
People also shared other ideas/comments which are listed below:

- Engage with the locals/those who live around the park when developing a park.
- Recycling bins
- More parks in central city.

GETTING THERE

GETTING TO A PARK AND/OR OPEN SPACE

Generally, how easy is it for you to get to a park?



For those who selected Easy/Very easy,

- The top 3 modes of travel used by these people: 83% of these people walk, 80% use their car/van, 35% bike/e-bike.
- Majority of those who provided a response said it’s easy because they live close by.
- When asked, what would make it easier for them to get there, people said (top 2):
 - 211 (40%) said safer and connected walking routes to parks.
 - 170 (32%) said safer and connected cycle routes to parks.

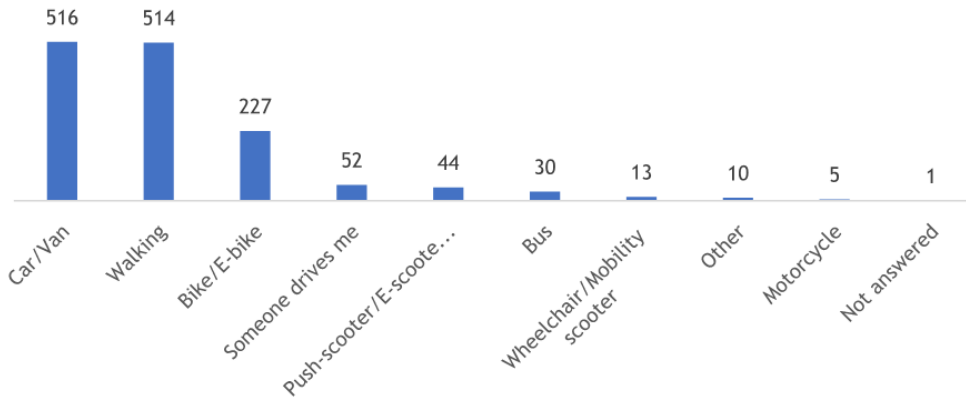
From those who selected Very difficult or Difficult,

- The top 3 modes of travel used by these people: 75% of these use car/van, 47% walk and 31% use bike/e-bike.
- 26 of these people shared some details on and what they said was:
 - Inability to take scooter on the bus
 - Certain parks are not easy to find
 - Only accessible by car when you have dogs
 - No direct bus routes
 - No direct/shorter route walkway
 - Safe and covered bike parking
 - No relevant activities in the parks close by/Live far away
 - Limited parking
- When asked, what would make it easier for them to get there, people said (top 2):
 - 19 (59%) said parks that are closer to my house
 - 13 (41%) said safer and connected walking routes to parks

Generally, how do people get there and what would make it easier for them to get there

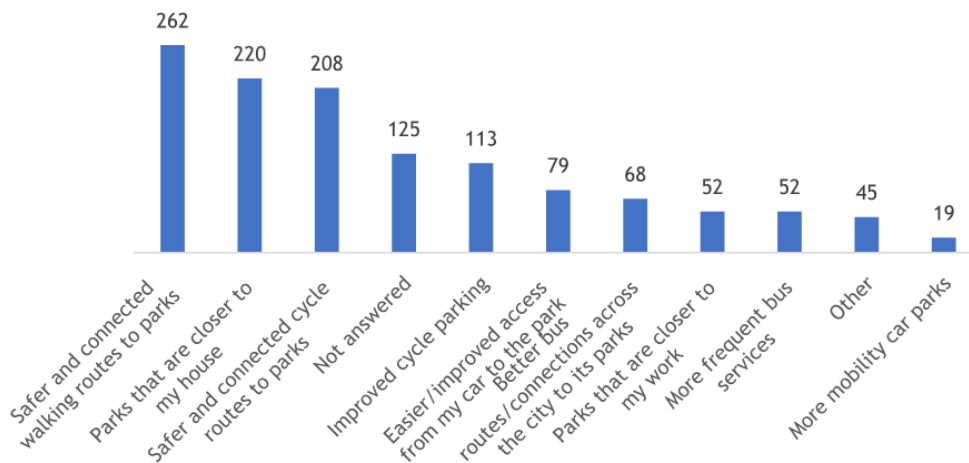
The below graphs show how our respondents get to a park and what would make it easier for them to get there. Note: These were multi-select questions, hence the total will not be 100%.

How do you/would you get to our city’s parks?



Most of the other ways people mentioned are skateboarding and running. The rest mentioned driving, scooter which was already an option they chose.

Which of these would make it easier for you to get to parks?



Some of the ideas mentioned by those who chose 'Other' are:

- Allow dogs on the bus.
- Better bus services

"I stopped using city buses because they wouldn't stop and kept driving buy. When I called the bus company, they told me it was because the driver was running late."

- Car parking at Parks, especially high usage parks.
- Safety in car parks.
- Free buses for more than the elderly.
- Smooth walkways and cycleways (including pram-friendly)
- Wider paths where possible.

527 (81%) people said they use a **car/van and/or someone drives them**. Regarding, what would make it easier for them to get to a park:

- 210 (40%) people said safer and connected walking routes to parks
- 182 (34%) people said parks that are closer to my house

- 165 (31%) people said safer and connected cycle routes to parks

514 (79%) people said they **walk**. Regarding, what would make it easier for them to get to a park:

- 229 (44%) people said safer and connected walking routes to parks.
- 180 (35%) people said safer and connected cycle routes to parks.
- 163 (32%) people said parks that are closer to my house.

240 (37%) people said they use a **bike/e-bike and/or scooter/e-scooter**. Regarding, what would make it easier for them to get to a park:

- 135 (56%) people said safer and connected cycle routes to parks.
- 114 (48%) people said safer and connected walking routes to parks.
- 79 (34%) Improved cycle parking.

30 (5%) people said they use a **bus**. Regarding, what would make it easier for them to get to a park:

20 (67%) people said safer and connected walking routes to parks.

14 (47%) people said safer and connected cycle routes to parks.

13 (43%) people said improved cycle parking.

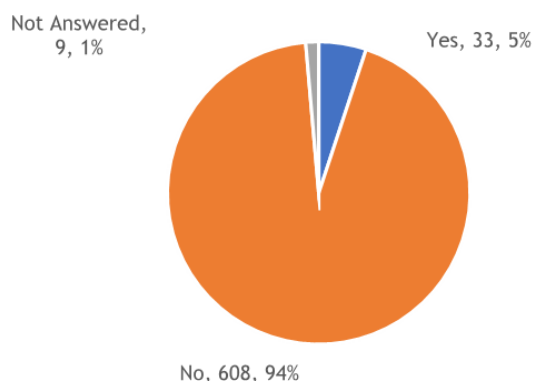
13 (2%) people said they use a **wheelchair/mobility scooter**. Regarding, what would make it easier for them to get to a park, an equal number, i.e., 6 (46%) people selected these:

- safer and connected cycle routes to parks.
- parks that are closer to my house.
- safer and connected walking routes to parks.
- improved cycle parking.
- more mobility car parks.

Using a **motorcycle** and using **another** travel mode was chosen by less than 1% of the respondents. Hence, hasn't been further analysed.

DISABILITY

Do you have a disability that prevents/limits you using our city's parks?



33(5% of the respondents who were asked this question) said they have a disability. 57% of these people were very happy/happy with our parks and/or open spaces. The top 3 ways in which they use these spaces is for walking their dog, enjoying nature and getting exercise/walking/running.

Some of these shared free-text thoughts on what prevents/limits them using our city's parks or shared suggestions on how access can be improved for them:

Moving around & Transport

There were 21 comments around people's difficulties with moving around and improving access related to moving around & transport. Here, people predominantly said that their physical difficulties prevent them from getting to and using a park and/or open space. Examples of what people mentioned on what would help improve access for them:

- Better and more frequent public transport.
- Flat, stable and maintained walking paths to and in parks and open spaces.
- Limit stairs, paved access down inclines which shouldn't be steep.
- Wheelchair accessible.

Safety

There were 4 comments around safety concerns where people mentioned:

- Feeling unsafe not being able to hear their surroundings.
- Cannot cope with crowds and noise at big parks due to neurodevelopmental conditions.
- Fully fenced parks and destination playgrounds. This will enable a safe play and minimise the risk of wandering children.

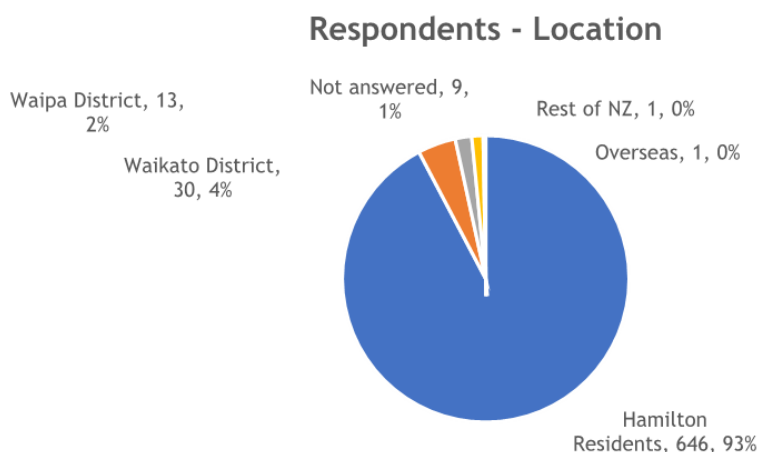
Parking

There were 3 comments around the need for disability parking around parks and enforcing this.

Other facilities

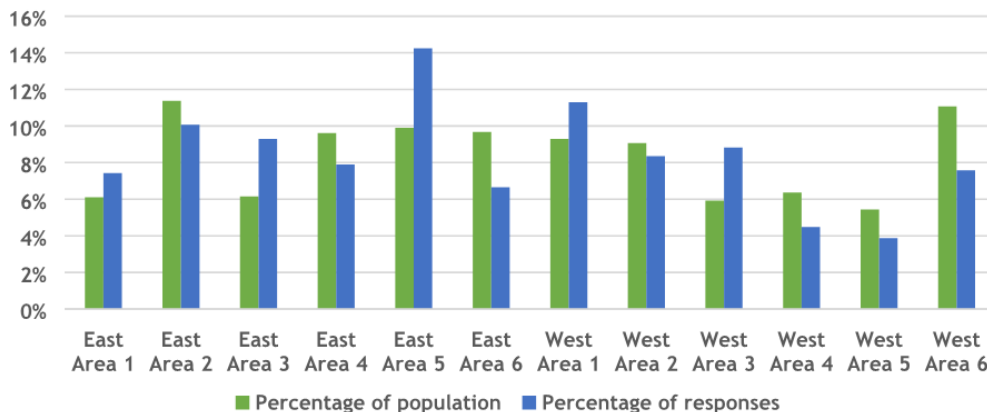
There were 2 comments with suggestions on adding seating and toilets at more parks.

DEMOGRAPHIC COMPARISON OF RESPONSES FROM INDIVIDUALS RESPONDENTS VS HAMILTON CITY PROFILE*-LOCATION



93% of our respondents are from Hamilton. The below chart shows the community profile areas of those who provided their suburbs.

Community Profile area comparison Population vs Responses



We had a high representation from East Area 1, East Area 3, East Area 5, West Area 1, and West Area 3. See table below for a list of suburbs in these community profile areas.

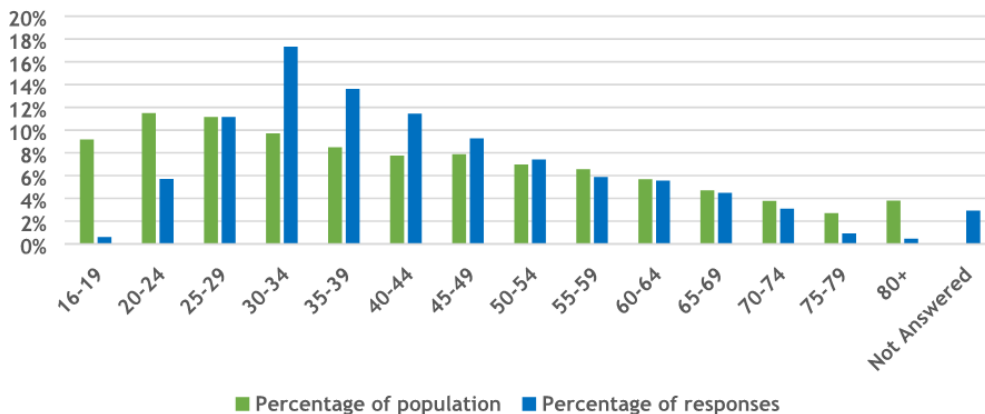
*Hamilton city profile statistics are from the 2018 Census published by Stats NZ.

Community Profile Area	List of suburbs
East Area 1	Flagstaff
East Area 2	Callum Brae, Huntington, Rototuna, Rototuna North
East Area 3	Chartwell, Chedworth, Harrowfield, Queenwood
East Area 4	Enderley, Fairfield, Fairview Downs
East Area 5	Claudlands, Hamilton East, Peachgrove
East Area 6	Hillcrest, Ruakura, Riverlea, Silverdale
West Area 1	Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa
West Area 2	Crawshaw, Grandview Heights, Nawton, Rotokauri, Western Heights
West Area 3	Aberdeen, Dinsdale, Temple view
West Area 4	Frankton, Maeroa, Swarbrick
West Area 5	Hamilton Central, Hamilton Lake, Hospital, Whitiara
West Area 6	Bader, Deanwell, Fitzroy, Glenview, Melville, Peacocke

RESPONDENTS VS HAMILTON CITY PROFILE*-AGE GROUP

We had a low representation from under 25 year olds.

Age group comparison Population vs Responses

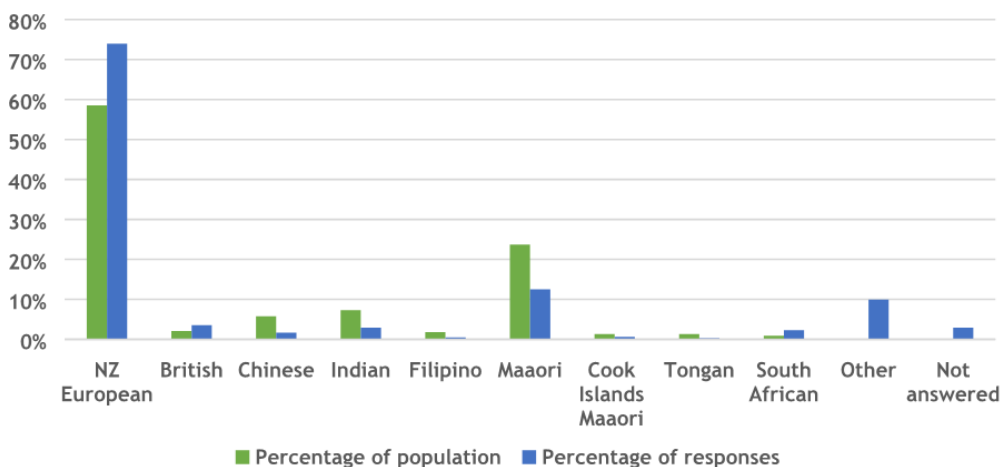


*Hamilton city profile statistics are from the 2018 Census published by Stats NZ.

RESPONDENTS VS HAMILTON CITY PROFILE*-ETHNIC GROUP

We had a high representation from NZ European and British ethnic groups.

Ethnic group comparison Population vs Responses

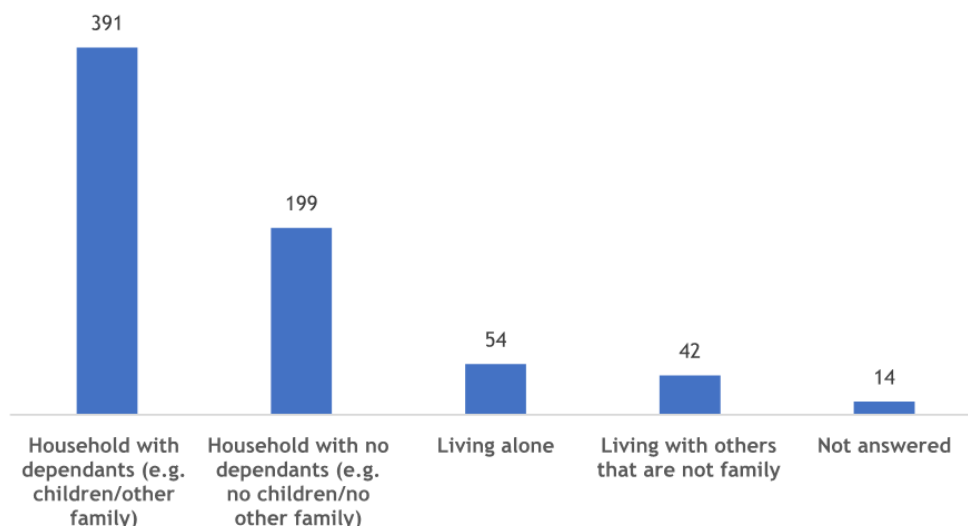


*Hamilton city profile statistics are from the 2018 Census published by Stats NZ.

HOUSEHOLD SITUATION

56% of our total respondents are from households with dependents (i.e., children/other family).

Household situation



FEEDBACK FROM SOCIAL MEDIA

We received 126 comments (including replies to comments) on Facebook. Of the relevant comments, people's feedback was around:

- Maintenance requests. 11 people's comments highlighted fixing the flying fox, gates at fenced dog area at Minogue Park, fence by Mitcham Ave, and refilling dog poo bags at Days Park.
- Needing more dog friendly places. 9 people mentioned this and most of them spoke about more fenced dog parks. A couple also mentioned separate areas for small dogs.
- Most of the other comments were mainly requests for new facilities such as toilets, shade, seating, walking paths, barbeques, and park/playground upgrades. A few parks/areas that were named were Chedworth park, Fitzroy Park, Parks in Dinsdale, Minogue Park, Parks in Fitzroy, Te Awa trails- between Waire bridge and Ngaruawahia, Chartwell Park.
- A couple of comments noted feeling unsafe due to the people at Steele Park, and 2 others noted freedom campers at Porritt stadium that have been there for more than 3 months and misusing park facilities.

FEEDBACK THROUGH EMAILS/LETTERS

A person provided feedback through email. Their feedback was to suggest making a skate park in Flagstaff or surrounds.

ENGAGEMENT TACTICS

GOAL

To understand the ways in which Hamiltonians use our parks and open spaces and the ways in which they believe our parks and open spaces could be improved upon.

OBJECTIVES

- Clear, concise and user-friendly communication to support the project team in obtaining more than 500 responses.
- Post-survey, provide our audiences with an overview and understanding of the survey responses/results.
- Target communications to specific park user groups.

ENGAGEMENT OUTCOME

The survey results inform the work undertaken by our Business and Planning and Parks and Recreation teams.

ENGAGEMENT CAMPAIGN REVIEW

Campaign tactics were:

- Our Hamilton story
- Social media posts
- Social media campaign (Council Facebook, Instagram)
- Executive Update to Elected Members informing them of the engagement
- Posters at our libraries
- Ad in Hamilton Press (digital, as the paper run was unprinted and undelivered due to staff shortages at Stuff)
- Internal staff newsletter
- Printed copies of the survey form in libraries and Council central city offices

ENGAGEMENT RESULTS

SUBMISSION FORM (ONLINE & PAPER COPY)

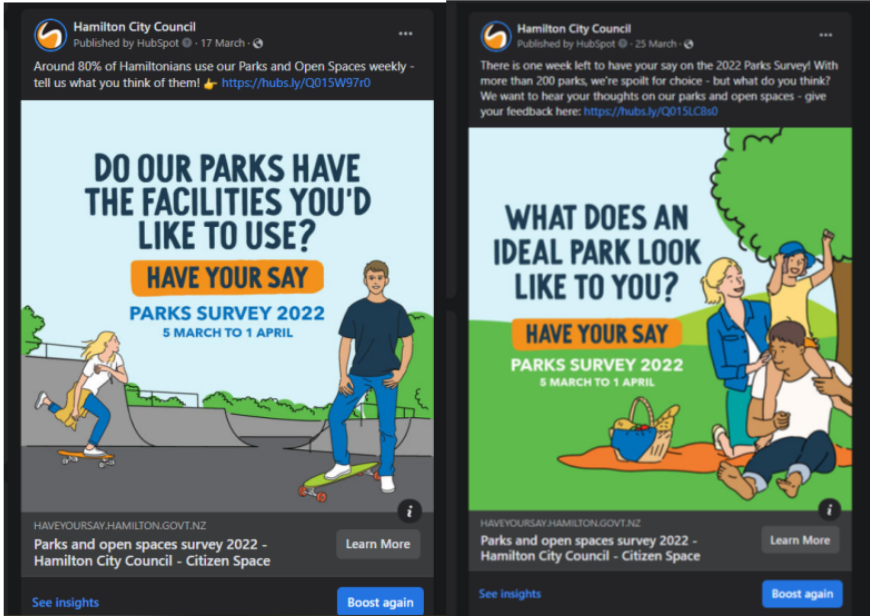
A total of 700 submissions were received through the Have Your Say process. All submissions were made online, and no hard copies received.

SOCIAL MEDIA

We reached more than 71,543 people social media and more than 4034 of those engaged with our posts across Facebook and Instagram, e.g., liked, commented, and shared.

The campaign was most popular with women aged 25-34 and 18-24. It was also popular with men aged 25-34 and 18-24. Our ads performed better on Facebook and drove more than 1204 click-throughs to the have your say page.

We had 126 comments including replies to comments on social media. These are captured in the insights analysis.



WEBSITE

We promoted the Parks and Open Spaces survey on the Hamilton City Council’s Our Hamilton website, with a story published on 15 February 2022. The average time spent on the page was 1.56 minutes.



[The Our Hamilton story.](#)

EMAILS/ LETTERS

We received one email feedback. Summary of what they said has been noted in the submissions insights section.

WHAT'S NEXT

The feedback from this survey is used:

- To inform the open space strategy and open space provision policy through specific questions around quality and the future of open spaces which will inform policy, planning and strategy direction.
- To populate two measures in the Long-Term Plan / Annual report which are:
 - Percentage of respondents who agree the facilities in our parks and open spaces are easily accessible.
 - Percentage of respondents who are satisfied with the way they get to our city's parks.

This report may be added as an attachment to the Council/Committee meetings when the above-mentioned strategy/policy go to Council/Committee for review.

<p>Open Space Strategy review workshops</p> <p>SWOT analysis</p>
<p>Combined feedback from:</p>
<p>Te Haa o te whenua o Kirikiriroa, Ngaati Wairere, Waikato Tainui, Ministry of Education, Department of Conservation, Waikato Regional Council, University of Waikato, Predator Free Waikato, Sport Waikato, GoEco, Parks (HCC), Natural areas (HCC), Cemeteries and Crematoriums (HCC), Growth (HCC), Transport (HCC), Waters (HCC), City Planning (HCC), Events (HCC), H3 (HCC), City Safe (HCC), Dog Control (HCC), Hamilton Zoo (HCC), Hamilton Gardens (HCC, Strategy (HCC), Community and Social Development (HCC), Climate Change (HCC)</p>

Note: Key themes are in order of frequency of mention.

Strengths:	
Natural characteristics	including the river, our gulleys, and existing natural resources such as large trees or other plants, as well as the flat topography of the area.
Community wellbeing	the current networks contribution towards wellbeing, including social, spiritual, physical and possibly most importantly mental wellbeing.
Provision	that there is currently a good amount of provision of open space across the city.
Design	quality design providing relief from the city and opportunities for our community to recreate.
Connectivity	the connections our open space system provides via walkways etc.
Management	that our open spaces are maintained to a high quality.
Environmental value	the value that the open space network adds in terms of increasing and supporting biodiversity.
Diversity	the diversity of spaces available.
Destinations	having destinations of interest available e.g. the Gardens, the river, the lake, the gully network, Waiwhakareke, the Arboretum, Claudelands.
Accessibility	accessibility of open spaces, and in particular school access to open spaces.
Partnerships	Council is working alongside mana whenua and other key partners in this space.
Usage	spaces that are well used for a range of activities and by a range of community groups.
Politically valued	our open spaces are valued by councillors.

Weaknesses:	
Safety	the current open space network is limited by safety concerns both perceived and real, including lighting, inconsistent CPTED, unsafe pathways, youths made to feel unwelcome, and dogs off leash.
Usage/ Activation	some of the current open spaces are currently underutilised and under activated e.g. sports parks, road corridors or community gardens.
Amenities/ Services	inconsistent availability of amenities to support community use of parks e.g. parking, drinking fountains, bins, trees.
Historical design/planning	poor past design and planning decisions e.g. big open spaces that are not used, the city facing away from the river, minimising access to the river.
Equity/ Inclusion	all open spaces not receiving the same level of investment and considering all members of our community.

Open Space Strategy review 2023
SWOT analysis

Distribution (Locality)	the distribution of quality open spaces, in particular in lower socio-economic neighbourhoods and further away from the river the sparser the network.
Community perception	public not recognising the value of open spaces or recognising the need for multiuse spaces for all members of our community.
Reflection of history	Hapuu voices have been absent from Open Spaces
Wayfinding and storytelling	weak wayfinding and storytelling which limits awareness of the connection and history of our open spaces.
Not enough	green space, biodiversity, shading trees, room for trees, native vegetation, green belts, and generally nature.
Staff limitations	limitations based on political system, funding, siloed approaches, and legislative requirements.
Private land	land that is in private ownership limiting the management of gullies and connection to the river, encroachment.
Consideration of grey space	underutilisation and underinvestment in grey spaces (civic spaces) as public open space.
Lack of resilience	damp and wet over winter periods.
Eco-system health	council is only just starting to gain the capability and capacity to become eco system managers.

Opportunities:	
Enhancing Open Space Design	ensuring that future open space design enhances the current network, considering blue and grey spaces and their connections, maximise use of spaces, providing diverse spaces (as well as green).
Work with the community	working with out communities to understand their needs, build a sense of community ownership and connection with open spaces to activate them, empower them to contribute to open spaces e.g. restoration, events or community gardens.
Increasing value placed on natural areas	increasing the perceived value of natural areas (e.g. awa and gullies) through education and advocacy.
Sustainability/climate change mitigation	utilising our open space network to ensure that our city is resilient to climate change and the biodiversity decline e.g. minimise flooding through swales and rain gardens.
Partnerships- General	developing and maintaining strong partnerships that support the enhancement of our open space network e.g. schools.
Connectivity	viewing our open spaces as a network – seeing the big picture of how the spaces connect and provide opportunities for our community to move around the city.
Innovation	trying out different approaches to open space design and delivery to maximise benefits e.g. playful mowing, daylighting streams.
Growth	provides opportunities for us to grow and enhance our open space network through quality planning and potential funding opportunities.
Policy/Plans	having strategies, plans and policies that support and advocate for open spaces and aligning with other external strategies e.g. The Vision and Strategy for the Waikato River.
Partnerships with Mana Whenua	joint management and partnership with mana whenua that ensures active participation in development, history of the space is recognised and that quality open spaces are available for future generations.

*Open Space Strategy review 2023
SWOT analysis*

Funding	accessing funding to support future development and enhancement of the open space network.
Wellbeing of Hamiltonians	having open spaces as a resource that supports the wellbeing of Hamiltonians.
Culture change	changing perceptions of what are useable spaces, who or what spaces are for (cars vs. people), moving towards active modes of transport, permission to play.

Threats:	
Political system	working within local government settings (e.g. legislations, staff limitations) and central government changes (e.g. legislation, reform).
Intensification	will pose a threat as our population grows if there is not the amount or quality of open space to support this.
Public opinion	pressure from public opinion about the use, provision and care of open spaces.
Policy/Plans/Strategies	not considering or aligning other plans/policies/strategies across council to support the design and prioritisation of quality open space.
Existing development/design	working within the limitations of what we already have in brown field sites, costly to retrofit.
Funding/Resources	lack of funding/resources to support the development and maintenance of a quality open space network.
Developers	prioritisation of yield over provision of open spaces from developers.
Climate Change	will affect the use, maintenance and planning of open spaces. Potential increase in natural hazards e.g. flooding and fires.
Biodiversity loss	lack of predator control and weed management are a threat to our green spaces and biodiversity, intensification will shrink natural areas by edge effect.
Social changes	as our population and social world changes and grows our open spaces will need to be flexible to meet future needs. Increased intolerance and social inequality.

Vision: What should Open Spaces be like in the future?			
Increased biodiversity	Invested in	Well designed	Flexible spaces
Accessible	Increased community awareness/interaction		Inclusive
Connected	Well maintained	Healthy	Used
Safe	Green	Culture and art	Fun/enjoyable
Sustainable	Engaging	Innovative	Equitable
Resilient	Protected	Spaces for learning/educational	
Reflect community	Legacy for mokopuna	More native planting	Reflect history

Mission: What is HCC's role in this?	
An advocate	Education/working with community
Providing/maintaining open space	Future Planning
Strategically partnering	Using strategic tools
Creating a clear vision	Protection/restoration of natural assets
Considering best practise	Facilitating discussion
Engaging early	

Council Report

Committee:	Community and Natural Environment Committee	Date:	18 April 2023
Author:	Lee-Ann Jordan	Authoriser:	Helen Paki
Position:	Visitor Destinations Manager	Position:	General Manager Community
Report Name:	Hamilton Zoo-Waiwhakareke Natural Heritage Park Combined Destination "Placename"		

Report Status	<i>Open</i>
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Purpose - *Take*

- To seek the approval from the Community and Natural Environment Committee for a precinct placename for the combined Hamilton Zoo-Waiwhakareke Natural Heritage Park visitor destination.

Staff Recommendation - *Tuutohu-aa-kaimahi*

- That the Community and Natural Environment Committee:
 - receives the report;
 - approves **option two** of the staff report - Te Kaaroro Nature Precinct as the placename for the combined Hamilton Zoo-Waiwhakareke Natural Heritage Park visitor destination;
 - notes that a predefined set of taglines, as noted in paragraphs 42 to 50 of the staff report, will be used with the approved placename for the combined Hamilton Zoo-Waiwhakareke Natural Heritage Park visitor destination; and
 - notes that the placename will be launched to coincide with Matariki and July school holidays events at the nature precinct.

Executive Summary - *Whakaraapopototanga matua*

- In 2019, the management of Waiwhakareke Natural Heritage Park was transferred to Hamilton Zoo with the intention of creating a combined visitor destination and a second key city destination alongside Hamilton Gardens.
- An important element in creating this second key visitor destination for Hamilton-Kirikiroa is the ability to effectively profile, promote, and market the sites individually, and collectively as co-located and complementary visitor activities underpinned by shared values (conservation, kaitiakitanga, and connection with nature/the natural world).
- Staff proposed the concept of an "umbrella placename" to help promote the combined destination as a conservation precinct and that the cluster of co-located activities could include the Hamilton Observatory and the new eatery on site.
- In the last triennium, the Community Committee supported the idea of an umbrella placename and asked staff to prepare a report regarding naming options.

7. At an update session following the February 2023 Community and Natural Environment Committee meeting, staff had the opportunity to briefly discuss with Elected Members the work undertaken to identify two placename options that best supported the intended outcome, and the option they recommended.
8. The reports recommendations are compliant with HCC's Naming of Roads, Open Spaces and Council Facilities Policy.
9. Staff recommend **option two** – Te Kaaroro Nature Precinct as the placename for the combined Hamilton Zoo-Waiwhakareke Natural Heritage Park (NHP) combined visitor destination, as per paragraph 31 below.
10. Staff consider the decisions in this report have low significance and that the recommendations comply with the Council's legal requirements.

Background - Koorero whaimaarama

11. There is considerable potential local tourism and economic value to be derived from a second key destination for visitors to Kirikiriroa Hamilton to encourage more tourist time and money to be spent in the city and hopefully, more overnight stays.
12. Hamilton Zoo and Waiwhakareke NHP in combination create a unique conservation destination and an equally unique opportunity for visitors to experience a range of memorable encounters with nature in an accessible urban setting.
13. Additionally for residents as well as visitors, there is opportunity to increase awareness of the (co)location of the Hamilton Zoo and Waiwhakareke NHP, their conservation missions, the new entry precinct and the amazing visitor experience offerings provided.
14. An "umbrella placename" can be very effective in promoting and marketing co-located visitor activities and experiences that have a shared theme/purpose/values, as they enable connections with audiences who relate to that theme, create curiosity and interest about the location, and give visitor audiences the sense of multiple options of things to see, do, and experience in one place.
15. A placename for the combined Zoo-Waiwhakareke destination would work in tandem with (and not replace) our established brands of Hamilton Zoo, Waiwhakareke Natural Heritage Park, and those of the Hamilton Observatory and the Everyday Eatery.

Discussion - Matapaki

16. Cross-promotion and marketing of Visitor Destination sites over the last year or so has been hugely impactful in driving up visitation and revenue across all sites.
17. Increasing profile, visitation and revenue requires smarter, more nuanced marketing and promotion and is about making visitor decision-making and itinerary planning easier.
18. More things to do in the city (e.g., our visitor destinations) or indeed at one location (e.g., the combined Hamilton Zoo-Waiwhakareke NHP) increases visitor perception that there are likely to be options to suit most in the same place and therefore, value in going there.
19. In professional zoological circles, a placename aligned with nature conservation positions Hamilton Zoo-Waiwhakare NHP at the leading edge of conservation-minded facilities looking at and implementing actions through cultural, educational and conservation/climate change lenses. No other institution in New Zealand holds this distinction.

20. The placename for Hamilton Zoo-Waiwhakareke NHP destination needs to:
 - a) convey/represent the connecting theme for the cluster of activities – in our case nature/conservation;
 - b) have a story and connection to the site (i.e., be more than a just a name);
 - c) appeal to the markets we want to reach and engage;
 - d) be unique (create curiosity) OR be descriptive (say exactly what it is) OR both; and
 - e) be user-friendly for communications and marketing staff.
21. The chosen name should portray the Zoo-Waiwhakareke area as a place to **encounter nature**.
22. The content and recommendations in this report have been tested/sense-checked with external experts regarding alignment with and appeal for desired audiences/markets and with a number of focus groups.
23. The recommendation in this report supports multiple Council strategies and plans including: the Hamilton Zoo Master Plan, the Waiwhakareke Natural Heritage Park Master Plan, the Nature in the City Strategy, and He Pou Manawa Ora.

Options

24. Staff have assessed that there are two reasonable and viable options for the Community and Natural Environment Committee to consider. This assessment reflects the level of significance which staff have determined as low.
25. The options are:
 - i. **Option 1:** Hamilton Nature Precinct
 - ii. **Option 2:** Te Kaaroro Nature Precinct
26. There is also the option to retain the status quo and reference the combined visitor destination as Hamilton Zoo-Waiwhakareke Natural Heritage Park.
27. Staff have not proposed this as a viable option as it does not allow for effective marketing and promotion of the combined sites currently. It also does not meet any of the stated requirements for effective marketing and promotion via placenaming set out in earlier in the report.

Option 1: Hamilton Nature Precinct

28. This placename ticks the box for conveying the connecting theme (conservation) and it clearly situates the precinct in Hamilton-Kirikiroa.
29. It also ticks the box for being user-friendly for communications and marketing staff.
30. It may have some appeal to the markets we want to reach and engage.
31. A potential disadvantage is a functional rather than unique feel to the name, and the resulting lack of a story-telling connection to the site.

Option 2: Te Kaaroro Nature Precinct

32. Te Kaaroro is the name offered to Hamilton City Council for the combined site by Te Haa o Te Whenua o Kirikiriroa some years ago.
33. *“Te Ara O Kaaroro is the name of the area, ranges running along the Dinsdale ranges (Western Heights (Newcastle Rd) all the way towards the Hamilton Zoo and slopes down towards Rotokauri, this was a huge area that was covered. The area is named after the Ngaati Mahanga, Hourua Chief Kaaroro whom reigned in that area and his Paa site is situated on that ridge that is now built over with housing.”* - Te Haa o te whenua o Kirikiriroa

34. The Hamilton Zoo-Waiwhakereke NHP entry site is on a famed, unnamed walking track depicting the trail used by Tupuna Te Kaaroro as a means of travelling between the coast and Kirikiriroa.
35. It is a name that symbolises connection – connection to the whenua, connection with nature. Shortened to just “Te Kaaroro” the name honours the cultural heritage of the site as a strategic pathway or connection point to enter through.
36. As a placename it is unique, strongly aligned to the site and because it has a story, it adds a sense of magic and mystery in keeping with encounters with the wild and with nature.
37. A Te Reo name is likely to create curiosity about the site and is more likely to appeal to international audiences and visitors seeking authentic New Zealand experiences and eco/nature tourism.
38. Staff understand Auckland and Wellington zoos are currently considering changing to Te Reo names to better appeal to their markets and be more in keeping with the times.
39. A potential disadvantage of the name is it will require some work to establish the brand in the public mind. However, this is also an opportunity to add to our audience base and re-engage visitors with less current experiences of Hamilton Zoo, Waiwhakareke NHP and Hamilton Observatory.

Recommended Option:

40. Staff recommend **option two** - Te Kaaroro Nature Precinct.
41. As a precinct name, Te Kaaroro supports our purpose as a modern New Zealand eco-focused destination. It creates an historical tie to the land on which the precinct sits, and connections with nature, past, present, and future. It unifies the individual sites in a meaningful way that provides an appropriate sense of mission and place which is an increasing expectation of domestic and international tourist markets.

Taglines and audiences

42. While a precinct name will begin the story of the combined Hamilton Zoo-Waiwhakareke NHP conservation destination, taglines will help tell and sell the story to a range of audiences, locally, domestically, and internationally.
43. External and internal brand management advice has been that brand association and connection builds over time as customers engage with it via different touchpoints.
44. For the nature precinct placename, having a range of considered taglines will be useful as the brand is introduced to different customer groups and markets over time.
45. Explicit and functional taglines will be important when introducing the brand to international and national audiences, while more implied and experience-based messaging will be useful to entice the local market.
46. Local markets will engage with the nature precinct via established social media channels and websites (Hamilton Zoo and Waiwhakareke Natural Heritage Park (WNHP) as well as Hamilton Observatory and the Eatery), the popular ‘Find Your Fun’ quarterly marketing campaign, radio, and bus-back advertising. News stories are often shared with media outlets to generate free publicity e.g., animal births or Arbour Day.
47. National markets will engage with the nature precinct via the established social media channels and websites as well as Hamilton and Waikato Tourism’s website, Visitor Guide, local campaigns such as ‘Explore your backyard’ and summer promotional campaigns.

Item 11

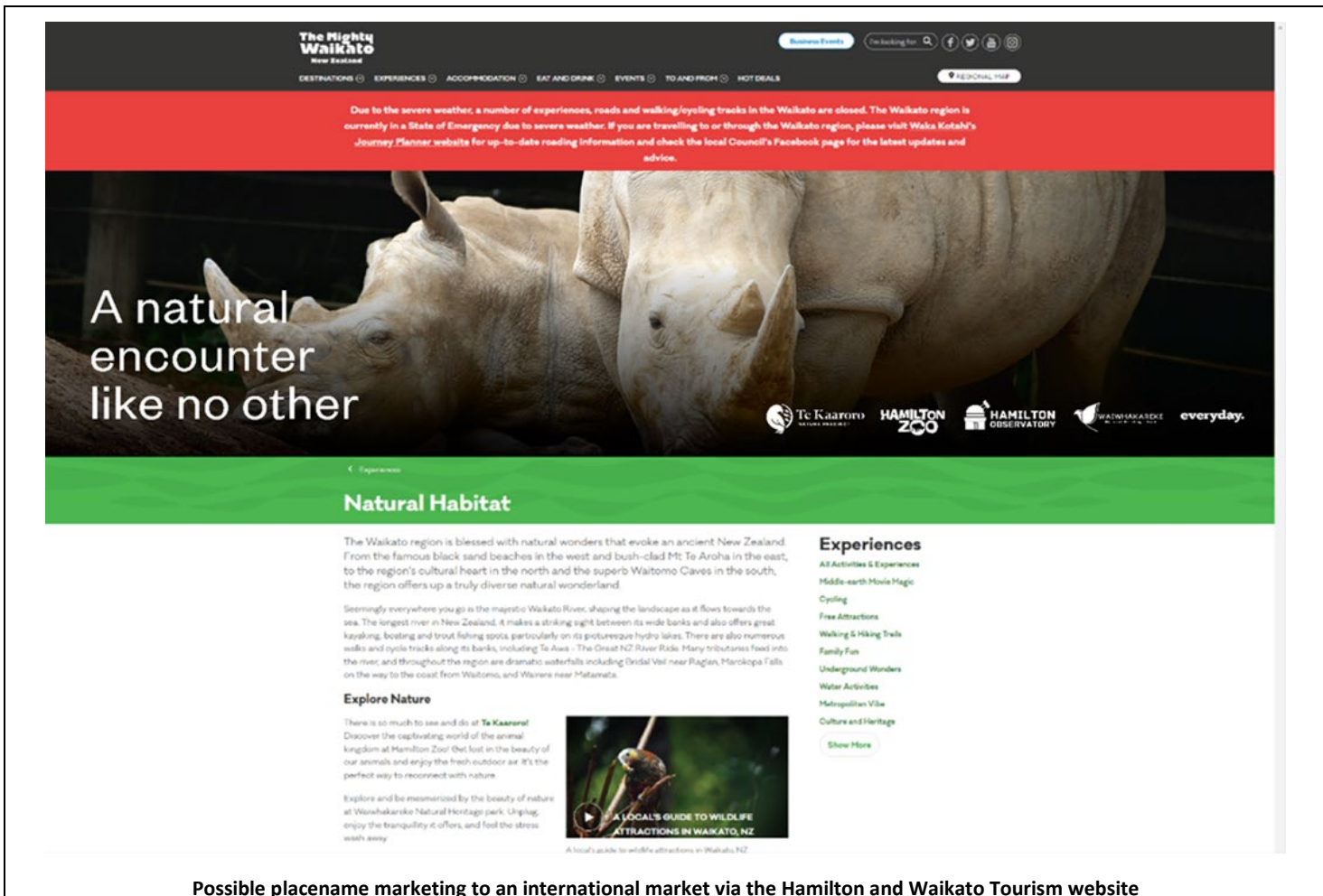
- 48. International markets will engage with the nature precinct via the above channels and additionally, through the direct sales calls Hamilton and Waikato Tourism makes in the Australia and British markets as well as representation at TRENZ, Tourism New Zealand’s national tourism tradeshow and Explore Tradeshow (Central North Island tourism operators).
- 49. Having tagline options enables more nuanced promotion and allows us to market thematically and/or leverage cohorts of audiences e.g., eco-tourism audiences, international visitors looking for a ‘New Zealand’ experience, people who love nature and the outdoors, people who love animals, people who like dining in novel settings, people looking for free things to do, and people looking to spend money while on holiday or for special events.
- 50. In time we will also be able to leverage partner organisation networks and audiences for combined visitor offerings e.g., eco-tourism tours through the Waikato.



Possible placename marketing to a local market via a Bus Shelter ad



Possible placename marketing to a national market via a Busback ad



Possible placename marketing to an international market via the Hamilton and Waikato Tourism website

Financial Considerations - *Whaiwhakaaro Puutea*

51. The total cost to develop placename signage is approximately \$35,000 and is budgeted within the Shared Entry Precinct Project signage budget.
52. The “launch” of the placename for the nature precinct will be timed to coincide with Matariki and July school holiday events to enable the launch to piggy-back on the promotional budgets for those activities. This will also ensure the new placename is positively associated with tangible, memorable experiences from the start.
53. The nature precinct placename will enable ‘smarter’ marketing and promotion.
54. Ongoing business-as-usual costs of marketing the nature precinct will be a minor extension to current Visitor Destinations marketing and advertising activities and will be absorbed within the Visitor Destinations Unit budget.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

55. Staff confirm that the staff recommendation complies with the Council’s legal and policy requirements.

Climate Change Impact Statement

56. Staff have assessed this option and determined that no adaptation assessment is required.
57. Staff have assessed this option and determined that no emissions assessment is required.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

58. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental, and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
59. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
60. The recommendations set out in this report are consistent with that purpose.

Social

61. The nature precinct represented by the combined Hamilton Zoo-Waiwhakareke NHP provides multiple opportunities for individuals, families, whaanau, iwi and hapuu and community groups to experience enjoyable nature and leisure experiences in an urban environment. There are demonstrable wellbeing benefits that come from people interacting with nature including positive social, mental, and physical wellbeing outcomes.
62. The mix of paid and free experiences means there is something for everyone to enjoy while being in nature.
63. Te Kaaroro provides significant formal and informal education opportunities to schools, kura, interest groups and individuals, that align with the New Zealand curriculum and/or lifelong learning opportunities related to nature, conservation, culture, and historic perspectives.

Economic

64. The nature precinct provides the opportunity to effectively promote and market the combined Hamilton Zoo-Waiwhakareke NHP sites as a second key city visitor destination and a "must see" Waikato (and New Zealand) visitor experience.
65. More things to see and do in the city increases the length of time visitors spend in Hamilton Kirikiriroa and the Waikato, with the resulting direct and indirect economic benefits for the city and the region (increase in tourist spend, additional bed nights).
66. More visitors mean more opportunities to generate revenue at Hamilton Zoo while creating new revenue generating opportunities at Waiwhakareke NHP such as guided tours, night time and overnight education experiences. There are both direct and indirect economic benefits to be gained from this.

Environmental

67. The nature precinct is an intergenerational project with a long-term vision. It will continue to make a significant contribution to positive environmental and biodiversity outcomes at local, national, and international levels.
68. The 65.5ha Waiwhakareke NHP represents 15% of current native vegetation cover and is intended to serve as a focus for Hamilton's wider biodiversity restoration, including lakes and lakeshores, the Waikato River, its banks and unique gullies, and other parks with current or potential natural values (estimated to be 750 hectares).
69. A placename will increase the profile of the nature precinct enabling further and wider-reaching audience engagement and educational opportunities on the importance of our interdependence with the natural world and the need to protect and conserve it.

Cultural

70. The recommendation in this report honours the cultural heritage of the site and acknowledges the significance of this area to mana whenua.

71. The staff recommendation will increase the profile of the nature precinct to grow visitation and enable more visitors to learn about and understand Maaori history and stories of this area and values such kaitiakitanga and whakawhanaungatanga.
72. In time, new experiences could be developed with a Te Ao Maaori lens such as Guided Tours showcasing the flora and fauna at Waikwhakareke NHP and explaining what they mean/meant to Maaori spiritually and in terms of everyday life.

Risks - *Tuuraru*

73. There is a risk that the full potential of the combined Hamilton Zoo-Waiwhakareke NHP visitor destination in terms of profile and audience reach and participation will not be realised without a placename for the nature precinct.
74. Staff believe there is a risk that option one, Hamilton Nature Precinct, will have less appeal to local, national, and international audiences seeking eco-tourism and nature-based leisure and educational activities and/or authentic New Zealand experiences than option two, Te Kaaroro Nature Precinct.
75. There is a risk that either placename will take longer to establish than anticipated (or will not be well received in the public arena) however staff consider this risk to be minor due to the preparation and research that has gone into the development of the recommendations and the experience and expertise of the staff responsible for implementing the placename.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

76. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a low level of significance.

Engagement

77. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

There are no attachments for this report.

Council Report

Committee:	Community and Natural Environment Committee	Date:	18 April 2023
Author:	Damien Puddle	Authoriser:	Helen Paki
Position:	Local Play Advocate	Position:	General Manager Community
Report Name:	Play Strategy Implementation Update		

Report Status	<i>Open</i>
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Purpose - *Take*

- To inform the Community and Natural Environment Committee on progress made to implement the Hamilton City Council Play Strategy.

Staff Recommendation - *Tuutohu-aa-kaimahi*

- That the Community and Natural Environment Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

- Hamilton City Council's Play Strategy was approved in April 2019. The Strategy provides direction for Council in the provision of services and facilities that support play, active recreation, and sport in Hamilton.
- Council have partnered with Sport Waikato and Sport NZ to implement the Strategy. Progress is being supported through the Local Play Advocate, which is funded through Sport New Zealand, and a Regional Connectivity Coordinator, which is co-funded by Hamilton City Council, Waipaa District Council and Waikato District Council.
- The report outlines progress made on the implementation of the Strategy. It was last reported on in March 2022.
- Staff consider the matters in this report have low significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

- The Hamilton City Council Play Strategy was approved by the Community, Services and Environment Committee on 18 April 2019.

The vision of the is that Hamilton is a great place for everyone to play. The vision is supported by four outcome areas:

- Hamilton reimaged as an urban playground
- Decision-making is informed by evidence and community voice
- Hamilton's play opportunities are achieved through collaborative partnerships
- We are responsive to changing play, sport, and recreation trends.

8. The Strategy has been supported by Sport Waikato, who were key partners during development, and whose strategic direction aligns with the vision and outcomes of the strategy.
9. Sport NZ provides funding for the role of a Local Play Advocate to support the Council in implementation of the strategy.
10. The focus of the role is to activate informal play opportunities as aligned to the Play Strategy Action Plan.
11. Hamilton City Council have also partnered with Sport Waikato, Waipaa and Waikato District Councils to fund the role of a Regional Connectivity Coordinator (North) to support cross-boundary sport and recreation opportunities between the 3 Local Authorities for 3 years.
12. The Regional Connectivity Coordinator's role is aligned to achieving the sport and active recreation outcomes of the Play Strategy Action Plan working on Hamilton-City projects and collaborative projects across the three Councils.
13. Wider Sport Waikato staff (e.g. the Primary School Team, Secondary School Team, Sport Development Team, Women and Girls Team, Spaces and Places Manager, Insights Team and additional Regional Connectivity Coordinators) also support the breadth of Play Strategy outcomes in the city.

Discussion - *Matapaki*

14. The focus areas and projects that the Local Play Advocate and Regional Connectivity Coordinator work to are recorded in the Play Strategy Action Plan, included as Attachment 1. The plan also outlines wider Hamilton City Council and Sport Waikato deliverables to achieve the Play Strategy vision.

Play

15. Progress on spontaneous play pilot projects that demonstrate end-goal examples of the above strategic alignment work, include the following completed projects: Peacocke Wastewater play on the way features ([link](#)), mobile parkour pop-up unit for testing play appetite, and Willoughby Park playable bollards (see Attachment 2).
16. Ongoing projects involve play inclusion into large-scale projects including Rototuna Village, Peacocke Strategic Transport, Whatakooruru Drive East West Arterial, Transport Centre Upgrade, etc.
17. Hamilton and Waikato's first **Neighbourhood Play System** (NPS) report has been completed and is now in draft design. The NPS provides a blueprint to identify key barriers and opportunities for tamariki to play inside their school and in their surrounding neighbourhood. This NPS report highlights some of the key issues and sets out the current play context at a city, neighbourhood, and school level within and surrounding Insoll Avenue School. It includes recommendations and considerations for working with city partners to embed play elements through school grounds, footpaths, streets, alleyways, greenspaces, waterways, churches, and shops to promote play every day. The expectation is for the report to support collective action by local partners to help provide a more playful environment for children in Enderley. Following final design, the report will be circulated to participating partners who will be brought together to explore ways to deliver on the report recommendations.
18. Hamilton City Council has been pioneering a strategic approach to play and play advocacy with support from Sport NZ and Sport Waikato. Sport NZ have now announced the expansion of investment into local government to grow the local play advocate workforce nationwide ([announcement can be found here](#)).

19. Hamilton City Council staff are playing a key role in supporting the development of future workforce cohorts. This is a mutually beneficial collaborative approach that supports collective play outcomes across the country.
20. Strategic highlights include Play Strategy outcome alignment into key strategic documents including the Connecting Communities: Our Venues and Spaces, Central City Transformation Plan, Nature in the City Strategy/Te Wao nui o Kirikiriroa 2020-2050, Hamilton Age Friendly Plan 2021-24, Public Realm Design Guidelines, Access Hamilton Ara Kootuitui Kirikiriroa Strategy, Disability Policy 2022-25 and Action Plan, and upcoming Hamilton Open Spaces Strategy/Papa Ahuareka o Kirikiriroa 2023-53 and Library Strategy.

Organised Sport

21. Work and projects that contribute to the organised sport aspects of the Play Strategy and its action plan by Sport Waikato's Regional Connectivity Coordinator and wider Team include;
 - i. Supporting the emerging sport of disc-golf and pickleball to identify and resource suitable locations within Hamilton City with site visits taking place recently to explore co-location and optimisation of facilities.
 - ii. This is ME – events and initiatives connected to Women's FIFA World Pre Tournament, Backyard/Sista Smash Cricket, WaiBOP Football and access for deaf participants, University of Waikato Surveying, Sensory Swimming, and immigrant rangatahi.
 - iii. Ongoing support for Eastlink Sports Hub with their updated vision and master-planning exercises incorporating the East Townbelt.
 - iv. School support via Voice of Rangatahi surveying to help identify barriers to participation in school settings and PD workshops for those working in Under 5 space.
 - v. Melville United AFC (Gower Park) Project Staging - ensuring strategic alignment to local, regional, and national needs and incorporating FIFA Women's World Cup 2023 requirements.
 - vi. Distribution of Tuu Manawa Active Aotearoa funding to support the activation of children and young people (5-17 years) in the city via schools and organisations – with a particular lens on high deprivation communities, Maaori, women and girls (up to 24 years) and disabled people.
 - vii. Continued Facilities planning support in line with Waikato Regional Active Space Plan (WRASP) recommendations including - Hamilton aquatics and indoor court provision discussions, aquatic strategy support, Gymsports facility options, Natural Bodies of Water, and Artificial Turf, along with supporting lotteries applications that meet the criteria outlined in the WRASP.
 - viii. Collaborative project regarding Water Safety and Drowning Prevention with Swimming Waikato and other key stakeholders (including Hamilton City Council).

Financial Considerations - *Whaiwhakaaro Puutea*

22. The Local Play Advocate role is currently funded by Sport NZ.
23. Hamilton City Council contributes \$50,000 pa for Sport Waikato's services, including the Regional Connectivity Coordinator (but also support from the wider Sport Waikato team) in the implementation of the Hamilton City Council Play Strategy Action Plan.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

24. Staff confirm that the matters contained in this report comply with the Council's legal and policy requirements.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

25. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
26. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
27. The recommendations set out in this report are consistent with that purpose.

Social

28. The Strategy contributes to the social wellbeing of Hamiltonians by working towards 'play infrastructure' (such as sports grounds, parks and open spaces, cycle and walkways, indoor recreation facilities and playgrounds) being spread equitably across the city and is diverse in its offering. The strategy also recognises the strengths which currently exist within the community (including through organised sport) in delivering play for everyone. The focus on a broad definition of play creates an inclusive approach to physical activity.

Economic

29. The 'play proposition' within the Strategy provides a platform for economic wellbeing through sporting events and tourism (through play infrastructure such as the Waikato River cycle network and the playgrounds in Hamilton). The availability of a range of options to play and be active assists in positioning Hamilton as a liveable city which has positive economic benefits.
30. Global research identifies that investment into childhood reaps greater benefits than the input costs. The World Economic Forum (WEF) have specifically stressed that play is "rocket fuel" for child development and that it is essential for children to develop the critical skills (active learning, resilience, stress tolerance and flexibility) to thrive in the challenging economies of tomorrow. The WEF Future of Jobs Report 2020 indicates that by 2025, 50% of the world's workforce will need to retrain. The future financial and resource burden of this retraining can be mitigated if future workers have these necessary skills (through their rich childhood play experiences) that enable them to be productive and innovative.

Environmental

31. There is a direct link to environmental wellbeing within the Strategy. Progressing work in Outcome Area One ('Hamilton is reimagined as an urban playground: We develop a connected and accessible network of play opportunities throughout the city') has the potential to improve the connectivity of walking and cycling networks and enable people to use active modes to travel to work, school, and other destinations. The strategy also has a strong alignment to Council's Nature in the City Strategy, with opportunities to develop a connected network for walking, running, and cycling (particularly through gully areas) which also function as ecological corridors, as well as for nature-based play.

Cultural

32. The Strategy contributes to cultural wellbeing in a number of ways. The broad definition of 'play' enables a range of communities to undertake physical activity in ways which are culturally appropriate. The Strategy has the potential to support the resurgence of traditional Maaori play activities and related cultural practices.

Risks - *Tuuraru*

33. There are no known risks associated with this matter.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Item 12

Significance

34. Having considered the Significance and Engagement Policy, staff have assessed that the matters in this report have a low level of significance.

Engagement

35. Given the low level of significance determined, the engagement level is low.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Play Strategy Action Plan

Attachment 2 - Spontaneous play pilot projects

Hamilton City Council Play Strategy Action Plan

NOTE: The majority of actions in this plan are new for 2023 and are primarily long-term in nature and therefore ongoing.

OUTCOME AREA	FOCUS	PROJECTS	LEAD	SUPPORT	PROGRESS
Hamilton is reimagined as an urban playground	Develop play knowledge and Play Strategy alignment across areas of council to drive Play Strategy implementation	Continue to develop the Play Champions Group and support Play Strategy alignment across underrepresented Council business units.	Hamilton City Council	Sport Waikato	Ongoing
	Create new opportunities to play in spontaneous ways in the city outside of traditional play spaces	Continue to investigate and develop pop-up play opportunities/initiatives in the city to promote and enhance occurrences of play.	Hamilton City Council		Ongoing
		Work with cross-council group (Infrastructure Alliance, Transport, Community & Social Development, Communications & Engagement, and Insurance) to develop a Hamilton Play Street Programme.	Hamilton City Council	Sport Waikato	In progress
	Apply a play lens to new council infrastructure, planning, strategy, and policy projects to ensure potential integration with other Council outcomes	Develop a set of 'Play Guidelines' to support project planning (e.g., Capital works, asset renewals, etc.) which will assist with informing the outcomes of any potential capital investment into play.	Hamilton City Council		In progress-nearing completion
		Complete Priority Projects and evaluate the impact of their play aspects on the community. Priority Projects include: - Hamilton Zoo upgrades - Play Spaces programme - Hamilton Gardens development - Nature in the City – gully restoration	Hamilton City Council		Ongoing
		Continue to embed Play Strategy concepts within future Council documents where applicable (e.g., Library Strategy, Sport and Community Park Management Plan, Natural Bodies of Water project, etc.) and work towards the implementation of any play actions that arise from those projects.	Hamilton City Council	Sport Waikato	Ongoing
	Develop a playable, accessible, and connected network of play opportunities	Continue to advocate for play opportunities via the Waikato Regional Active Spaces Plan (WRASP), and incorporate any recommendations outlined in the plan into project planning and	Sport Waikato	Hamilton City Council	Ongoing

OUTCOME AREA	FOCUS	PROJECTS	LEAD	SUPPORT	PROGRESS
		enhance informal play inclusion in the next edition.			
		Map Hamilton's play network to identify the gaps in provision to advocate and enhance the playability, accessibility, and connection opportunities (e.g., via the micro-mobility programme).	Hamilton City Council		Start date June 2023
		Prioritise playable network opportunities, where possible, via the Insoll Avenue School / Enderley Neighbourhood Play System Pilot.	Hamilton City Council	Sport Waikato	In progress
Decision-making is informed by evidence and community voice	Use a breadth of internal and external data sources to inform decision-making for play, active recreation, and sport	Collect participation data from Council owned facilities (e.g., aquatic facilities usage data) through a variety of means to inform decision-making. This includes investigating ways in which participation data gathering accuracy can be enhanced.	Hamilton City Council	Sport Waikato	Ongoing
		Partner with key stakeholders to develop and leverage tools to measure key participation statistics (e.g., Active NZ, VOP, VOR, code-specific participation data, club and community surveying).	Hamilton City Council / Sport Waikato / Local Clubs/RSOs		Ongoing
		Ensure Sport NZ Facility Planning Insights Tool is up to date with accurate facilities data inputted.	Sport Waikato	Hamilton City Council	Ongoing
	Have regular two-way conversations with the community to better understand the needs for play, active recreation, and sport in the city, share the value of play and promote play opportunities	Develop a 'play engagement plan' that enables meaningful and consistent engagement with the community to collect information on how they play, how they want to play, and empowers them to make more decisions regarding their own play.	Hamilton City Council		Start date October 2023
		Identify and report back on opportunities to jointly leverage promotion of play, active recreation, and sport via digital networks.	Hamilton City Council / Sport Waikato		Ongoing
	Measure the impact of Play Strategy projects	Develop a set of criteria (i.e., evaluation matrix) to evaluate the success of projects from a Play Strategy perspective. This links to the 'Play Guidelines'.	Hamilton City Council		Start date October 2023
	Opportunities achieved through	Increase connection and collaboration with key stakeholders to increase play,	Pilot school partnership relationships for community access to play, active recreation, and	Sport Waikato / Hamilton City Council	

OUTCOME AREA	FOCUS	PROJECTS	LEAD	SUPPORT	PROGRESS
collaborative partnerships	active recreation and sport opportunities and participation across the city	sport infrastructure (e.g., fields, facilities, playgrounds).			
		Develop and test new play projects with community partners, i.e., Community Houses (e.g., play trailer, play streets).	Hamilton City Council		In progress
	Develop an inclusive play, active recreation and sport system that reflects the diverse communities of the city	Work with clubs, sports organisations, and community groups to ensure delivery of inclusive and diverse opportunities across play, active recreation, and sport. Priority areas include: - Women and Girls - Ethnic and Religious Minority Groups - Disabled People	Sport Waikato	Hamilton City Council	Ongoing
Responsive to play, sport, and recreation trends	Maximise sports field and facility use to ensure they offer a range of sustainable play, active recreation, and sport opportunities	Implement facility optimisation initiatives: - Sports park floodlighting and safety lighting improvements. - Te Rapa Sportsdrome Upgrade	Hamilton City Council		In progress
		Review sport field and facility use data through council booking systems to inform necessary changes to increase participation.	Hamilton City Council	Sport Waikato	Ongoing
		Ensure that new infrastructure and facilities align with Hamilton City Council policies and strategies regarding diversity and inclusion.	Hamilton City Council		Ongoing
		Assess the current and future needs for Indoor Court and Aquatics provision.	Hamilton City Council	Sport Waikato	In progress
	Promote the benefits of hubbing for clubs and organisations to co-exist, share resources to deliver sustainable outcomes	Support and promote hubbing through facility development proposals as they arise using the Sport NZ Hubbing Guide as a reference (e.g. Eastlink Sports Hub).	Sport Waikato	Hamilton City Council	Ongoing



The Play Champions are a team of 20+ council staff from 16 different teams across multiple groups. They meet every couple of months to receive professional development on play from the Local Play Advocate, investigate opportunities for play outcomes to be embedded within council projects, and ultimately help to drive the fulfilment of the Play Strategy.



The mobile parkour pop-up unit was designed for Hamilton City Council’s Innovating Streets project. It demonstrates a collaboration between Parks and Transport team to test locations, and in this case, parkour as a type of play, to judge local appetite and interest before committing to more permanent and/or more expensive play solutions. Most recently it has been used besides a bust stop and dairy on Bankwood road (activating an empty lawn area within the road reserve) to explore the impact of play as a tool to encourage active transport to/from Bankwood School.

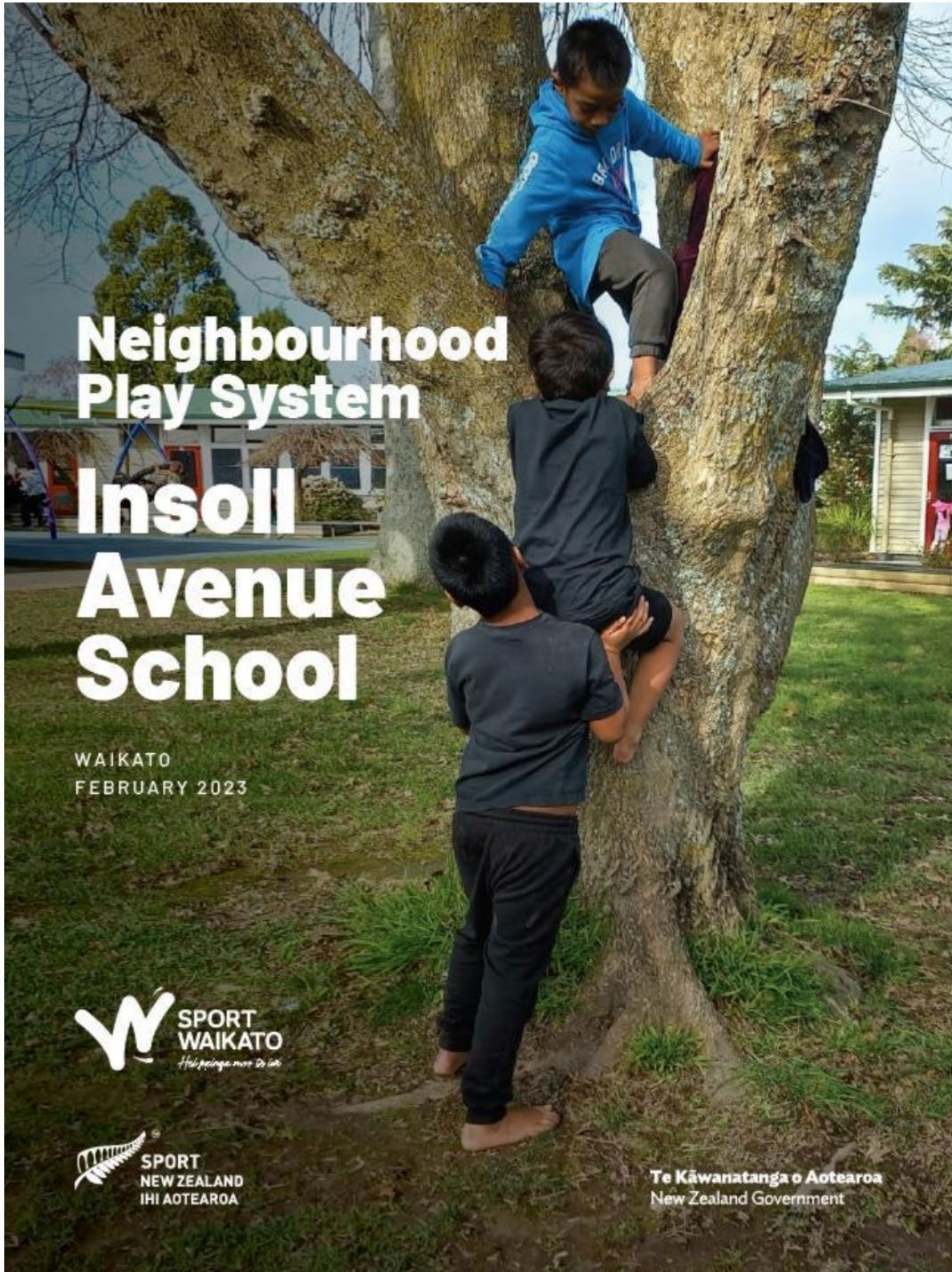


The Willoughby Park play bollards are an H3 innovation following support from the Local Play Advocate. They combine a celebration of the Waikato Rugby Union centenary and interactive opportunities via operational renewal of the park bollards. These bollards still provide the functional purpose of vehicle mitigation whilst adding vibrancy, with each bollard painted in the colour of each rugby club in the region. They are also set up in this pattern to provide a ‘slalom’ style obstacle course and sprint track for use during training or as an informal play space while watching or otherwise spending time in the FMG Stadium area.



Capital Projects

The Alderson Road ‘play on the way’ spot is the result of the inclusion of play outcomes into the Peacocke Wastewater Project through Capital Projects. Facilitation between the project managers, contractors, and Insoll Avenue School students resulted in a design to activate one of the school’s walking school bus routes. This route was temporarily closed during the pipe works, and thus the project shows how capital infrastructure projects can delivery on Play Strategy outcomes and give back to the community who were inconvenienced during the temporary closure. The site also provides another play opportunity close to a provision gap in Hamilton’s 500m walking access to a local park, providing a nearby play opportunity to children in the area.



Front cover of the draft NPS Report.

Council Report

Item 13

Committee: Community and Natural Environment Committee

Date: 18 April 2023

Author: Helen Paki

Authoriser: Helen Paki

Position: General Manager Community

Position: General Manager Community

Report Name: General Managers Report

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Community and Natural Environment Committee on topical issues, areas of concern, and items which need to be brought to the Committee Member's attention, but which do not necessitate a separate report or decision.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Community and Natural Environment Committee
 - a) receives the report; and
 - b) defers the Aquatics Strategy and full River Safety Progress Report to the June Community and Natural Environments committee meeting.

Executive Summary - *Whakaraapopotanga matua*

3. The Magical Bridge Trust have raised the funds required for stage 2 of the Magical Bridge Playground and construction for stages 1 and 2 will commence in April 2023.
4. A deferral of the Aquatics Strategy and River Safety Update report to the June Committee meeting is being sought to allow for data from the River Safety trial to be included.
5. Financial information is included in this report. There are no unplanned budget implications or requests for additional funding.
6. Staff consider the decisions required in this report to have low significance and that the recommendations comply with the Council's legal requirements.

Discussion - *Matapaki*

Magical Bridge Playground update

7. The Magical Bridge Trust NZ (MBT) was set up to design, fundraise and build a magical bridge playground in Hamilton. MBT trustees are:
 - i. Peter van Vroonhoven (Chair)
 - ii. Tim young (Vice Chair)
 - iii. Maurice Flynn (Secretary)
 - iv. Joy Ho (Trustee)
 - v. Georgia Hailwood (Trustee)

8. The Magical Bridge Playground, will be New Zealand's first fully accessible and inclusive playground and will be located at Claudelands Park, replacing the existing playground which was budgeted for renewal this financial year.
9. Council resolved to contribute \$1.4m to deliver stage 1 of the playground development and the Trust have raised the funding required to deliver Stage 2. To date, the trust has secured \$2.1m plus support from suppliers, other vendors and service providers which has reduced the budget to \$4.5m. They are currently negotiating with more suppliers to reduce the costs further and local corporates are to be approached for support. Applications to various funders are ongoing.
10. Shade at the playground site has been part of the playgrounds design planning and will be provided by trees and shade sails. Stage 3 when funds are raised will deliver the zip line upgrade, outdoor gym, toilets, magical harp and sensory dome.
11. MBT have engaged with local schools and kindergartens to inform design along with the Settlement centre and Waikato Show Trust as leaseholders/stakeholders of the site. Construction is due to commence in late April and finish in November 2023.
12. Elected Members will be invited to a ground-breaking and karakia in late April, date yet to be determined.
13. Further updates will be provided to the committee through the construction period and as fundraising efforts progress.

Aquatics Strategy and River Safety progress Report

14. Drownings within natural water bodies such as beaches, rivers and lakes are increasing. The River Safety initiative is a trial of actions collaboratively delivered across the Aquatics, Parks and Recreation, and City Safe teams through the 2022/23 summer (October to April).
15. The actions included items such as investigating river user behaviours (Risk and river use enquiry), improvements to signage, education programmes targeting children and new migrants and the trialling of a patrol of the river path between the Hamilton Gardens and Wellington Street beach by City Safe officers between the (22 October 22 to 31 March 23).
16. A resolution from June 2022 Community Committee requests staff to report back on progress of the Aquatics Strategy and river safety actions by April 2023. Staff are seeking a deferral of the Aquatics Strategy and full river safety progress report to June to allow time for the 2022-23 river safety pilot period to be completed. This will enable all data and insights from the various actions to be collated and included within the report. Staff intend to provide a full evaluation to the Committee at the June 2023 meeting.
17. While data and insights have not yet been fully collated, preliminary insights suggest that the River Safety Officers presence along the river has had a positive impact on behaviour and safety of river users. Council has been successful in securing funding under the Better Off Funding package to enable an extension of the successful trial of City Safe patrols on the river paths as part of the approach to help reduce river deaths and safety incidents.

Options

18. No options are available for the Committee to consider.

Financial Considerations - *Whaiwhakaaro Puutea*

19. There are no financial implications for the committee to consider

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

20. Staff confirm that the recommendation complies with the Council's legal and policy requirements.

Climate Change Impact Statement

21. Staff have assessed this option and determined:
22. No adaptation assessment is required

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

23. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
24. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
25. There are no Social, Economic, Environmental or Cultural wellbeing's that the Committee need to consider.

Risks - *Tuuraru*

26. There are no known risks associated with the decisions required for this matter.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui***Significance**

27. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a low level of significance.

Engagement

28. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

There are no attachments for this report.

Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Public Excluded Community Committee Minutes - 16 February 2023) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
C2. Zoo-Waiwhakareke Predator Exclusion Fence)	
C3. Hamilton Christian School Indoor Recreation Facility Proposal Update		
C4. Recommendation from the Community Grants Allocation Sub-Committee Meeting - 30 March 2023		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to maintain legal professional privilege	Section 7 (2) (g)
	to enable Council to carry out negotiations	Section 7 (2) (i)
Item C2.	to enable Council to carry out negotiations	Section 7 (2) (i)
Item C3.	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h)
	to enable Council to carry out negotiations	Section 7 (2) (i)
Item C4.	to protect information which is subject to an obligation of confidence and disclosure would likely prejudice continual supply of similar information where it is in the public interest for that information to continue to be available	Section 7 (2) (c) (i)