
Community Committee

Komiti Hapori

OPEN MINUTES

Minutes of a meeting of the Community Committee held in Council Chamber, Municipal Building, Garden Place, Hamilton and Audio-visual Link on Tuesday 26 April 2022 at 9.31am.

PRESENT

Chairperson Cr M Bunting
Heamana

Deputy Chairperson Cr K Naidoo-Rauf
Heamana Tuarua

Members Mayor P Southgate (via audio-visual link)
Deputy Mayor G Taylor
Cr M Gallagher
Cr R Hamilton (via audio-visual link)
Cr D Macpherson (exclusively via audio-visual link)
Cr A O’Leary
Cr R Pascoe
Cr S Thomson
Cr M van Oosten
Cr E Wilson
Cr M Donovan
Maangai T P Thompson-Evans
Maangai O Te Ua

In Attendance Lance Vervoort – Chief Executive
Helen Paki – General Manager Community
Sean Murray – General Manager Venues, Tourism and Major Events
Muna Wharawhara – Amorangi Maaori
James Clarke – Director of the Mayor’s Office
Lee-Ann Jordan – Unit Director Visitor Destinations
Grant Kettle – Planning Guidance Unit Manager
Joanna van Walraven – Policy and Strategy Advisor
Andy Mannering – Kaiwhakahaere Rautaki Hapori
Phillipa Clear – Community and Social Development Manager
Anita Oliver – Facilities Unit Manager
Karen Kwok – Senior Advisor Community and Recreation Facilities

Governance Staff Carmen Fookes – Senior Governance Advisor
Narelle Waite and Tyler Gaukrodger – Governance Advisors

Cr Bunting opened the meeting with a karakia followed by a prayer from Waikato Interfaith.

1. Apologies - *Tono aroha*

Resolved: (Cr Gallagher/Cr van Oosten)

That the apologies for lateness from Mayor Southgate and for early departure from Crs Donovan, Macpherson and Hamilton are accepted.

2. Confirmation of Agenda - *Whakatau raarangi take*

Resolved: (Cr Gallagher/Cr Macpherson)

That the agenda is confirmed noting that item C3 (Celebrating Age Centre - Options Report) is to be brought into the open session of the meeting and a copy of the report be attached to the open minutes as **Appendix 1**.

3. Declarations of Interest - *Tauaakii whaipanga*

Cr Naidoo-Rauf noted she had an interest in Item 10 (Von Tempsky and Dawson Park: Proposal to Change Names), but was not conflicted. She would participate in discussion and vote on the matter.

Mayor Paula joined the meeting (9.36am) at the conclusion of the above item.

4. Public Forum - *Aatea koorero*

Russelle Knaap spoke to item 8 (TOTI Business Case Proposal Decision – Founders Theatre Site) noting the structural integrity of the Founders Theatre building and TOTI’s vision for the building. She responded to questions from Members concerning the engineering assessment of the building as an earthquake risk.

Grant Taylor (Waikato Guild of Woodcraft) spoke to item 8 (TOTI Business Case Proposal Decision – Founders Theatre Site) noting the Guild’s current premises, the Community wellbeing enabled by maintaining woodcraft traditions, and their support for the repurpose of the Founders Theatre as a craft hub. He responded to questions from Members concerning the Guilds ability to partner with schools, and the Norris Ward proposal. He also provided a written submission which was circulated to Members prior to the meeting and is attached to these minutes as **Appendix 2**.

Donna Lewin spoke to item 8 (TOTI Business Case Proposal Decision – Founders Theatre Site) noting her support for the visual arts community, current insufficient space for the artistic community in Hamilton, and Council’s vision to build inclusive public spaces. She responded to questions from Members concerning competition between similar creative spaces.

Jackie Keelan (Nga Mahi a Hineteiwaiwa Community Program & the Arts Collective Program) spoke to item 8 (TOTI Business Case Proposal Decision – Founders Theatre Site) noting community groups she supports that do not have the needed gathering space. She responded to questions from Members concerning other community spaces available to the community groups.

Margaret Evans, Neil Curgenvan, Mark de Lisle and Vern Talbot, (TOTI) spoke to item 8 (TOTI Business Case Proposal Decision – Founders Theatre Site) noting support for the previous speakers, engineering reports and safety of the Founders building, and the number of cultural groups in Hamilton. They responded to questions from Members concerning TOTIs capacity to secure funding, and structural integrity of the Founders building.

Rachel Balme and Jason Wade (Clarence Street Theatre Trust) spoke to item 8 (TOTI Business Case Proposal Decision – Founders Theatre Site) noting their support for the removal of the Theatre, the community feedback that also supports demolition, and funding limitations for arts spaces. They responded to questions from Members concerning operational costs, funding for community arts facilities, and competing facilities.

Ian McMichael spoke to item 10 (Von Tempsky and Dawson Park: Proposal to Change Names) noting the proposed new naming policy, the informally named Dawson Park reserve, suggestions to officially name the area after the original Urupaa, the proposed new name for Von Tempsky Street and the proposals alignment with Council's naming process. He responded to questions from Members concerning dual naming of Von Tempsky street, and resident support for the proposal.

Wiremu Puke spoke to item 10 (Von Tempsky and Dawson Park: Proposal to Change Names) noting the re-naming process, consultation undertaken with Mana Whenua, and the history of the area. He responded to questions from Members concerning appropriateness of dual naming, and historical storytelling opportunities at the site.

Tuku Morgan (Te Arataura) spoke to item 10 (Von Tempsky and Dawson Park: Proposal to Change Names) noting his role as Chair of Te Arataura, history of the area, the effect of historical trauma, Waikato-Tainui efforts to non-acceptance of dual-name. He responded to questions from Members concerning the Waikato-Tainui settlement and the ongoing emotional toll of history.

Alvina Edwards spoke to item 10 (Von Tempsky and Dawson Park: Proposal to Change Names) noting the delay for governments to recognise and change offensive placenames, colonial history, racism in New Zealand society, and unconscious bias.

Rena Schuster and **Phil Webster (Hamilton Old Boys Rugby and Sports Club)** spoke to item 14 (Community Occupancy – Hamilton Old Boys Rugby and Sports Club) noting Hamilton Old Boys history and successes, the club's positive community impact, and the lease renewal conditions. They responded to questions from Members concerning the lease renewal conditions and agreed compromises.

The meeting was adjourned from 10.59am to 11.22am.

5. Confirmation of the Open Community Committee Minutes - 2 March 2022

Resolved: (Cr Wilson/Cr Hamilton)

That the Community Committee confirm the Open Minutes of the Community Committee Meeting held on 2 March 2022 as a true and correct record.

6. Chair's Report

The Chair spoke to the report, in particular the Frankton parklet and acknowledged the recent passing of the African Hunting dog at Hamilton Zoo.

Resolved: (Cr Wilson/Maangai Te Ua)

That the Community Committee receives the report.

7. General Managers Report

The General Manager Community spoke to the report in particular, the submitted expression of interest for Hamilton's iSite, renewal and upgrade projects at the Waikato Museum, delay to the paid entry project at the Hamilton Gardens, the Hamilton Gardens' Egyptian garden that was about to open, the newly opened playground and café at Zoo-Waiwhakareke, delays to other projects at this facility, and the deferral of the Water Safety Improvements report. Staff responded to questions from Members concerning cost escalation, budget capacity and sponsorship concerning the delayed projects at Zoo-Waiwhakareke and Hamilton Gardens, the design and upgrade work at Wellington Street Beach, and naming rights for the Hamilton Gardens' entrance.

Resolved: (Cr Bunting/Cr Hamilton)

That the Community Committee

- a) receives the report; and
- b) approves the Water Safety Improvements report be deferred to the 14 June Community Committee Meeting.

8. TOTI Business Case Proposal Decision – Founders Theatre Site (*recommendation to the Council*)

The General Manager Venues, Tourism and Major Events spoke to the report noting a workshop held to discuss the options for Founders Theatre site and receive the draft TOTI proposal. He responded to questions from Members concerning project timings, funding, demolition options and sustainable demolition practices, seismic strength requirements, the original building report including the recommendations and cost estimates to bring the building up to a safe standard, the original decision to close the building for safety concerns, subsequent engineering reports, safety of the building for non-theatre use, value of the building, recent community use of the site, costs to build a purpose-built facility, community space deficiency, fit-for-purpose outcomes of retro-fitting projects, removal of the fly tower, costs incurred by Council in deciding the future of Founders Theatre, public consultation and feedback, impact on existing creative spaces if Founders is maintained as a community space, the strength of the TOTI business case including the financials provided, and current seismic standard of similar creative spaces.

Staff Action: *Staff undertook to provide members with information on sustainable demolition practices.*

Motion: (Cr Bunting/Deputy Mayor Taylor)

That the Community Committee

- a) receives the report; and
- b) recommends 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 for community space in Hamilton.

Amendment: (Cr O’Leary/Cr Gallagher)

That the Community Committee

- a) receives the report; and
- b) recommends that the Council:
 - i. approves staff to include Founders as part of staff investigations into Community Facility provision;
 - ii. approves staff to share relevant information with TOTI to inform their business case in consultation with stakeholders and community as appropriate with a view to potentially entering into an agreement to establish a gift of the building effective 1 July 2023 to a new Trust subject to a range of conditions outlined in this report; and
 - iii. requests staff report back to the 14 June 2022 Community Committee on the current condition and costs to repair the two fountains located at Founders Theatre.

The Amendment was put.

- Those for the Amendment:** Councillors Gallagher, Macpherson, and O'Leary
- Those against the Amendment:** Mayor Southgate, Deputy Mayor Taylor, Councillors Pascoe, Bunting, Naidoo-Rauf, Wilson, Donovan, Thomson, van Oosten, Maangai Thompson-Evans and Te Ua

The Amendment was declared LOST.

Foreshadowed Amendment: (Cr Wilson/Maangai Thompson-Evans)

That the Community Committee

- a) receives the report; and
- b) recommends that the Council:
 - i. approves staff to include Founders as part of staff investigations into Community Facility provision;
 - ii. approves staff to share relevant information with TOTI to inform their business case in consultation with stakeholders and community as appropriate with a view to potentially entering into an agreement to establish a gift of the building effective 1 July 2023 to a new Trust subject to a range of conditions outlined in this report; and
 - iii. notes that the above is contingent on TOTI having raised \$2M in promised funding prior to 22 September 2022.

The Foreshadowed Amendment was put.

- Those for the Amendment:** Councillors Gallagher, Macpherson, O'Leary, Wilson and Maangai Thompson-Evans
- Those against the Amendment:** Mayor Southgate, Deputy Mayor Taylor, Councillors Pascoe, Bunting, Naidoo-Rauf, Donovan, Thomson, van Oosten, and Maangai Te Ua

**The Amendment was declared LOST.
The Motion was then put and declared CARRIED.**

Resolved: (Cr Bunting/Deputy Mayor Taylor)

That the Community Committee

- a) receives the report; and
- b) recommends 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 for community space in Hamilton.

- Those for the Motion:** Mayor Southgate, Deputy Mayor Taylor, Councillors Pascoe, Bunting, Naidoo-Rauf, Donovan, Thomson, van Oosten, and Maangai Te Ua.
- Those against the Motion:** Councillors Gallagher, Macpherson, O'Leary, Wilson and Maangai Thompson-Evans.

Cr Hamilton left the meeting (12.42pm) during discussion of the above item. He was not present when the matter was voted on.

**The meeting was adjourned during the above item from 1.08pm to 2.02pm.
The meeting was adjourned from 3.07pm to 3.09pm.**

Cr Macpherson retired from the meeting during the above adjournment.

9. He Rautaki Whakawhanake Hapori (Community and Social Development Strategy)

The Kaiwhakahaere Rautaki Hapori and the Community and Social Development Manager introduced the report noting the outcomes and goals regarding the strategy. They responded to questions from Members concerning the deprivation index and grassroots economic development in Hamilton communities, aspirations to activate public spaces, social determination, and Community House facilities.

Resolved: (Cr Naidoo-Rauf/Cr Bunting)

That the Community Committee:

- a) receives the report; and
- b) approves He Rautaki Whakawhanake Hapori, the Community and Social Development Strategy.

Maangai Thompson-Evans left the meeting (3.22pm) during discussion of the above item. She was not present when the matter was voted on.

The meeting was adjourned from 3.32pm to 3.44pm.

Maangai Thompson-Evans re-joined the meeting during the above adjournment.

10. Von Tempsky Street and Dawson Park: Proposal to Change Names

The Planning Guidance Unit Manager and the Policy and Strategy Advisor spoke to the report noting the applications received to change the names of Von Tempsky Street and Dawson Park, background on Captain Dawson and Gustavus Ferdinand, and the current application process. They responded to questions from Members concerning Waikato-Tainui feedback on Von Tempsky Street re-naming, the existing policy processes, and the Committee's ability to act outside of policy, the applications and associated costs to the applicant, national standards regarding dual street names, and naming 'by custom'.

Resolved: (Maangai Thompson-Evans/Cr Thomson)

That the Community Committee:

- a) receives the report; and
- b) approves the application to name the park on the corner of Grey St and Dawson St as Te Wehenga Park, noting that the park is operationally referred as Dawson Park but has never been officially named.

Resolved: (Maangai Thompson-Evans/Cr Thomson)

That the Community Committee approves the application to change the name of Von Tempsky Street to Putikitiki Street.

Deputy Mayor Taylor, Councillors Pascoe and Wilson Dissenting.

Resolved: (Maangai Thompson-Evans/Cr Thomson)

That the Community Committee approves for staff to proceed with appropriate and inclusive interpretation signage under existing budget of He Pou Manawa Ora in partnership with mana whenua and Waikato-Tainui.

Deputy Mayor Taylor, Councillors Pascoe and Wilson Dissenting.

Resolved: (Maangai Thompson-Evans/Cr Thomson)

That the Community Committee

- a) notes that staff will develop a communications plan to support the naming/renaming; and
- b) notes that the applications have been managed under the currently operating Naming of Streets, Open Spaces and Facilities Policy.

Deputy Mayor Taylor Dissenting.

Cr Hamilton re-joined the meeting (4.20pm) during discussion of the above item. He was present when the matter was voted on.

The meeting was adjourned from 5.25pm to 5.30pm.

11. Fairfield Park Reclassification - Deliberations and Approval Report

The report was taken as read.

Resolved: (Cr Wilson/Maangai Te Ua)

That the Community Committee:

- a) receives the report;
- b) approves the reclassification of the approximately 1,600m² portion of Fairfield Park, which includes the Fairfield Hall building footprint, as shown indicatively on the plan included as **Attachment 1**, from recreation reserve to local purpose (community facilities) reserve; and
- c) notes Te Whare o Te Ata have committed to undertake further consultation with Ngati Wairere and the community prior to a report being presented to the Community Committee seeking approval for Te Whare o Te Ata's lease application being presented to the Community Committee.

12. He Pou Manawa Ora Pillars of Wellbeing Work Plan

The report was taken as read.

Resolved: (Cr Bunting/Cr O'Leary)

That the Community Committee defers this item (item 12 He Pou Manawa Ora Pillars of Wellbeing Work Plan) to the Community Committee meeting of 14 June 2022.

13. Deliberations report on the review of the Naming of Roads, Open Spaces and Council Facilities Policy

The report was taken as read.

Resolved: (Cr Bunting/Cr Wilson)

That the Community Committee defers this item (item 13 Deliberations report on the review of the Naming of Roads, Open Spaces and Council Facilities) to the Council meeting of 12 May 2022.

Cr O'Leary retired from the meeting (5.32pm) during the above item. She was not present when the item was voted on.

14. Community Occupancy – Hamilton Old Boys Rugby and Sports Club

The Chair introduced the report and highlighted the partnership between Old Boys Rugby Club and Council. Staff responded to questions from staff regarding the club's commercial activity, cost to ratepayer for the funding of this lease, cost to Council, obligation of asset cost, review of community occupancy leases, length of lease, rental rate increase and reviews, and community rental rates.

Staff Action: *Staff undertook to provide further information to Members concerning the Community Occupancy Policy.*

Resolved: (Maangai Te Ua/Cr Wilson)

That the Community Committee:

- a) receives the report;
- b) approves a new *community group lease*, under s54(1)(b) of the Reserves Act 1977, to **Hamilton Old Boys Rugby and Sports Club Incorporated** for land area of 18,221m² (building footprints and Fred Jones Park) within the FMG Stadium Precinct, being part of Allotment 72 Hamilton West Town Belt and Allotment 512 Town of Hamilton West, subject to the following terms and conditions:
 - i. Term – fifteen years;
 - ii. Rent - \$2,732.20 plus GST per annum, in accordance with the Community Occupancy Policy;
 - iii. The lease includes approval to operate a commercial activity (bar);
 - iv. Special conditions;

5 yearly reviews of special conditions and maintenance responsibilities

- *Council (H3) and Hamilton Old Boys Rugby and Sports Club (HOB) recognise the importance of a positive and constructive partnership (being co-located within the Stadium precinct) to ensure the best outcomes for all. To ensure the lease special conditions and maintenance matrix remain relevant it is to be reviewed at the five (5) and ten (10) year mark.*

Field and carpark usage

- *HOB have preferential access to Willoughby (outside of Waikato Rugby Union use) for 11.5 hours per week for seniors and 6.5 hours per week for juniors during the rugby season or as otherwise agreed, unless field is closed by Council (H3), required for a *major event or turf renovation. Fields to be booked through Council (H3).*
- *HOB will continue to have access and use of the carpark for club activities. Ten carparks will be reserved and marked for HOB use.*
- *HOB owned carpark lights to transfer to Council ownership and responsibility. Council intends to upgrade the lights.*
- *Council has priority use of Fred Jones and Willoughby Park during major events (e.g NZ Sevens, FIFA World Cup), during which time Council will to its best endeavours allocate alternative rugby fields to accommodate HOB games and training. Six months minimum notice must be provided in writing of use for any major event. Council will work with HOB around access in the lead up to events which might include field closure for renovation pre-event and post-event. Council will undertake the required field preparation works leading up to major event and return the field to HOB in good condition. Major events will be limited to two a calendar year. Any events outside of the two major events will be as negotiated between HOB and Council. No hire charges will apply for Council (H3) use*

of the field. HOB to be reimbursed for any outgoing costs associated with use e.g water, electricity etc.

- *All other Stadium precinct fields to be booked through Council (H3) with field fees and charges applicable. Council (H3) can provide an average 10 hours per week on both Mill St Field and Beetham Park junior field, use of Beetham to be booked via Council (H3).*
 - *HOB and H3 will always, through the duration of the lease term, participate in good faith discussions regarding the long-term plan and vision for the Stadium Precinct, Hamilton West Town Belt Masterplan initiatives and HOB aspirations for the site.*
 - *Notes that the Hamilton West Town Belt Masterplan proposes path development along the back of Fred Jones Park adjacent to the gully and alongside the carpark to provide connections through the town belt.*
- v. All other terms and conditions in accordance with the Community Occupancy Policy and Community Occupancy Guidelines;
- c) approves the continuation the current *sub-leases* to Turn and Gymnastics Circle Incorporated for the John West Indoor Training Centre (*by way of lease agreement*) and Henkada Judo Club Incorporated for their building footprint adjacent to the Indoor Training Centre (*by way of licence agreement*); and
- d) approves the continuation of the commercial hireage to Medtrain Waikato Limited for use of social and lounge space (*by way of a hireage agreement*) and Eatcetera Limited for use of the kitchen (*by way of a licence agreement*); and
- e) notes that Hamilton Old Boys Rugby and Sports Club have plans to undertake a minor extension to the Indoor Training Centre to develop women’s changerooms/toilets.

Cr Wilson left the meeting (5.48pm) during the above item. He was not present when the item was voted on.

C3. Celebrating Age Centre - Options Report

The report was taken as read.

Resolved: (Cr Bunting/Cr Naidoo-Rauf)

That the Community Committee defers this item (item C3 Celebrating Age Centre – Options Report) to the Council meeting of 12 May 2022.

15. Resolution to Exclude the Public

Resolved: (Bunting/Naidoo-Rauf)

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 - 2 March 2022) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C2. Recommendations from Public Excluded Community Grants Allocation Sub-Committee Meeting)	
C3. Celebrating Age Centre - Options Report		

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 prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
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)

The meeting went into Public Excluded session at 5.55pm.

The meeting was declared Closed at 6.02pm.

Appendix 1

Council Report

Item C3

Committee: Community Committee **Date:** 26 April 2022
Author: Luke Archbold **Authoriser:** Helen Paki
Position: Parks Operational Planning and Capital Projects Manager **Position:** General Manager Community
Report Name: Celebrating Age Centre - Options Report

Report Status	<i>This report is taken as a publicly excluded item to enable Council to carry out commercial activities without disadvantage; AND to enable Council to carry out negotiations.</i>
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Purpose - Take

1. To inform the Community Committee on the current land status and options for the possible redevelopment of the Celebrating Age Centre.
2. To seek the Community Committee’s approval to under further feasibility assessment.

Staff Recommendation - Tuutohu-aa-kaimahi

3. That the Community Committee:
 - a) receives the report;
 - b) requests staff undertake further feasibility assessment work on the development of a new building at 240 Victoria Street and redevelopment options for buildings at Norris Ward Park to enable a decision on the future of the Celebrating Age Centre at 240 Victoria St;
 - c) notes that a business case to inform a decision on the Celebrating Age Centre will be bought back to the Community Committee for consideration;
 - d) notes that the existing leaseholder and stakeholders will be kept up to date with plans and have opportunity to provide input; and
 - e) notes that the decision and information in relation to this matter be released at the appropriate time, to be determined by the Chief Executive.

Executive Summary - Whakaraapopototanga matua

4. The Celebrating Age Centre has an established history of providing support services to Hamilton’s older people. The current lease holders and some of the wider community see this as a legacy worth preserving.
5. Ongoing issues with the roof of the Celebrating Age Centre (CAC) escalated prior to Christmas 2021 and it was determined that the building was no longer suitable for occupancy.
6. Council has secured a commercial premises for the current lease holder, Age Concern, to operate from as an alternative location and interim measure while a long-term solution is determined and implemented.

Item C3

7. The five-year lease with Age Concern expires on 30 June 2023. As there is no right of renewal for the lease, Age Concern will need to make a new application prior to expiry.
8. The 2020 Community Facilities Strategy indicates moderate to high level concern across most community facilities in relation to their 'fitness for purpose' to best serve the needs of our community.
9. An underlying intent for the strategy was to assist with rationalising the existing portfolio of properties to enable investment into buildings that can provide improved 'fit for purpose' facilities to our community.
10. Four options have been considered within the context of how Council could make the best use of land available:
 - **Option 1** – Proceed with the planned roof replacement for CAC only,
 - **Option 2** – Replace the CAC roof and improve the internal layout of the current building
 - **Option 3** – Demolish current CAC building and develop a new facility with a mix of community and commercial space on the existing site.
 - **Option 4** – Relocate current activities and develop a suitable 'fit for purpose' facility with two alternative locations to be considered (Pembroke Park and Norris Ward Park).
11. Staff recommend **options 3 and 4** are progressed for further investigation, as detailed in the options section below.
12. Staff consider the matter in this report have medium level significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

13. The Celebrating Age Centre was built in 1978/79. It is 1007 m² (ex. parking) and is located on land that consists of two land parcels, which have a total area of 9105m² (*Refer to Attachment 1*).
14. The land is held by Council as Municipal Endowment land. It is not subject to the Reserves Act 1977. Municipal Endowment land is typically held to provide a financial return to Council, which can be used to improve the well-being of Hamiltonians.
15. Council leased the building to the Waikato Regional Old People's Welfare Organisation, and then the Senior Citizens Association until 1997. The legacy of serving our older people from a central city site has significance to the current lease holder.
16. Between 1997 and 2015, Council had staff based in the building and managed community bookings and the community group leases for dedicated office space used by Senior Citizens Association, Age Concern, Senior Net and Grey Power.
17. In 2015 the Council's Celebrating Age staff roles were disestablished.
18. Council staff continued to provide a community booking service via staff based in the Municipal building. Age Concern were provided with some additional funding to offer reception duties to users of the facility.
19. Following an Expression of Interest process in 2017 Council granted Age Concern a 5-year lease of the entire building.
20. As noted above, the lease expires on 30 June 2023 and there is no right of renewal for the lease. This means Age Concern will need to submit a new application ahead of the expiry date.
21. Age Concern is a national organization providing the following services to older community members:
 - i. social connections to combat loneliness,

- ii. support to complete essential tasks such as paying bills,
 - iii. a volunteer driven shopping service to those that have no alternative way of receiving groceries,
 - iv. responses to elder abuse concerns, etc.
22. Age Concern also co-ordinated bookings for the hall space within the current building. There were a number of users who have either disbanded since Covid-19 or have found alternative venues.
 23. Senior Net provide training to assist senior citizens with understanding and using new technology.
 24. Grey Power provide an advocacy function to support the rights of senior citizens including matters pertaining to NZ Superannuation, as well as in the areas of Aged Care and Retirement Villages, Energy, Fifty plus, Health and ACC, etc.
 25. An Initial Seismic Assessment undertaken in 2017 gave the building a provisional grading of 95% New Building Standard and hence a low safety risk.
 26. Staff sought funding for the CAC roof renewal in the 2021-31 Long Term Plan due to on-going leaking issues, with \$756,000 currently allocated for Year 4, 2024/25.
 27. Over the last 12-months ongoing water tightness issues have resulted in damaged building components despite significant efforts in remedial maintenance.
 28. In December 2021 the decision was made to close CAC. With no other community space available to relocate the leaseholder, Senior Net and Grey Power, Council leased a new commercial premises as an interim measure to ensure these services to our older community members could continue.
 29. The commercial premises secured by Council is at 150 Grantham Street. Whilst Age Concern took up the offer to move there, both Senior Net and Grey Power chose not to. Grey Power decided to operate out of their Tauranga office in the interim, and Senior Net have found short-term office space adjoining a church hall. The users of the CAC hall space could not be catered for as no commercial space was available to meet their needs.
 30. On 23 February 2022, staff briefed Elected Members on the current status of the CAC building on Victoria Street. Staff were directed to prepare a report for the 26 April 2022 Community Committee meeting providing options beyond replacement of the roof.

Discussion - Matapaki

31. The Council's 2020 Community Facilities Strategy provides a vision that Hamilton has an effective network of quality Community Facilities that improve the wellbeing of Hamiltonians (**Attachment 2**).
32. An underlying intent of the 2020 Community Facilities Strategy was to inform the strategic direction and potential rationalisation of existing facilities when planned renewals and significant issues arose with the buildings within the community facilities portfolio.
33. The strategy highlighted condition concerns for key community facilities along with a moderate to high level of concern across most community facilities in relation to their 'fitness for purpose' for users and the needs of our community.
34. This issue of 'fit for purpose' is now further exacerbated when facilities are closed, with added pressure to accommodate groups put on remaining community facilities where the options are less likely to meet the needs of the groups displaced.
35. The Community Group is facing increasing pressure to maintain the existing properties to meet the strategic direction provided by the 2020 Community Facilities Strategy.

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- 36. Funding of \$15,429,773 has been included in the 2021-31 in 10-year plan for the renewal of 20 community facilities. This funding does not provide for an increased level of service across the portfolio.
- 37. For the Celebrating Age Centre, investigations and high-level conceptual designs have been developed for:
 - i. only roof replacement;
 - ii. roof replacement plus a key internal reconfiguration that will improve and maximise current useable space for the current purpose of the building; and
 - iii. roof replacement plus a full internal reconfiguration including a new third floor to provide additional floor space for an expansion of community services.

Options

- 38. Staff consider that there are 4 options:
 - **Option 1** – Proceed with the planned roof replacement for CAC only
 - **Option 2** – Replace the CAC roof and improve the internal layout of the current building
 - **Option 3** – Demolish current CAC building and develop a new facility with a mix of community and commercial space on the existing site
 - **Option 4** – Relocate current activities and develop a suitable ‘fit for purpose’ facility with two alternative locations to be considered (Pembroke Park and Norris Ward Park).

These options are outlined in more detail in the points below.

Option 1 – Proceed with the roof replacement of the CAC as planned for in Renewals Programme

- 39. Based on a condition assessment prior to the last LTP, roof replacement was identified as required as part of the community facilities renewal programme. The LTP confirmed funding of \$100,000 in Y3 for design, and \$756,000 in Y4 for construction.
- 40. The condition of the roof has worsened faster than anticipated, this option would bring forward the work so that design could start immediately in Y1, with construction of the new roof to be done in Y2. High level cost estimates for this option start at \$1m.

Pros	Cons
<ul style="list-style-type: none"> • This option will see the current lease holders back into a long-term facility more quickly than other options. • The current building is well suited to meeting physical accessibility needs. • Close to public transport • Easy onsite parking • Older people see this as a safe space • The current building is known to successfully accommodate the core services of Age Concern, Grey Power and Senior Net well. • It is close to other amenities of interest to our older peoples. • This location is visible to the wider community reminding them of the importance of our older people. 	<ul style="list-style-type: none"> • Water tightness has been compromised, so what we find once the roof is removed is unknown which is likely to lead to additional costs. • The current budget may not be sufficient in the current market. • The internal features of the building are tired/dated and will likely need to be improved in the near future if not done now. • Fixing the roof does not improve the facility’s ‘fit for purpose’ beyond its current state. • There is no opportunity to expand beyond current activities if required in the future.

Option 2 – Proceed with the roof replacement plus internal reconfiguration

- 41. This option would seek additional investment to renew the existing building and improve its ‘fitness for purpose’ for current and future community lease holders as well as add further utility for additional community groups.
- 42. Staff have completed some initial investigations to establish what is possible with the current building to improve its useability for the existing users and two approaches have been considered for this option.
- 43. **Option 2(A)** – Complete roof replacement plus key internal reconfiguration that will improve and maximise current useable space for the current users of the building (**Attachment 3**).
- 44. **Option 2(B)** – Complete roof replacement plus full internal reconfiguration including a new third floor to provide additional floor space for an expansion of community services (**Attachment 4**).
- 45. Both options would enable a return of the existing lease holders (Age Concern who then sublet to Grey Power and Senior Net) and community groups using the hall space.
- 46. High level cost estimates for delivery of **Option 2(A) and 2(B)** range from \$3-\$12m

Pros	Cons
<ul style="list-style-type: none"> • The current building is well suited to meeting physical accessibility needs. • A better designed internal layout will improve ‘fit for purpose’ for the current users of the building • Option 2(B) will allow other complimentary groups to also locate themselves out of the CAC building due to the additional floor being added. • Internal features will be updated and not require renewal anytime soon. • Close to public transport • Easy onsite parking • Older people see this as a safe space • It is close to other amenities of interest to our older peoples. • This location is visible to the wider community reminding them of the importance of our older people. 	<ul style="list-style-type: none"> • Water tightness has been compromised, so other issues may be identified once the roof is removed are unknown which is likely to lead to additional costs. • Additional funding is required beyond the current renewal budget. • Affordability is unknown • Expanded opportunities beyond servicing community functions are unlikely to work within the current building. I.e., commercial opportunities.

Option 3 – Demolish current building and develop a new facility with a mix of community and commercial space on the existing site.

- 47. This option would see the current building demolished, and a new building designed that seeks to include a mix of commercial space and retain the site as the location for offering support services to older people.
- 48. This option could include commercial opportunities like those envisaged in the 2016 Ferrybank Development Plan could enable a possible return on investment to council.

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Pros	Cons
<ul style="list-style-type: none"> • A new purpose build facility will improve utility for existing users and open up new opportunities for other segments of our community to interact at this location. • Activities currently not possible in the current building can be incorporated into a new build. I.e., commercial opportunities. • A new building can be designed to integrate seamlessly with the larger design principles within the 2016 Ferrybank Development Plan. • The legacy of the location serving our older people from this central city site can be retained. • Close to public transport • Easy onsite parking • Older people see this as a safe space • It is close to other amenities of interest to our older peoples. • This location is visible to the wider community reminding them of the importance of our older people. 	<ul style="list-style-type: none"> • Significant time delays to provision of facilities for existing lease holders. • For any new development, the site is steep and less suited to meeting physical accessibility needs. • There is currently no funding allocated for a new build. • Possibly conflicts with Aranui development plans which proposes to provide a significant amount of commercial space in Grantham St. • Affordability is unknown.

Option 4 – Pursue permanent relocation of current Leaseholder to a new site and develop a suitable ‘fit for purpose’ facility

49. The option would require the demolition of the current CAC and minor investment to reinstate an open space like that planned for the adjacent Municipal Pools site. This would leave the current site available for commercial redevelopment later.
50. It would also require the relocation of the current lease holder (to ensure continuation of their support services to older people) and hall users to an alternative location while a ‘fit for purpose’ facility is constructed.
51. Staff have considered what locations within the Community Facilities Portfolio would be suitable to meet the needs of the current occupants of the CAC and two options have been identified.
52. **Option 4(A)** - Pembroke Park. This option would involve demolition of the existing buildings and a new facility being developed to provide appropriate accommodation for a greater mix of activities – including active and passive recreation.
53. Pembroke Park is 3,824 m2 and is held for Recreation Reserve purposes, it is subject to the Reserves Act 1977.
54. The Metro Judo club currently lease the building which has been identified as needing approximately \$500,000 repairs. The Judo Club could be accommodated in a new building at this site. The lease expires in September 2025.

55. A change in reserve status, to say Local Purpose (Community) Reserve, would likely be required to better reflect the proposed activities using the reserve.

Pros	Cons
<ul style="list-style-type: none"> • A new purpose build facility will improve utility for existing users and open up new opportunities for other segments of our community to interact at this location. • Better utilisation of restricted land • A hub facility will provide greater opportunity for a wider range of community groups to benefit from the new facility. • Enhanced community outcomes via an improved fit for purpose build. 	<ul style="list-style-type: none"> • Conflict with existing users • The existing lease does not expire until September 2025. • No vacant building for existing lease holders – Metro Judo – to move into. • Significant time delays to provision of facilities to existing lease holders. • Less visible to the wider community reminding them of the importance of our older people. • Could be seen as a less desirable location by the CAC lease holders – not as accessible as other locations. • Road access to the park is on a busy road that may intimidate older people. • Size of land parcel may limit parking. • Costs are unknown

56. **Option 4(B)** – Norris Ward Park. This option would involve demolition of the existing buildings and a new facility being developed to provide appropriate accommodation for a greater mix of activities – including active and passive recreation.
57. Norris Ward Park has an area of 15,127m², which is held for Recreation Reserve purposes, it is subject to the Reserves Act 1977.
58. A change in reserve status, to say Local Purpose (Community) Reserve, would likely be required to better reflect the proposed activities using the reserve.
59. Redevelopment of existing buildings is contemplated by the West Town Belt Management plan and there is a current proposal from the Hamilton Community Men’s Shed Trust to expand the Ward St building footprint to enable their activities to co-locate at this site and enable an Arts and Craft centre.

Pros	Cons
<ul style="list-style-type: none"> • A new purpose build facility will improve utility for 4 existing users and open up new opportunities for other segments of our community to interact at this location. • Better utilisation of restricted land. • The site is flat and better suited to meeting physical accessibility needs. • The Arts Hub and Age Concern groups have synergy for being co-located. • A hub facility will provide greater 	<ul style="list-style-type: none"> • Potential conflict with existing users and known opposition to the current expansion proposal • The existing leases expire on: <ul style="list-style-type: none"> i. Artmakers – Sept 2025 ii. Arts for Health – Sept 2025 iii. Men’s shed – Sept 2025 iv. Waikato Society of Potters – 30 June 2030 (includes termination clause if needed for future development of a hub site)

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<p>opportunity for a wider range of community groups to benefit from the new facility.</p> <ul style="list-style-type: none"> • Enhanced community outcomes via an improved fit for purpose build. • A short walk from and to the Hamilton Transport Centre • It is close to other amenities of interest to our older peoples. • This location is visible to the wider community reminding them of the importance of our older people. • Close to Hamilton Girls High which promotes cross generational interaction. 	<ul style="list-style-type: none"> • The current lease holders would have no suitable location to continue their activities while a new building is constructed • Significant time delays to provision of facilities for existing lease holders. • Costs are unknown
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60. A change in reserve status for both sites would require public consultation for one month, to provide the community with the opportunity to provide feedback on the proposal. The approval of the Department of Conservation, or their delegate, is also required for the change of reserve status regardless of how the reserve land is derived by Council.
61. Staff recommend **Options 3 and 4** for further investigation– These options could both provide a fit for purpose facility for the current lease holder, CAC user groups and other community groups whilst enabling possible commercial development of the current site. Both options provide for:
- i. Strong alignment with the outcomes defined in the 2020 Community Facilities Strategy.
 - ii. Alignment with the River Plan and associated Ferrybank development plan.
 - iii. Hub of activities that could provide the greatest long-term benefits for the existing lease holders of the CAC, the current lease holders at Norris Ward Park, and possibly more complementary community groups as well.
 - iv. The development of a community facility hub at Norris Ward is consistent with intent defined within the Western Town Belt master plan.

Financial Considerations - Whaiwhakaaro Puutea

62. At this stage the costs – are known for Options 1 & 2, but unquantified for Options 3 & 4.
63. A business case for the preferred option(s) would need to be developed and provided to Elected Members for consideration.
64. Options 1 & 2 have been investigated as an initial step to establish what is possible with the current building. Three approaches have been considered for this option, with associated high-level estimates developed:
- **Option 1** - Replace the roof only - \$1m to \$2m
 - **Option 2(A)** - Roof replacement plus key internal reconfiguration that will improve and maximise current useable space for the current purpose of the building – \$3m to \$6m
 - **Option 2(B)** - Roof replacement plus full internal reconfiguration incl. a new third floor to provide additional floor space for an expansion of community services - \$8m to \$12m
65. To date staff have invested approximately \$23,000 of staff hours and \$34,000 of consulting expertise to understand the current issues with the CAC building and to explore options for better utilisation of the current building.

66. Council is covering the balance of cost for the commercial lease at 150 Grantham Street (\$52,110+GST). Age Concern continues to pay their community lease (\$9,440+GST per annum), given they operate on a limited budget where commercial building costs are not sustainable.
67. The cost of the temporary commercial lease is being met through the existing operating budget previously set aside by the Community & Social Development team to house the People's Project at Garden Place. As the People's project have now relocated to long-term accommodation, the budget now covers the 3-year lease for Age Concern.
68. The current LTP has funding for a renewal of the Celebrating Age Centre roof allocated for design in Y3 for \$100,000 and construction in Y4 for \$756,000 for a total of \$856,000.
69. The cost of investigating options 3 and 4(b) is estimated at \$100,000 and could be funded by existing operating budget if split across the 2021/22 and 2022/23 financial years.
70. Any additional costs for a more comprehensive development are currently unfunded. Staff would investigate funding options, including reprioritisation of existing planned work, use of Municipal Endowment funds and/or partnership funding for the preferred option(s) through the business case.

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

71. Staff confirm that all options comply with the Council's legal and policy requirements. Reclassification of land title will be required for Options 2(A) and (B).

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

72. 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').
73. 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.
74. The recommendations set out in this report are consistent with that purpose.

Social

75. 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.
76. 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

77. 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.
78. 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

79. 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.

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Council has opportunities to improve the sustainability of the Celebrating Age Centre in the long term to reduce its environmental impact.

80. 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

81. 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.
82. Any improvements to the Celebrating Age Centre will ensure this commitment is continued and enhanced through capital works and ongoing service provision.

Risks - Tuuraru

83. Risk has been considered in relation to each individual option in the Options section of the report.
84. 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.
85. Old buildings pose an increasing health and safety risk, and Council could see near misses turning into serious incidents.
86. 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.
87. 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 cannot continue to operate.
88. 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.
89. 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

90. 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

91. Community views and preferences are somewhat known to the Council through ongoing targeted conversations with Age Concern and our older persons communities.
92. All options will involve active collaboration with Age Concern and other stakeholders.
93. Given the medium level of significance determined, the engagement level is medium. Engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Maps of considered options

Attachment 2 - 2020 Community Facilities Strategy Outcome Areas

Attachment 3 - Option 2A Concept Design - Roof replacement and key internal layout improvements

Attachment 4 - Option 2B Concept Design - Roof replacement and full redevelopment of the existing building

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Celebrating Age Centre – Options Report

Maps for considered options

Options 1, 2 and 3 - Current Site on Victoria Street

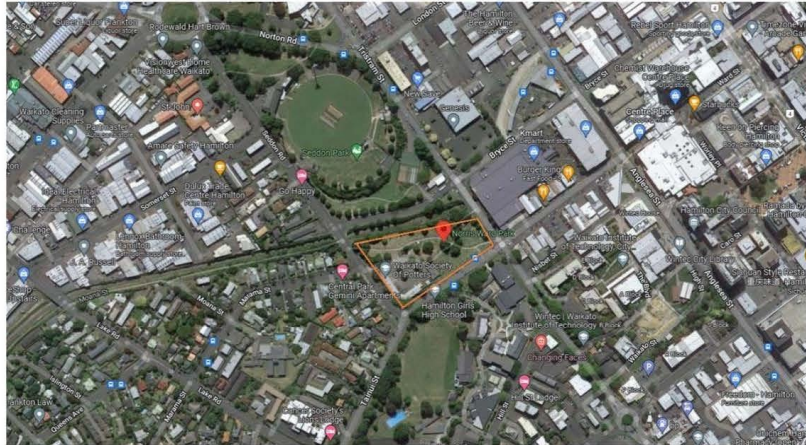


A – Current Celebrating Age Building

B – Municipal Pools Site

Attachment 1

Option 4(B) – Norris Ward Park



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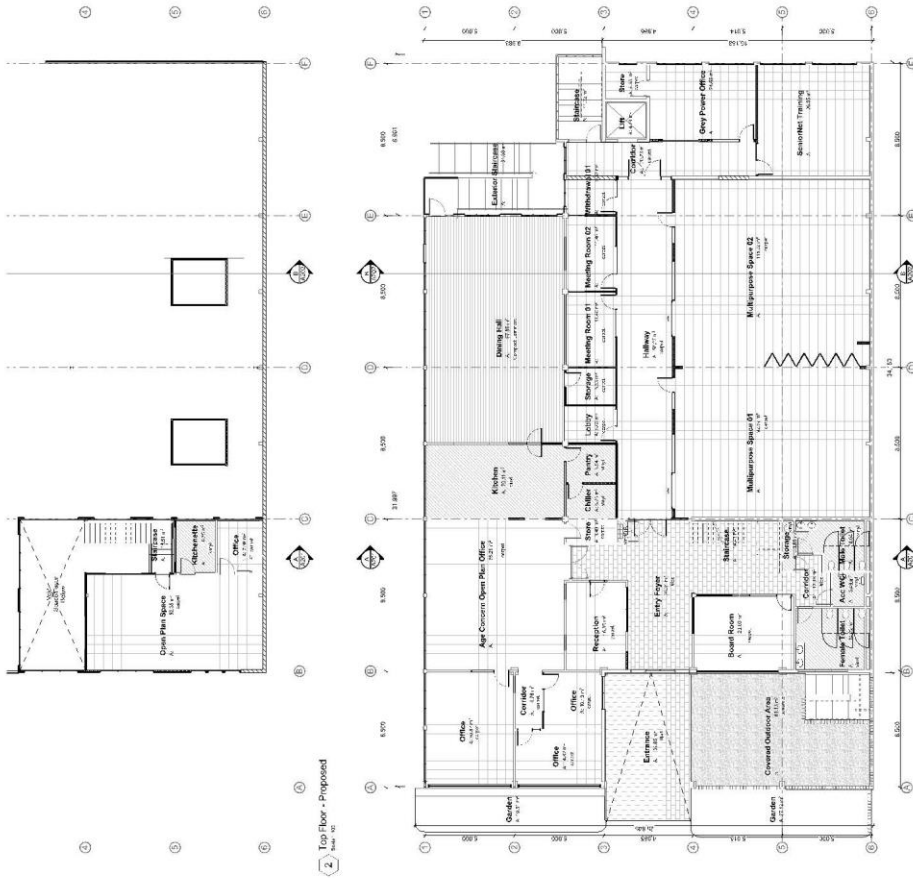
Celebrating Age Centre – Options Report
2020 Community Facilities Strategy Outcome Areas

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Attachment 2

Attachment 3

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CONCEPT DESIGN ONLY

Date	2022/02/22	Drawn	A103		
Author	2022/02/22	Checked			
Scale	1:1000	Project			
Sheet		Client			
Drawn		Project No.			
Checked		Scale			
Project		Sheet			

1 Ground Floor - Proposed

2 Top Floor - Proposed

0

1 HCC Celebrating Age Building
Roof and Internal Redevelopment

2 Ground Floor & Top Floor -
Proposed

0

1 Redeforth Architects

2 Hamilton City Council
In Partnership with

0

1 wpi onus

2 Elektron

0

1 Redeforth Architects

2 Hamilton City Council

0



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1 - B1 Plan - Proposed

CONCEPT DESIGN OPTION 3

<p>peddlebox ARCHITECTS</p> <p>1000 BATHURST STREET, SUITE 200 MONTREAL, QUEBEC H3A 2K4 TEL: 514 392-3333 WWW.PEDDLEBOXARCHITECTS.COM</p>	<p>CLIENTS</p> <p>HAMILTON CITY COUNCIL HAMILTON POLICE HAMILTON FIRE HAMILTON WATER</p>	<p>DATE</p> <p>2022.04.26</p>	<p>PROJECT</p> <p>HCC Celebrating Age Building Roof and Internal Redevelopment</p>	<p>NO.</p> <p>B1 Basement Plan - Proposed</p>	<p>DATE</p> <p>2022.04.26</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>PROJECT NO.</p> <p>A105</p>	<p>REV.</p> <p>0</p>
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Appendix 2

Waikato Guild of Wood workers
8 Storey Ave
Te Rapa



HCC, Community Committee, Founders Building.

- Waikato Guild of Woodcraft have been looking for several years for new premises that would allow our members to have a larger multi-purpose workshop.
- Our aim is to contribute to the Hamilton City with our creativity and member "Well Being" through exhibiting skills of woodcraft.
- A larger diversified wood workshop and craft facility, will allow our club to create training for all ages, including school groups.
- A place to exhibit work and national "Art of wood" exhibition <https://theartofwood-2021.naw.org.nz>
- Waikato Guild of Woodworkers, uses only recycled and sustainable timber providing wood for our needs.

An example of a good workshop to cater for many mediums of woodcraft.

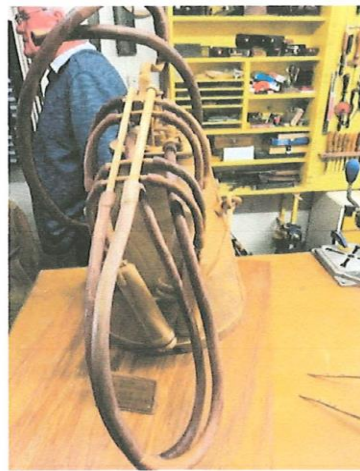
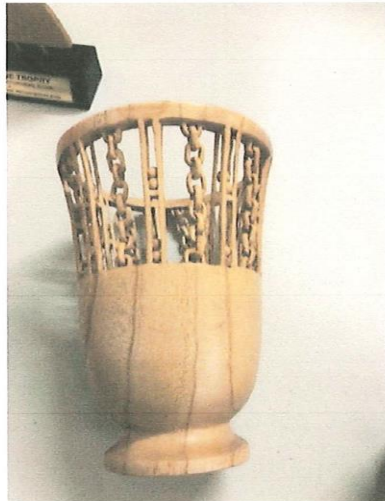
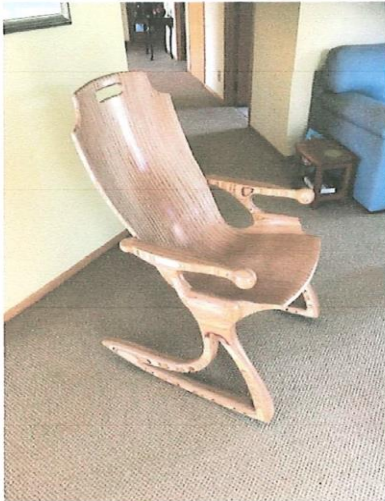


- Long term we see Founders Building being repurposed, as the first stage, into an Art & Craft Hub
- We see Founders becoming a **HUB for practical creativity with other clubs** becoming involved, like we see in the TV program "The Repair Shop" bringing a range of crafts together.
- Similar to Innovation Park when it started, moving forward to become a very vibrant part of the city and helping future business, we see similar benefits for an Art and Craft HUB contributing to Hamilton.
- Over time we expect other crafts as mentioned in the TOTI presentation becoming involved and we would be delighted to collaborate with other arts groups and art collections, in regular displays, exhibitions and working groups involving the public.

If the empty Founders building reuse is not approved, the cost to the city for the individual clubs, groups and the arts will be far greater in capital with individual costs and operating separately. The people cost is lost opportunities of synergy of the art/crafts groups, and we believe the city will lose an cultural integrity opportunity.

We want to make the reutilisation of the Founders Building a success.

The following are some examples.



Waikato Guild of Woodworkers uses wood from sustainable supply, we provide an opportunity to view the wood in ways that enhances its true beauty. As with buildings, repurposing old unused buildings, like Founders, helps to enhance their beauty and retains history.