

Community Infrastructure in Peacocke Analysis of current citywide infrastructure and discussion of how this will be impacted by growth September 2019

The purpose of this analysis is to ...

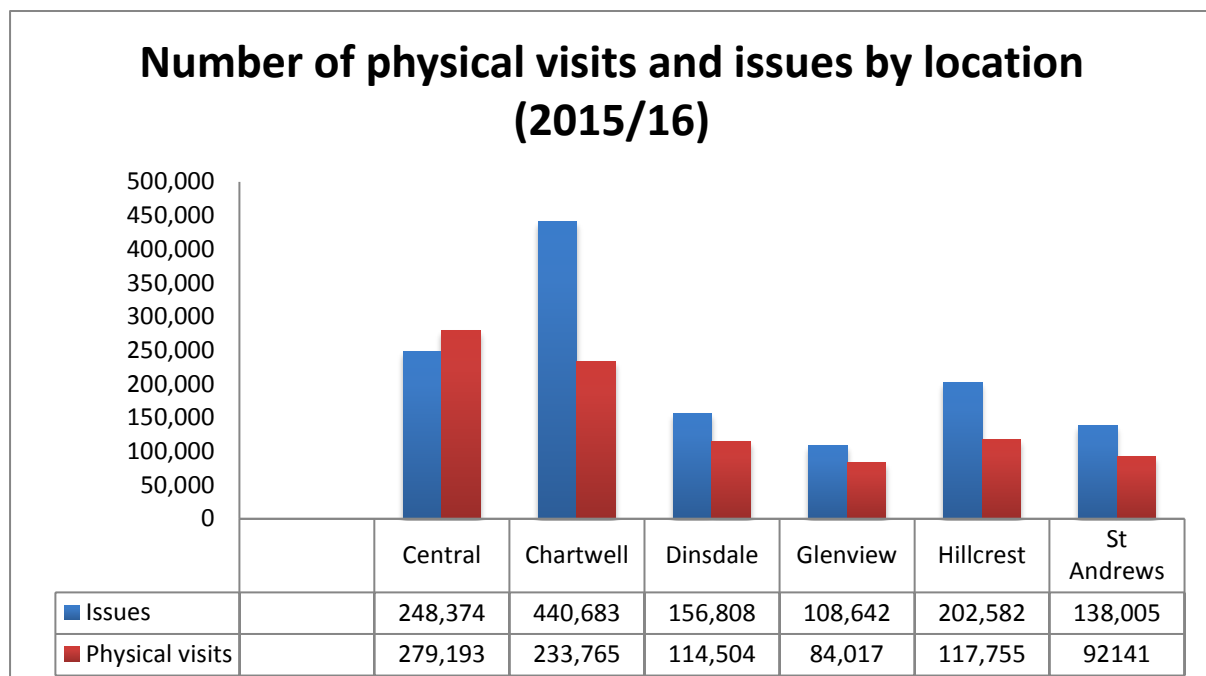
- Provide a high-level summary of current HCC provision of community infrastructure (libraries, aquatic facilities, indoor recreation facilities, and Community Centres/Halls)
- Guide how community infrastructure should be provided to meet the needs of Peacocke
- Guide how community infrastructure should be provided for as part of the proposed Peacocke Structure Plan Change

1. Libraries

1.1 Current situation

Hamilton currently has a network of six libraries – the Central Library in Garden Place supported by neighbourhood libraries in Hillcrest, Glenview, Chartwell, Dinsdale and St Andrews. There are currently over 900,000 visits to these six libraries annually.

The Southwest of the city is currently serviced by Glenview Library on MacDonald Road. Glenview currently has the lowest number of visitors per year of any library in Hamilton and has potential to accommodate an increased population in the short term.



The Libraries Strategic Plan (2015) has an aim to move Libraries to a “Community Hub” model over time, so that libraries are seen more as focal points for community connections with people, information and different spaces.

1.2 Citywide needs

Hamilton's current network provides reasonable access to libraries across the city (see catchments from 500m-2km; Fig.1). The Hamilton Libraries Facilities Plan (2017) indicates that Rototuna, Fairfield, Enderley and Nawton are areas not well serviced by current library location. Demand on the East side of the city will be partially addressed through a new library to be built as part of the Rototuna Town Centre development in 2022.

Level of service??

Currently 50% of growth is infill – how much of this are we seeing in the Southwest?

1.3 Meeting future demand in Peacocke

Based on population projections of 12,000-20,000 residents in Peacocke

There is currently no planned provision for a new library in Peacocke, and subsequently no funding for the provision of land or construction of a library in Peacocke.

It is anticipated that short to medium term demand for library services in Peacocke could be met through current services at Glenview Library. In order for Glenview to be a realistic location for Peacocke residents, strong transport links through Peacocke to the library will be required. This includes roading and public transport, as well as safe and easy access through active transport such as cycling. Hillcrest Library will also be more accessible to the Southwest Hamilton community following the construction of a new bridge in 2024 to access Peacocke. Both libraries have potential to be redeveloped and expanded to meet future growth demands.

Longer term needs could be met through a new library and community hub, however land is not specifically set aside to do this and would need to be purchased by council. This could potentially be part of a new Town Centre, but at this time there is no funding in place to do this as part of the 2018-28 10-Year Plan.

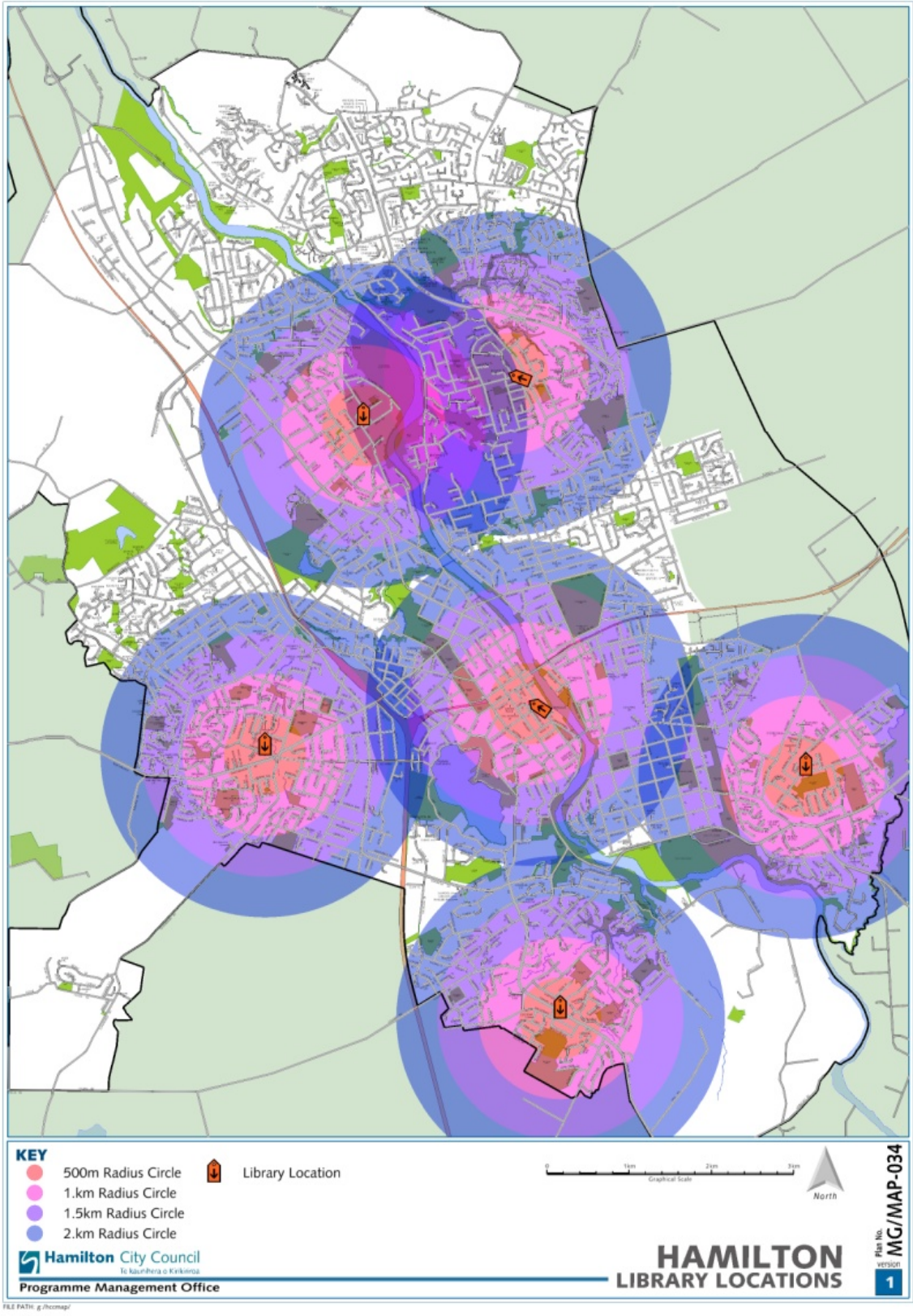


Figure 1 – Current Library locations and catchments (500m-2km)

2. Aquatic Facilities

2.1 Current situation

South Hamilton is currently well served in terms of access to pools. Gallagher's Aquatic Centre (GAC) is next to Melville High School on Collins Road. It is one of two public pools owned and operated by Council. It is open 7 days a week and offers the following facilities and services:

- 25m lane swimming pool
- Learn to Swim and toddler pool
- Learn to Swim programme
- Outdoor Playground
- Barbeque area

GAC serves as a smaller but critical pool that complements Hamilton's premier aquatic facility at Waterworld. GAC is currently not operating at full capacity, meaning there is space to accommodate more swimmers as the city grows in the short to medium term.

2.2 Citywide needs

The Waikato Regional Aquatics Strategy 2017 (WRAS) provides a detailed analysis of service and facilities in the Waikato Region. In terms of Hamilton, key findings include:

- There is currently a deficit in aquatic facilities in Hamilton, based on current facilities and the recommended "pools per head of population" ratio. This despite GAC not at full capacity – its southern location means it is not a realistic destination for large parts of the Hamilton population. This ration deficit will be partially addressed by a new pool being constructed at the Rototuna Town Centre in 2022.
- There is currently a lack of recreational aquatic facilities in Hamilton.
- It is projected that there will be an increase in the number of older people and people with disabilities in the future, and this will see a rise in demand for hydrotherapy facilities.

It is worth noting that public pools are also supported by a network of partner pools in Summer, as well as commercially owned pools that increase the network of aquatic facilities across the city, particularly in Summer. However, not all of these are accessible to the general public for a variety of reasons.

2.3 Meeting future demands in Peacocke

There is currently no land set aside in Peacocke for a new aquatic facility to be developed.

The location of GAC means that the population in Southwest Hamilton is currently well served for pool space. The WRAS provides approximate driving time that most residents are prepared to travel to access facilities:

- National / Regional Facility 90 mins
- Sub-regional facility 30 mins
- Local facility 20 mins
- Learn to swim 15 mins

This would indicate that a future Peacocke population will largely be within the catchment area of the existing facility at GAC. However, to ensure GAC is able to fully meet the needs of Peacocke residents in the medium to long term, certain factors will need to be considered:

- A potential expansion of GAC to include additional facilities and accommodate increased patronage due to growth in Peacock. Currently, land owned by the Ministry of Education (MoE) sits adjacent to GAC and could be used for expansion. This would require detailed conversations between Council and MoE to ensure a mutually beneficial outcome could be found to expand the facility.
- Strong transport links through Peacocke to GAC will be required. This includes roading and public transport, as well as safe and easy access through active transport such as cycling.

3. Indoor Recreation

3.1 Current situation

There is currently no indoor recreation centre in the Southwest of Hamilton. However, its location is close to other recreation centres, particularly the YMCA in the central city.

Hamilton currently has a number of indoor recreation facilities throughout the city. Hamilton City Council owns the Te Rapa Sportsdrome in Pukete, as well as providing capital funding and an annual operation grant to “The Peak” in Rototuna to ensure it provides space for community sport and recreation. Council’s facilities are supported by a network of privately owned or school halls which are used for community sports.

3.2 Citywide needs

As the city’s population grows, there will be an increasing need for additional facilities, particularly in the West of the city. Council has committed to a partnership with the University of Waikato (see below) to partially address this need, and a further facility at Hamilton Girls High School is also in the planning phase.

The Sport NZ Indoor Recreation Strategy (2013) suggests that there should be a provision of one court per 9,000 people, meaning that Hamilton needs around 18 courts to meet this based on current population.

3.3 Meeting future demands in Peacocke

There is currently no planned provision for indoor recreation in Peacocke. Short term provision will continue to be met through existing facilities in the central city, and through other facilities in the wider Hamilton network.

In the medium term, Council has committed funding to work in partnership with the University of Waikato on the development of a new indoor recreation centre on their Hillcrest campus. Once the connecting bridge from Peacocke is complete in 2024, this will be a relatively accessible location.

The cost to build and maintain an indoor recreation centre would be significant. MoE has indicated that it will not be building a new high school in Peacocke and meeting existing needs at Melville High School. There may be opportunities to partner with MoE on an indoor recreation centre in a similar model to The Peak at Melville High School, or at a new High School should this position change. No conversation has been held with MoE on this point.

It is possible that land designated for a sports park could be used as the location of an indoor recreation facility if it was deemed this was the most appropriate community use.

4. Community Centres/Halls

4.1 Current situation

There are currently 27 community halls and centres throughout Hamilton, split evenly between council and private ownership.

There are three centres in the Melville/Glenview area - none of which are owned by council. These are:

- Glenview Community Centre – Tomin Rd, Glenview
- Te Whare Kokonga, Bader St, Melville
- Shama Ethnic Women’s Centre, Beatty Ave, Melville

4.2 Citywide needs

Community centres play an important role in building strong communities, providing local services and information. Hamilton is well served through a network of Community centres and houses throughout the city.

There is no established or recommended level of service for community centre or houses in Hamilton.

4.3 Meeting future demands in Peacocke

There is no space set aside specifically for a Community Centre in Peacocke. In the short-medium term, it is anticipated that existing centres could meet the needs of a growing community in Peacocke.

It is possible that any future Library build will incorporate aspects of a Community Hub (see Libraries section above), which could meet this need. It is also possible that the Council could work alongside interested sections of the community to develop a stand alone community centre. However, any funding for such projects would be the decision of future councils.

5. Peacocke Structure Plan and proposed plan change

Given the information outlined in this report, there are some options related to how community infrastructure needs are addressed in the Peacocke

Options

1. Request that land is zoned for community facilities as part of the plan change

Pros

- Provide greater certainty on land provision
- Likely result in lower purchase price

Cons

- Very little flexibility as zone boundaries are fixed
- Would constrain the use of private land
- Would require sound evidence base to justify and could be appealed

2. Request that the neighbourhood centre and/or suburban centre provision of the PPC provides for community facilities

Pros

- Ensures that the plan provides for the activity
- Provides flexibility on location, size and whether you even provide
- Requires less evidential basis for land requirements

Cons

- Provides less certainty than zoning land
- Potentially higher purchase price
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Recommendation

1.3 Peacocke Structure Plan and proposed plan change

- No requirement to provide for a specific location through zoning land for Community Facilities
- Ensure transportation network provides strong links to existing Community Facilities.