



CONNECTING COMMUNITIES:

OUR VENUES AND SPACES

Hamilton City Council's
Community Facilities
Strategy

As at 1 November 2020



Hamilton
City Council
Te kaunihera o Kirikiriroa

1 OVERVIEW

COMMUNITY FACILITIES AND THE COMMUNITY FACILITIES STRATEGY

The wellbeing of Hamiltonians is reliant on strong communities, with facilities and infrastructure available at a local level. The Quality of Life Survey (2018) indicated that 68% of Hamiltonians believe a sense of community is important in their neighbourhood, and Community Facilities play a critical role in providing this.

Community Facilities can serve a variety of functions. They provide opportunities for community development, places for social services to take place in, and hubs for community art, culture, sport, recreation, education and information. Community Facilities provide spaces for collaboration and interaction, acting as a focal point for local communities to experience involvement and social interaction. They contribute positively to the development of strong communities.

Communities where residents join social activities, connect with others and take part in local decisions have been shown to be happier, healthier and more productive. In contrast, social isolation is a significant and growing contributor to poor health outcomes. Providing residents and communities with opportunities to connect with each other and take responsibility for local decisions is a key focus for Hamilton City Council. Our communities already have significant strengths, and together with Council, have

highly motivated and committed people delivering great community programmes.

When it comes to investment in the facilities, the bricks and mortar, spaces, equipment and technology, changes are needed. We need significant investment to bring our facilities into line with other modern, successful cities. It is imperative we invest for the future and make sure our facilities meet the needs of both current and future citizens. Our goal is to achieve significant participation in community activities and increase the uptake of the services that will build healthier, resilient communities which people will be proud of. Having facilities that help achieve this outcome is critical in ensuring the continued strength of our communities.

For the purposes of the Strategy, 'Community Facilities' are defined as our community centres, halls and bookable spaces that are primarily used for community-based activities, and centres for community connection.

It is acknowledged that other facilities contribute to some aspects of this in Hamilton, especially libraries, which have a goal to transition traditional buildings into community hubs. Libraries and community hubs will be referenced and shown on maps within this strategic plan as they fulfil a critical role in this space, but they are also more fully covered in the Libraries Strategic Plan 2015.

Figure 1 below shows an overview of Hamilton's current Community Facilities structure and relevant Council plans.

See maps 1, 2 and 3 in subsection 1b of this document to view the locations of current Community Facilities in Hamilton and subsection 1c for an assessment of their condition.

Figure 1: Overview of current Hamilton Community Facilities and Council plans as at November 2020



See subsection 2a of this document for more detail on the plans noted in *Figure 1* above.

1a. FACILITIES CURRENTLY PROVIDED BY HAMILTON CITY COUNCIL

Council currently has 26 buildings that are used for community purposes:

COMMUNITY FACILITIES

A collection of centres, halls, heritage buildings that are a mix of bookable spaces and newly leased facilities:

- Celebrating Age Centre.
- Enderley Community Centre.
- Fairfield Hall.
- Frankton Railway Hall.
- Old St Peters Hall and Reid Studio.
- Te Rapa Sportsdrome.
- ATC Drill Store.
- Caro Park Clubrooms.
- Flagstaff Park Sports Clubrooms.
- Metro Judo Hall.
- Norris Ward Park Arts Centre.
- Waikato Settlement Centre.
- Yendell Park Buildings.

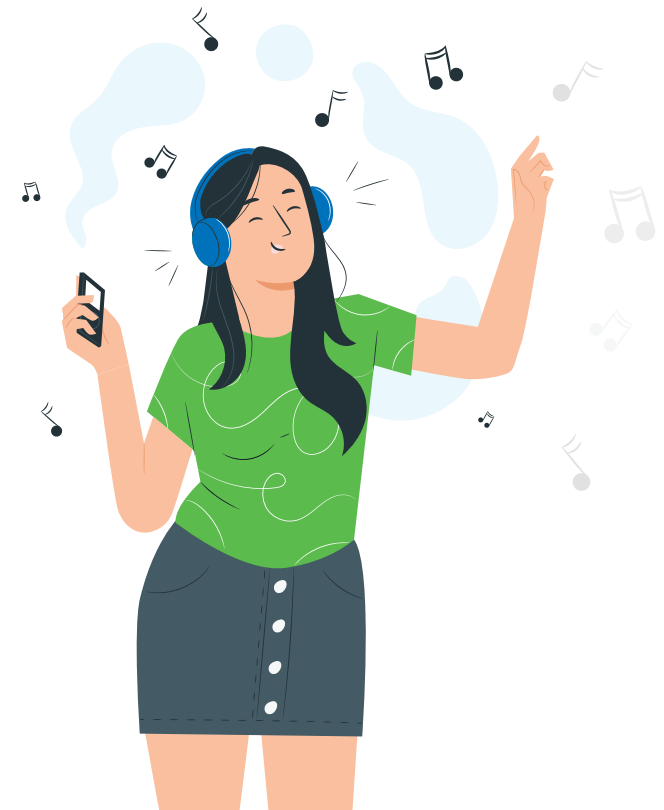
COMMUNITY LEASED BUILDINGS

Buildings owned by Hamilton City Council and leased to community groups, in varying condition and type, including:

- buildings or part of
- sheds/storage
- changerooms (some converted).

Some facilities are near the end of their useful life and will be increasingly costly to maintain – funding will be required in Council's Long-Term Plan to achieve this. In order for facilities to continue to provide meaningful value to the community, Council needs to consider:

- strategic retention and development of Community Facilities, based on a clear understanding of Council's role and sustainable practices
- maintaining Community Facilities to ensure they are utilised and responsive to the needs of the community
- strategic removal of Community Facilities that are no longer 'fit for purpose' or have reached the end of their usable life
- increased clarity for the community in how we manage our Community Facilities and their occupancy.



1b. LOCATION MAPS FOR CURRENTLY-PROVIDED COUNCIL FACILITIES

MAP 1:

Current location of Hamilton City Council-owned and community-owned facilities

Libraries

- 1 Central
- 2 Chartwell
- 3 Dinsdale
- 4 Hillcrest
- 5 Glenview
- 6 St Andrews
- 7 Rototuna

Council-owned Community Facilities

- 1 The Flagstaff Club Incorporated
- 2 Te Rapa Sportsdrome
- 3 Frankton Railway Institute Hall
- 4 Hamilton United Women's Bowling Club
- 5 Fairfield Hall
- 6 Enderley Park Community Centre
- 7 Hamilton Multicultural Services Trust (under development)
- 9 The Waikato Society of Pottery Inc.
- 10 Arts for health Community Trust and Artmakers Trust
- 11 Hamilton Community Men's Shed Trust
- 12 Metro Judo Club Incorporated

- 13 Hamilton City Citizens Advice Bureau and Waikato Dance Performance Trust
- 14 Celebrating Age Centre
- 15 Rivercity Training Academy (now Apostolic Training Centre)

Non-Council Owned Community Facilities

- 1 Good News Community Centre
- 2 Western Community Centre
- 3 Stadium Bowling
- 4 Waimarie – Hamilton East Community House
- 5 Te Whare Kokonga
- 6 Glenview Community Centre
- 7 Te Puna Wairoa, Peachgrove Road
- 8 Te Whare o Te Ata, Sare Crescent
- 9 Te Whanau Putahi, Oxford Terrace
- 10 Te Puna o te ora, Rauawaawa, Colombo Street
- 11 Shama, Beatty Avenue
- 12 Zeal, Ward Lane
- 13 Te Ara Hou Village, Morrinsville Road
- 14 YWCA, Pembroke Street
- 15 Phoenix House, Richmond Street
- 16 Melville Hall, Ohaupo Road
- 17 Waikato Indian Hall, Charlies Way



Please note: non-Council-owned facilities are located on Council land.

1b. LOCATION MAPS FOR CURRENTLY-PROVIDED COUNCIL FACILITIES

MAP 2:

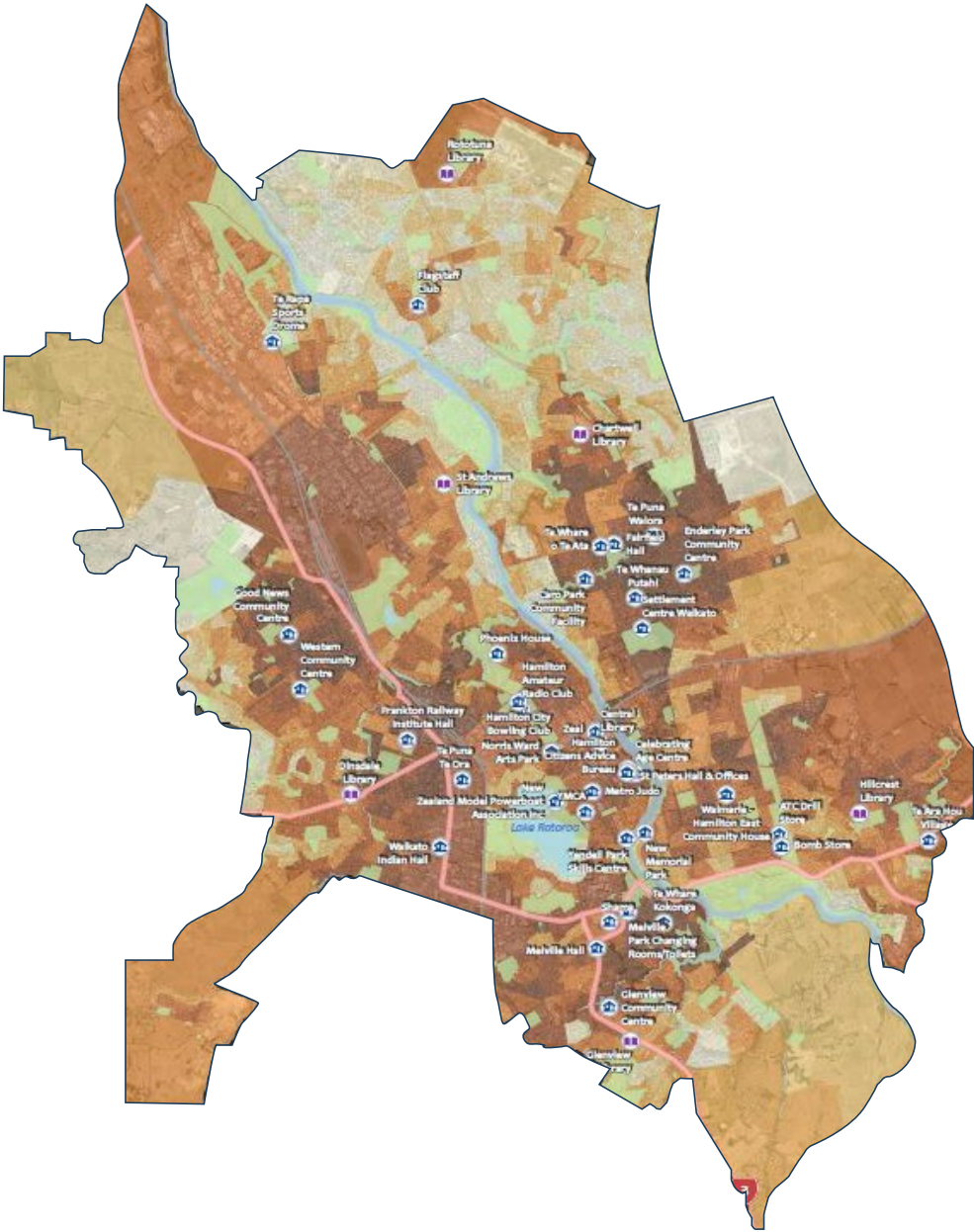
Current facilities in relation to New Zealand Deprivation Index levels

LEGEND

- Community Facilities
- Reserves

Deprivation Index 2018

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



1b. LOCATION MAPS FOR CURRENTLY-PROVIDED COUNCIL FACILITIES

MAP 3:

Current facilities with '20 minute city' catchment areas - 800 metres' walking distance.

Libraries

- 1 Central
- 2 Chartwell
- 3 Dinsdale
- 4 Hillcrest
- 5 Glenview
- 6 St Andrews
- 7 Rototuna

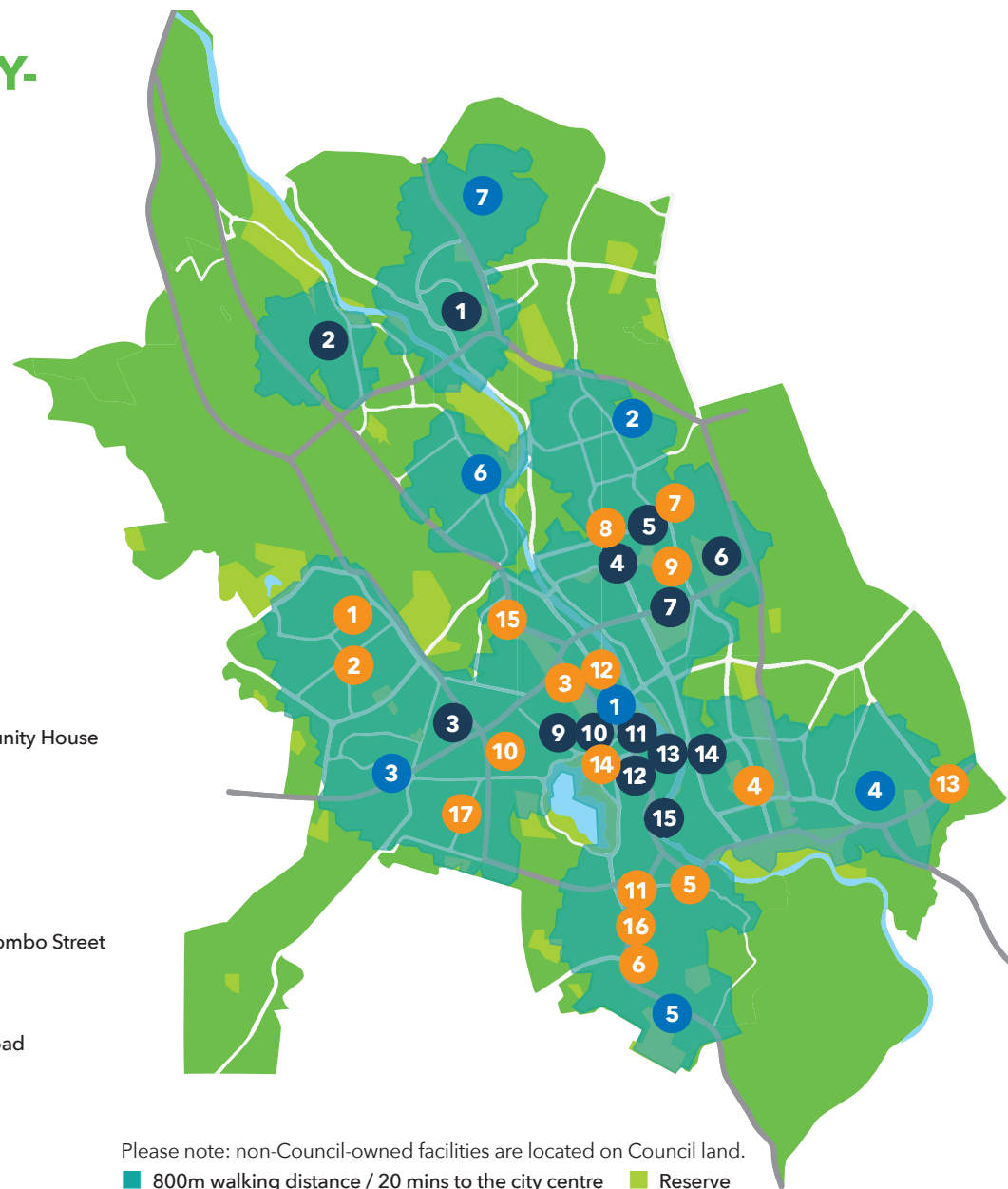
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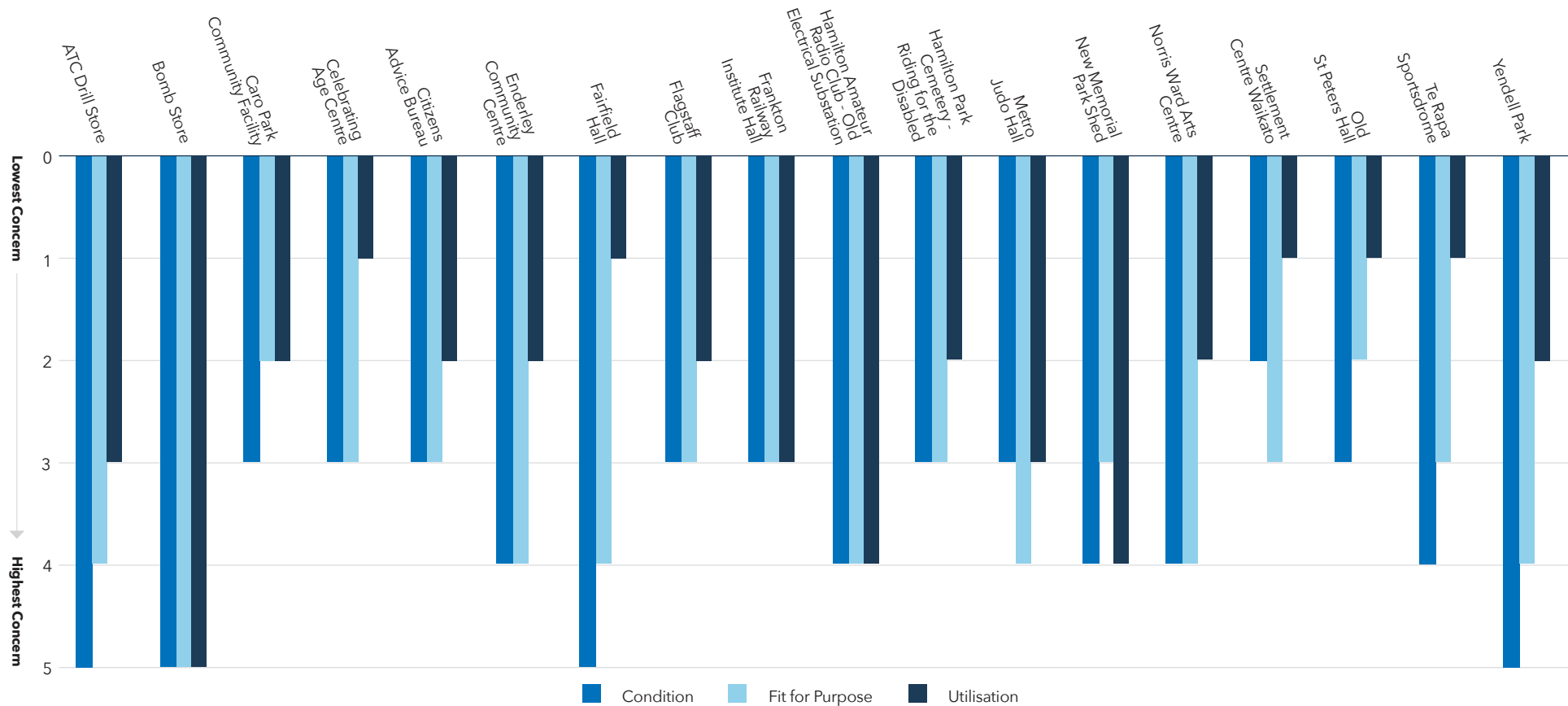
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1c. CONDITION ASSESSMENT

Council-owned Community Facilities are also routinely assessed by the Hamilton City Council Facilities team. A rating of 1- 5 is given on each building (1 being 'low concern', and 5 being 'high concern') to provide an overall picture of each asset as well as utilisation of the facility (1 being highly and frequently used by the community, 5 being rarely used by the community). Results for Community Facilities are shown in *Figure 1a* below. Although facilities are fulfilling the basic role expected of each of them, many are in need of further work to ensure this continues to be the case. Several assets are reaching the expected end of their useful lives.

Figure 1a: Condition assessment of current Hamilton Community Facilities as at November 2020



COUNCIL'S ROLE IN THIS SPACE

Hamilton City Council plays a number of roles in the provision of Community Facilities throughout the city:



OWN AND OPERATE

A number of facilities are owned and maintained by Council, which recovers some costs through hireage, lease and booking fees.



OWN AND LEASE

Council owns a number of community halls and centres and leases these to community groups. These groups can then run activities, and sub-lease to other organisations as is appropriate to the facility. The Leasee meets the cost of day-to-day repairs and maintenance. Council covers the cost of replacements and renewals.



SUPPORT PRIVATELY-OWNED SPACES

There are a number of privately owned community spaces around the city. Council does not have direct involvement in the running or maintenance of these spaces, but it does support many of these centres through funding as part of Council's Community Assistance Fund. Council also supports The Peak (Te Puumanawa o Rototuna), a four-court indoor multi-sport centre in the suburb of Rototuna, through an annual operational grant, which ensures ongoing access to indoor recreation for the community. Council also provides funding to school pools through 'Partner Pools' to increase pool capacity during summer.



AWARENESS

There are a large number of privately-owned facilities that Council has no direct involvement in the running or maintenance of. These include commercially-run indoor recreation centres and pools, as well as school and church facilities that are used after hours for community purposes (i.e. school gyms). Although Council may not have any role here, it does recognise that these facilities contribute to an overall network and increase overall capacity in the city.

2a. WHAT COUNCIL CURRENTLY DOES AND ITS STRATEGIC ALIGNMENT

Although there has not previously been a direct strategy relating to Community Facilities, there are a number of plans, policies and strategies that relate to their provision. Some of these are noted below:

Open Space Plan (2013) – no net loss of open space. This Open Space Plan (2013) should be considered before approving building new, relocating or further development of existing facilities on park land.

Play Strategy (2019) – decisions made on Community Facilities should focus on providing the correct facilities that can help meet the vision of the Play Strategy (2019) and aligns to all four of its outcome areas.

Libraries Strategic Plan (2015) – there is a need to align decisions around Community Facilities to the concept of libraries being re-imagined as community hubs that provide spaces for community gatherings.

Age Friendly Plan (2018) and Disability Action Plan (2019) – successful Community Facilities will consider the access needs of older residents and those with disabilities.

Community Occupancy Policy – this Policy sets out criteria for lease agreements on Community Facilities owned by Council or built on Council-owned land and thus should be considered when making decisions on these facilities. The Policy was most recently reviewed in 2019.

2b. 'FIT FOR PURPOSE' – MEANINGS AND DEFINITIONS

The term 'fit for purpose' is often used during discussions on Community Facilities. The term will have differing meanings to different people and it is therefore important to gain some shared understanding on its definition. The following criteria can be used to determine if a facility is 'fit for purpose'. These criteria have been based on those found in the Auckland Council Facilities Network and Action Plan¹:

1 Inclusive Accessible – universally accessible and affordable for all sectors of the Hamilton community, and inclusive of all cultures.

2 Right location – easy to find and get to and well-placed to serve the community and catchment. The facility is well matched to the community it serves.

3 Flexible – able to respond and adapt to the changing needs of the community and support continued growth in participation.

4 Functionality – designed to accommodate the intended range of functions and activities and utilise the outdoor environment to support participation.

5 Local character – contribute to place-making by reflecting the character of the community in the building fabric and design.

6 Quality – well-maintained, safe and provide an enjoyable customer experience.

7 Sustainable – capitalise on opportunities to deliver value for money for the ratepayer and user, minimise environmental impact and balance the needs of present and future generations.

See *Figure 2* in section 3 below, for an overview of the Hamilton City Council Community Facilities Strategy. Subsections 3a-3c outline more detail on the Strategy's outcomes, while section 4 has an overview of its Action Plan, and a reporting timeline for the Strategy.

¹ Auckland Council Facilities Network and Action Plan: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/topic-based-plans-strategies/community-social-development-plans/Pages/community-facilities-network-action-plan.aspx>

THE HAMILTON CITY COUNCIL COMMUNITY FACILITIES STRATEGY 2020

Figure 2: Hamilton City Council's Community Facilities Strategy 2020 and Outcome Areas

Vision

Hamilton has an effective network of quality Community Facilities that improve the wellbeing of Hamiltonians.

Purpose

Hamilton City Council works alongside key partners to ensure there is a network of spaces and places for community connections.

Outcome Area 1:

Council's investment into provision of Community Facilities is **evidence-based and strategic** to plan for Hamilton's future.

Outcome Area 2:

Community Facilities are **inclusive, accessible and 'fit for purpose'** – and can meet the changing needs of Hamilton's diverse communities.

Outcome Area 3:

Council's role is **multi-faceted**, in terms of provision, funding, partnering and enabling of Community Facilities.

3a. OUTCOME AREA 1

Council's investment into provision of Community Facilities is evidence-based and strategic to plan for Hamilton's future.

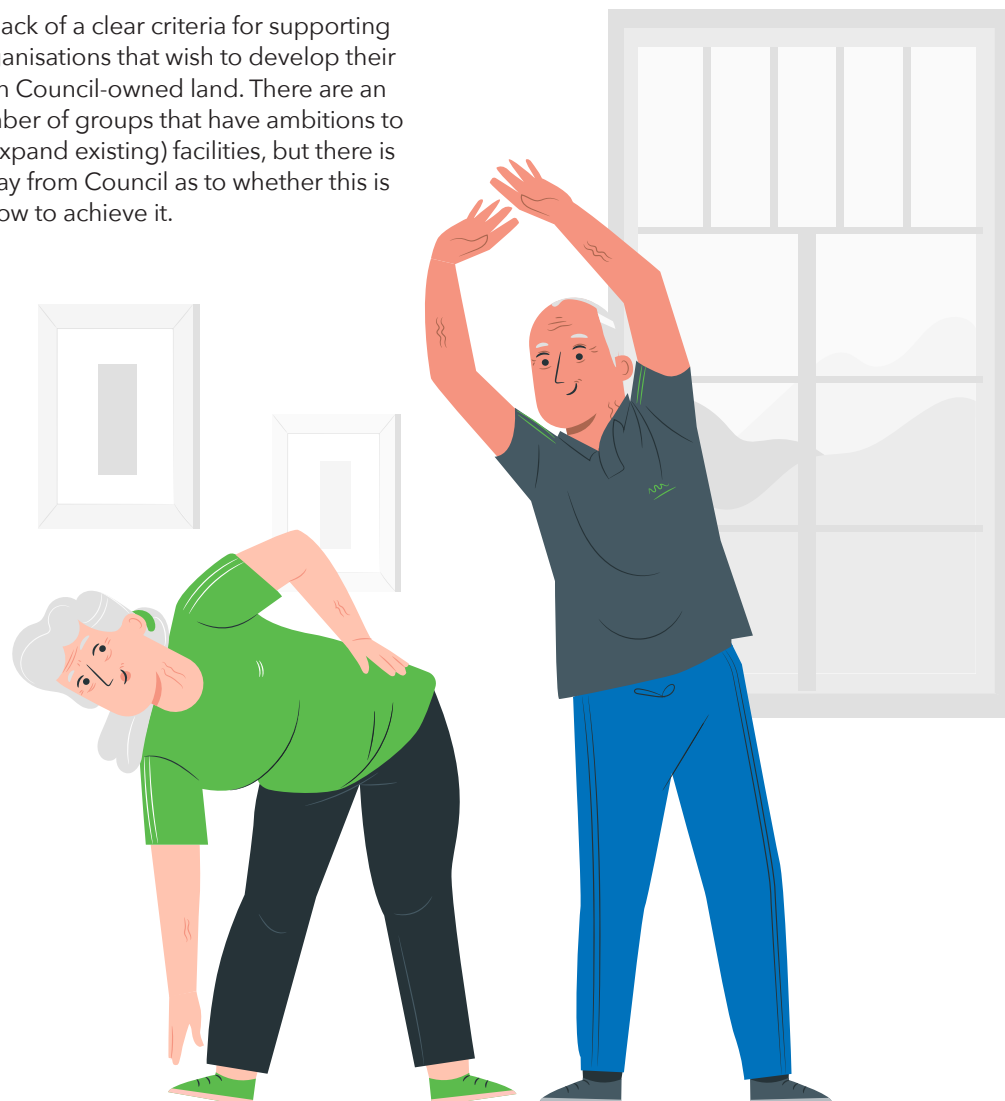
Council currently owns a large number of Community Facilities. However, many of these are ageing and no longer meet the needs of many users. There are also a growing number of groups looking for space to lease. Some facilities can't be used to maximum effect due to their layout, or haven't received adequate funding to enable them to adapt to the changing needs of community groups.

This combination of factors has historically led to groups being given leases in buildings that were not 'fit for purpose' and therefore could lead to further concerns for both the groups and Council in the future.

Although there is a need for community spaces, there is also a need to make sure that spaces actually meet the identified need of groups using them.

Decisions around maintenance and renewal of buildings, and any large decisions about new buildings, or the demolition of existing buildings that are reached end of their useful lives, need to be made using evidence and condition assessments. Due to a strong demand for space, Council has not always been in a position to do this. However, this means that many facilities simply cannot function in the way they need to in order to provide a useful service to the community.

There is also a lack of a clear criteria for supporting community organisations that wish to develop their own facilities on Council-owned land. There are an increasing number of groups that have ambitions to build new (or expand existing) facilities, but there is no clear pathway from Council as to whether this is possible, nor how to achieve it.



3b. OUTCOME AREA 2

Community Facilities are inclusive, accessible and 'fit for purpose' and can meet the changing needs of Hamilton's diverse communities.

Hamilton's population is continually changing, but facilities are slow to adapt to these changes. Our communities have become more diverse and now look very different, with have changing needs and expectations when it comes to the provision of Community Facilities.

Effective Community Facilities need to be accessible to all sectors of the community. In many cases, issues identified in Outcome Area 1 show that maintenance and upgrades to Council's facilities have been carried out in ways that have left them less accessible to some members of the community.

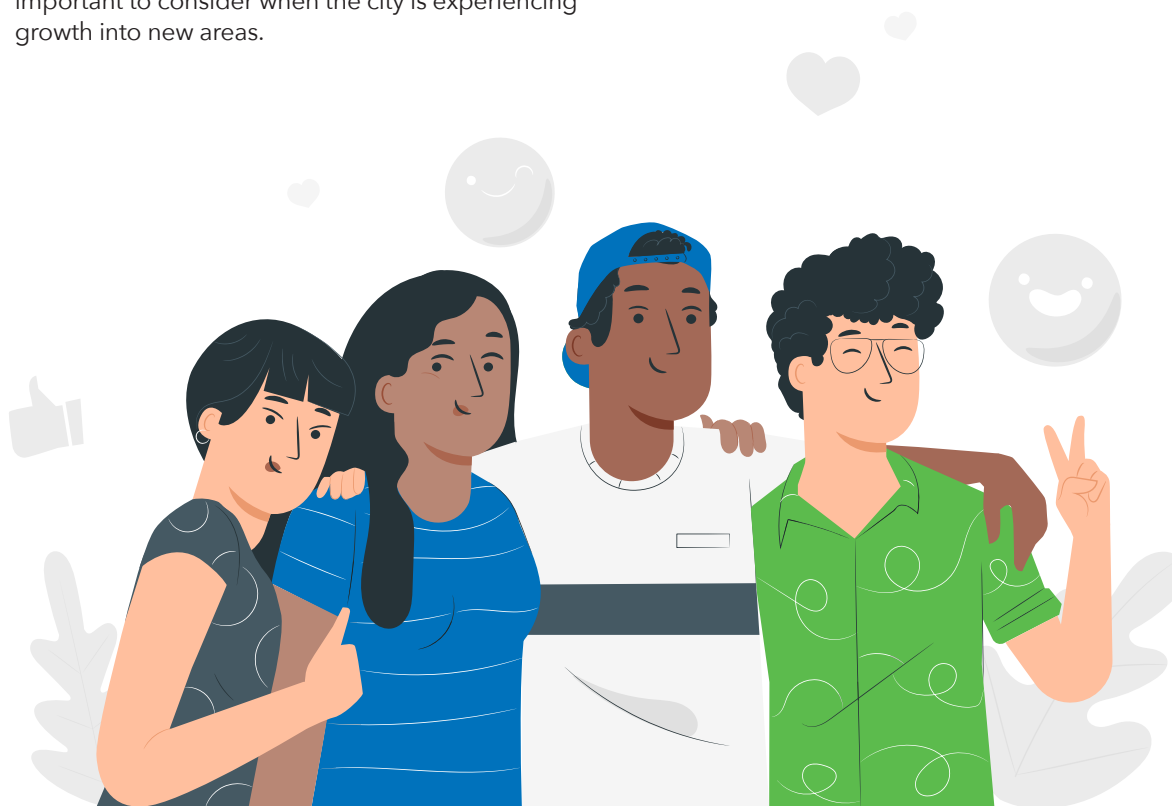
There are a number of aspects when considering how to improve accessibility to Community Facilities across the city. Here are some examples.

- As our Maaori, Pasifika and migrant communities continue to grow, there will be a growing need for investment and partnership on Community Facilities that support the aspirations of these communities.
- Council's Disability Policy and Action Plan, and Age Friendly Plan, make a clear case for increasing Community Facilities that support our growing populations of older people and those with disabilities. Community Facilities should support these policies and plans by being physically accessible to all members of the community. Although Council has made significant progress to

improving Community Facilities, there is still work to be done. This can be seen in facilities where there are still heavy doors, narrow entranceways and meetings rooms that can only be accessed from stairs.

- Geographic location. Ideally, there should be an even spread of Community Facilities across Hamilton to ensure local needs are met. This is important to consider when the city is experiencing growth into new areas.

- Maximising use. There is a need to better utilise existing facilities and enable multi-use where feasible. This may require retro-fitting facilities to enable this to happen.



3c. OUTCOME AREA 3

Council's role is multi-faceted, in terms of provision, funding, partner and enabler.

Although Council provides a number of Community Facilities, these are complemented and supported by a large number of other similar facilities that are operated by community groups and organisations. These extra spaces help to ensure that there are facilities throughout the city for communities to benefit from, regardless of where they live.

Council already enjoys strong relationships with these community centres and houses, and they communicate with each other. These relationships can be further strengthened to ensure that Hamiltonians all benefit from suitable Community Facilities, regardless of their location in the city.

Council has also traditionally funded a number of facilities through contestable community grants.

Although Council and other organisations provide a wide range of Community Facilities, it is not always clear that residents are aware of what the facilities are there for, who owns them and how they are maintained. A lack of understanding about facilities is partially responsible for the following issues:

- Under-utilisation of some venues (people are unaware that they can book and use these venues for community purposes).

- Requests for new Community Facilities – groups may not be aware that there could be facilities already in existence that they could use or share with other groups.
- Requests for upgrades to existing Community Facilities – many existing facilities are at capacity and their users are looking for ways to expand and improve buildings and surrounding amenities (i.e. car parking) to deal with extra demand.

There is generally a need to provide better information to the public so that there is greater clarity on what Council does and what can be expected from us

by the community, in relation to the provision and maintenance of Community Facilities. Improved information on Hamilton City Council's website (hamilton.co.nz) and better messaging can help to alleviate this concern alongside better coordination with other providers.



THE HAMILTON CITY COUNCIL COMMUNITY FACILITIES STRATEGY 2020

This Hamilton City Council's Community Facilities Strategy is not intended to provide a list of actions. Rather, it is a starting point for establishing Council's role in the provision of Community Facilities. However, there are some clear actions as a result of the Strategy's development, and, in order, initial work will begin on:

1

Proposals to the 2021-31 10-Year Plan that will begin to address the need to renew and maintain our Community Facilities to ensure they operate at a level expected in the Strategy and meeting community need.

2

Targeted engagement with communities of interest during specific proposals for Community Facilities.

3

The development of criteria to help guide decision-making around new facilities on Council-owned land.

4

Plan to make facilities accessible through continued accessibility audits to Community Facilities as part of the actions outlined in the Disability Action Plan.

5

Improved access to information on the Council website about Community Facilities and how to book them.

6


Continued planning and leasing support to community groups in the process of developing or re-developing Community Facilities or potential disposals.

The Hamilton City Council's Connecting Communities: Our Venues and Spaces will be reported on annually in November.

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