

TOGETHER WE ARE A CITY.

LONG TERM INTEGRATED COMMUNITY FACILITIES PLAN 2015

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FOREWORD

Welcome to Hutt City Council's Long Term Integrated Community Facilities Plan - a pivotal plan in a comprehensive and complementary suite of plans to ensure our city is future fit. This plan looks at how we can further revitalise our communities through providing exceptional recreation, community services and opportunities for our people, right across the city.

Our city has a strong foundation on which it can build, and its potential to grow and really perform on a national and international stage is significant. That said, we need to draw on a great deal of determination to achieve it, and rethink the way some things are done. We have a wonderful population of committed, loyal residents, community leaders and businesses who I urge to keep looking forward.

By and large, everyone accepts it is Council's task to perform certain functions – to plan, fund and invest to ensure roads are built, pipes are laid, rubbish is collected, spaces for housing and business are available, great parks and recreation opportunities exist, and that we enjoy clean, sustainable environments. In the last year or so, in consultation with our community, we have developed and published four strategies which outline what needs to happen in terms of investment in these areas if we are to do better.

At the same time, we are also focusing on supporting and helping to build exceptionally strong communities

through the provision of world-class civic, social and sporting facilities.

It is time to outline how we will invest in providing opportunities and facilities to strengthen our communities and enable our people to excel in their chosen pursuits.

Our communities already have many strengths, and together with Council, have highly motivated, very committed people driving some great community programmes. When it comes to investment in the facilities, the bricks and mortar, spaces, equipment and technology, we are making changes. Again, we need to look at the past and recognise some significant investment is overdue to bring us 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, strong and proud people in our communities.

We're talking about 'integrated community facilities' and the tangible linking of services. In this plan, you'll read about 'hubs', Sportsville models, services and relationships, and their importance to the future of our city.



I believe this Plan provides the best way forward to achieve our goals. Indeed, it is already proving so.

Ray Wallace
Mayor of Lower Hutt
August 2015



THE DOWSE
ART MUSEUM

Map
9/2

5.0

ST

7

4

50'



OVERVIEW OF INTEGRATED COMMUNITY FACILITIES PLAN

OVERVIEW OF INTEGRATED COMMUNITY FACILITIES PLAN

INTRODUCTION

Lower Hutt offers a fantastic lifestyle and is recognised nationally for its strong sports, arts and leisure, culture, and the opportunities and facilities that support it.

Nevertheless, its current recreation and community facilities fall short of the vision. A slowing of investment in this area in recent decades means we need to be innovative and step up to provide the world class facilities necessary to meet the changing needs of the community, and enhance our place in and contribution to the greater Wellington region.

Lower Hutt is fortunate to have strong communities, committed to their own neighbourhoods, driven by individuals and a range of organisations that work well together to keep them strong.

This plan focuses on tangible plans for community facilities which will enable communities to perform even better. It outlines the principles, current situation, and steps being taken to improve those facilities and services.



HOW TO READ THIS PLAN

Strategic context

Vision and four strategies

Since 2012, Hutt City Council has published a series of major strategic documents.

'An Integrated Vision For Hutt City - making our city a great place to live work and play.' This is Council's vision for Lower Hutt. It defines what we will be. It is our aspiration for the future.

Plus, we have published four complementary, supporting strategies that focus on the functional elements our Council must deliver on to fulfil that vision.

- Environmental Sustainability
- Urban Growth
- Leisure and Wellbeing
- Infrastructure

These four strategies will ensure we deliver the essential services expected by our ratepayers and visitors.

The Integrated Vision and its four supporting strategies now provide the basis for the city's Long Term Plan.

Integrated Community Facilities Plan

An important contributor to achieving Council's strategic intent, as outlined in the Leisure and Wellbeing Strategy, is ensuring that our suburban centres and neighbourhoods are provided with world-class, fit-for-purpose community facilities. This is where this Integrated Community Facilities Plan fits.

The development of this plan has also taken into account a range of further strategies, reports, reviews and plans prepared by Council in relation to community facilities, plus demographic and statistical information relevant to our neighbourhoods, including population projections.

Council's Community Services Group is made up of a dedicated group of people focused on driving this work by ensuring focus is maintained and work is integrated across the organisation.

By 2018 Lower Hutt will be:

- providing the best core Local Government public services in New Zealand
- improving the lives of people living in our most deprived communities
- well on the way to renewing and revitalising Lower Hutt's community facilities.

Content

The first part of this plan outlines the current situation and issues Lower Hutt faces. The second part defines the approach to investment and achieving improvements to its facilities, and demonstrates some first steps and progress to date.



KEY CONCEPTS

Integration and rationalisation are the two main principles behind this plan. However we are also strongly focused on our communities' own very particular needs, future-proofing, responsible funding and building strong, healthy communities. In particular, building up communities in higher deprivation areas is an important principle.

Financial principles are outlined in more detail under Future Council Investment, [p.14].

Two key concepts that Council will employ to achieve this are outlined below.

Community hubs

Council plans to redevelop many of our facilities over the next 30 years with a particular focus on recreation and community facility 'hubs'.

By combining facilities into hubs, Council can update and modernise its facilities more efficiently and at less cost, as well as broaden the range, and increase the standard, of services.

Such hubs will be an exciting feature of our city in the future, and Lower Hutt will be at the forefront of other modern cities in committing to this approach.

They will provide multiple facilities at an appropriate level for the needs and size of the communities they serve.

These hub developments are important to our existing community, but will also help provide the kinds of facilities new households increasingly expect in their community. Consequently, they are seen as crucial to rejuvenating the city and making it more attractive to prospective home owners and developers.

Relationships and participation

The principle of working together is imperative in this plan.

Lower Hutt has real strengths in this area. The challenge is to take it to a new level and enable organisations to harness the opportunities the hubs and facilities provide. The success of the hubs is as great as the imaginations and energy of the communities and groups that use them.





BACKGROUND

Council owns and maintains a large number of recreational and community facilities including libraries, community halls, community centres, pools and gymnasiums, playgrounds and sports fields.

Much of this development took place during the main years of growth for Lower Hutt – the 1950 and 60s. Growth was mostly ad hoc and more often than not, in response to the needs of different areas and communities in the city at that time.

Now, because of their age, many of the facilities are no longer able to meet the needs or expectations of our changing population, either physically (accessibility) or socially (function and use). Additionally, many of the facilities are old, tired, expensive to maintain and losing relevance.

Significant change is required to ensure modern, fit-for-purpose facilities are available in our city.

In the last few years, Council has completed a number of reports and analysed the situation in order to address the problems facing existing facilities. These are listed in Appendix 1 – List of Sources and provide further background to this plan.

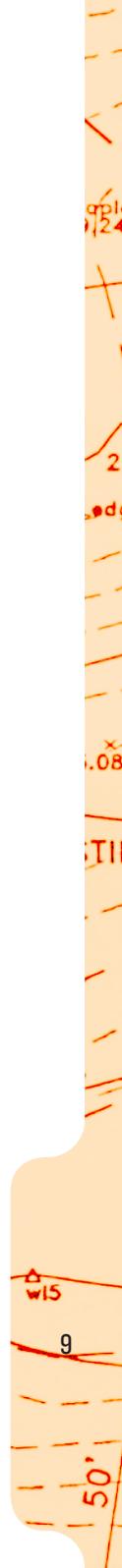
SCOPE

The plan covers a 30-year period, and is focused on developing community facilities on a local, city-wide and regional level. However, a great deal of work has been undertaken already and this work provides excellent models for future work and a strong foundation to build on. Progress is included in this plan, and is up to date at the time of publication.

For the purpose of this plan, Council's community facilities are classified as leisure, recreation/ community

facilities and services, and include property such as pools, gyms, libraries, community houses, community centres, sports fields, playgrounds (but not reserves). The plan also explains the future of Council's civic precinct.

Supporting the development and strengthening of relationships and partnerships that we consider important to its success, is also outlined in the Plan.



CURRENT LOCATION OF COUNCIL FACILITIES



- ★ CBD
- 🏠 Community Houses
- 📖 Libraries
- 🏊 Pools
- ⚽ Sportsfields



CURRENT SITUATION

Community halls and community centres

Council owns 11 community halls. Buildings were constructed between 1953 and 1970 and were funded either by a special rate or by community and Council partnerships. Although hall usage has dropped since the heyday of community dances, the halls are still used for a range of purposes including church services, workshops, Housie, club meetings, music and dance.

Community halls are administered by Council with some governed by committees that appoint a community house/centre coordinator. Community centres run a number of programmes and services depending on local requirements and availability of funding. The Stokes Valley community house, for example, operates a food bank and youth programmes.

Pools

There are six pools in Lower Hutt. The three outdoor pools (Wainuiomata, McKenzie and Eastbourne) run during the summer months (November to March). Huia, Stokes Valley and Naenae are indoor and provide more significant aquatic facilities.

Given the location and size of the Wainuiomata population, consideration is being given to redevelopment of the Wainuiomata pool, with the possibility of an indoor pool as part of an integrated community facility that includes the library and a community centre nearby the shopping centre.

Fitness suites

Council has recently introduced community gyms or fitness suites which currently provide members with access to Naenae and Stokes Valley fitness suites, which are located in the respective pool complexes, and free access to all pools.

Libraries

Council runs eight libraries and two Computer Clubhouses. The War Memorial Library sits in the city centre close to the civic precinct, and the other seven are located in the following suburban centres.

War Memorial Library Central Hutt /civic precinct
Eastbourne Community Library Rimu Street, Eastbourne
Taita Community Library Taine Street, Taita
Taita Computer Clubhouse High Street, Taita
Naenae Community Library Hillary Court, Naenae
Naenae Computer Clubhouse Treadwell Street, Naenae (Hall)
Moera Community Library Randwick Road, Moera
Wainuiomata Community Library Queen Street, Wainuiomata
Stokes Valley Community Library Scott Court, Stokes Valley
Petone Community Library Britannia Street, Petone

'Computer Clubhouses' provide our young people (teenagers) with access to modern, accessible technology, currently offered in Naenae and Taita, and there are plans to develop them in other parts of the city. This is a particularly important strategy when we consider the needs of higher deprivation communities.

The Clubhouse is guided by four principles. The Clubhouse:

- focuses on activities that encourage young people to work as designers, inventors and creators
- encourages young people to work on projects related to their own interests
- aims to create a sense of community, where young people work together, with one another, and with support and inspiration from adult mentors
- is dedicated to offering resources and opportunities to those who would not otherwise have access to them, in an environment of trust and respect.

Sportsgrounds and sport clubs – the Sportsville model

Lower Hutt is fortunate to be home to a large number of parks and sports clubs, and many of the larger parks often host several clubrooms for different sports codes or clubs. Due to the changing nature of leisure and recreation culture in New Zealand, and in many cases, the age of the clubrooms, many local clubs are faced with the burden of maintaining old, underused clubrooms that are no longer fit for purpose.

With cost pressures for operating and maintaining the buildings, and with clubs throughout New Zealand struggling to obtain competitive funding, the problem of decreasing membership numbers and fewer volunteers, many clubs are moving toward Sportsville sports 'villages' or communities.

The Sportsville model is about clubs sharing resources and efforts in a much more sustainable manner for the future. The model offers an opportunity to consolidate facilities (including sports fields) through partnerships between clubs. Sportsville makes it easier for sports clubs to attract new members, offer new programmes and control operational costs.

Council supports this development by bringing together individual groups to plan the joint development of



facilities or services. In Lower Hutt the first Sportsville project began in September 2009 at Fraser Park. Currently there are three Sportsville groups underway, based at Fraser Park, Petone and Wainuiomata.

To date, Fraser Park has completed phase one of a capital works programme and is undertaking fundraising to achieve phase two within the next two years. Wainuiomata and Petone are in the planning stages, both developing feasibility studies.

Community centres/houses

Council owns seven community centres/houses which it leases to community-led organisations for the purposes of providing social services, community events and programmes.

Council currently contributes to the Community House/ Centre Fund which aims to support some of the

costs associated with salaries/wages, administrative operating costs and programme costs. Further funding is budgeted for capital replacements over coming years (2012 to 2022).

The overall aims, priorities and criteria of the funding scheme are for programmes, activities and services for which there is an identified need in the community. The programmes/events must be open to all people in the local community and be of direct benefit to the local community. Each community centre/house is different in regard to what they deliver or support, as this is specific to the needs of their community. Examples of events include Tumeke Taita, Naenae Festival, Children's Day, and programmes include Children's Breakfast Club, after-school and holiday programmes, driver licencing and first aid courses.

PROBLEMS WITH THE CURRENT SITUATION

Overall problem

With the majority of existing facilities having been developed in a past era, neither the facilities themselves nor their management models are conducive to fulfilling community aspirations for the future, or remaining financially sustainable. The problem that Lower Hutt needs to address is far greater than defunct sporting and community facilities.

Contributing factors:

- The nature of suburban retail has fundamentally changed. In the past, suburban shopping centres may have sold everything from hardware to school shoes. Now, however, people travel further to shop, usually in larger centres, and often combine shopping with recreation, playing sport and work. Consequently, suburban retail centres have a different and somewhat unclear function.
- The stock and state of commercial facilities is declining. Many commercial properties across the city do not meet earthquake performance requirements or modern office standards. Improving the seismic performance (capital investment) of existing buildings at current suburban rental rates is not commercially viable. This accelerates the trend for suburban locations to lose their heart and vitality. Suburban centres decline, as do the businesses that support them (the local accountant or plumber), and any chance of smaller start-up businesses locating and incubating in the suburbs.

Note that while this situation is a problem, Council's Urban Growth Strategy (that aims to attract residents and businesses to Lower Hutt

by ensuring ease of building and development) is intended to renew and revive these centres where possible. This Plan is therefore an important contributor to the Urban Growth Strategy.

- Demographic modelling in Lower Hutt indicates there will be a decline in the school-age population of around 4,000 over the next decade. The flow on effects of this will extend to schools and sporting clubs. Participation levels are likely to fall and clubs will need to be smart about how they operate as revenue potentially falls. However the number of young people in the North East suburbs will increase.

Financial shortfalls

In April 2012, the total community facilities assets were valued at \$216 million, representing 15 per cent of Council's total assets. Planned capital expenditure of \$62 million over the next 20 years (averaging \$3.1 million per annum) makes up approximately 5.5 per cent of total forecast capital expenditure.

Furthermore, the fragmented governance and management funding allocated per facility is difficult to influence and manage strategically and is not necessarily providing value for the investment. Council has a clear responsibility to ratepayers to ensure real value is achieved.

Cost of maintenance

Given the age of many of Council's community facilities, maintenance is an ongoing issue. Council has identified¹ that the majority of its leisure, recreation and community facilities will require major refurbishments or redevelopments over the next 20 years.

Inability to adapt to societal change

Most of Lower Hutt's community facilities were designed to serve the social and cultural needs of the 1950s and 60s and are unable to serve the needs of the current community. Changes in our community such as the significant increase in Maori and Pacific populations, growing areas of deprivation and an ageing population mean requirements and uses of facilities change and need to be addressed. For example, people with disabilities have difficulty accessing facilities and this situation is set to worsen with our ageing population.

Building standards and earthquake risk

Currently, older buildings are required to be strengthened to 33 per cent of the building code that would apply to a new building (depending on their use, some need to be much higher, for example, schools, hospitals and fire stations). Given the age and number of Lower Hutt's community buildings, it is generally not economically viable to bring them up to standard, and replacement will be a better option. Tougher building standards are likely to affect non-Council organisations too. This creates an excellent opportunity to develop more tangible partnerships between Council and community.



¹ City Development Committee Meeting 5 August 2011(DOC/11/73699) page 31.



FUTURE COUNCIL INVESTMENT



FUTURE COUNCIL INVESTMENT

INTRODUCTION

Hutt City will ensure community facilities and services are available and enhanced in its communities by investing primarily in the following types of facilities:

- integrated community hubs
- Sportsville developments
- aquatic facilities or Council-run swimming pools.

This is a change from the disparate facilities that have been provided in past decades, but the premise of integration will undoubtedly be more efficient and effective for everyone.

This section provides detail on these types of facilities and how investment will occur.

GUIDING PRINCIPLES

The potential for rationalisation of community facilities goes to the very heart of any community. The changes promoted in this plan are about delivering the highest quality community services and facilities. Critical to the success of this will be working alongside our communities.

Integrated community facilities are, and will be, designed using the following guiding principles:

- Facilities include a local, regional and city-wide perspective and do not compete with each other or duplicate services.
- Facilities reflect Council's community outcomes and refer to Council's Integrated City Vision and four supporting strategies.
- Where communities want to do it themselves, Council will help.
- The service that is expected of a community centre must be defined and include plans for space utilisation and occupancy, participation numbers in planned activities, and engagement with community groups and agencies. The function of the facility must be defined to ensure community/customer centricity.
- Hutt City will need to rationalise the number of community facilities it owns, on a case by case basis.
- New developments and improvements will be cognisant of all current Council strategies, including the likelihood of selling some existing facilities to fund them.
- Council will explore opportunities for commercial and social enterprise partnerships.

FINANCIALS CHECKLIST

- The Hutt City Community Facilities Trust is an excellent mechanism to drive the development and financial aspects of this plan.
- Funding needs to be transparent, no different to Council's annual planning process.
- Community facilities and services funding will be rationalised and simplified to support the Trust and the operational management of hubs.
- No actual development should be started without 90 per cent of funding being in place or committed.
- Generating profits to repay debt will be balanced with the accessibility and ability of communities to pay.
- Relevant land and property sales to be reinvested to develop community facilities.

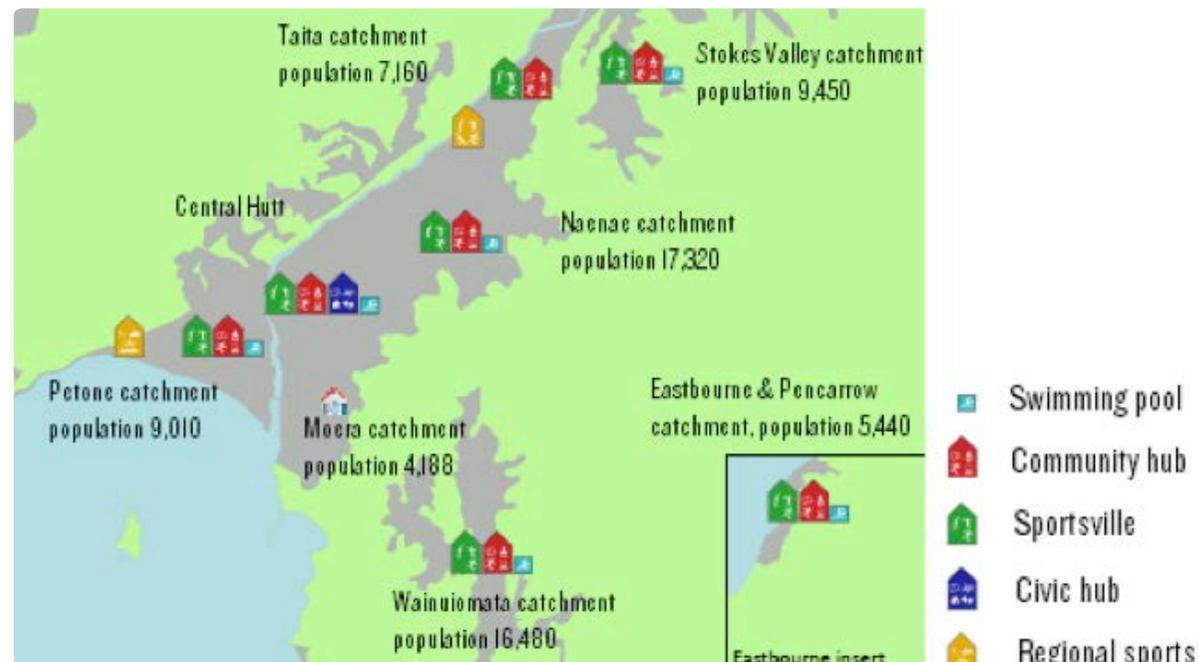
FUTURE REGIONAL FACILITIES AND COMMUNITY FACILITIES BY ESTIMATED POPULATION CATCHMENT 2030

A catchment area is the area and population from which a service may attract visitors. For the purpose of this plan, each catchment area takes into account geographic factors, such as the distances between each facility and its accessibility to surrounding neighbourhoods (for example, distance by road and public transport, geographic isolation).

Some facilities (for example, the Central Hutt facility) take into account the entire population of Lower Hutt, and will serve the wider city and/or region.

Catchment populations have been estimated using the projected population for 2030 from Statistics New Zealand, from the census 2006.

FUTURE REGIONAL AND COMMUNITY FACILITIES AND POPULATION CATCHMENT



INTEGRATED COMMUNITY HUBS

Council has already signalled that a shift to integrated community hubs is the logical and most effective way of investing in and delivering outstanding community facilities and services. This is supported by a world-wide trend.

A community hub is one convenient place from which community services can be delivered, and social, educational, recreational and cultural activities can occur. Integration is a key concept.

However, they are not just about co-locating services. The purpose and value extends to include:

- enhancing coordination across services and improving access to them
- placemaking, or using urban design to create a focal point – enhancing the physical quality and appearance of a public place that helps create an attractive environment for people to gather and interact
- building community – enhancing connections and relationships in order to strengthen common values and promote collective goals; these goals may include, for example, safer neighbourhoods, support for isolated or disadvantaged people, healthier children and families, more local employment opportunities, greater cultural recognition
- collaboration with community, government and non-government agencies, recreation and leisure providers and health services
- enabling partnerships
- providing better opportunity for individuals in the community to learn, participate and excel in a range of activities

Hub development

Often hubs are centred around libraries. Libraries are seen to be neutral and safe places that already attract high foot traffic and are often located in the centre of a suburb or community.

They are specially built or adapted buildings that provide a range of facilities from auditoriums to libraries, parents' rooms, community rooms, social services and more. Uses include social, cultural, recreational, educational, sporting and health activities, celebrations, social interaction, spiritual activities and civil defence.

Increasingly, world-wide, councils are partnering with commercial and social enterprises to develop them. Schools are increasingly operating as community hubs and extending their reach to whole of family and whole of community. Locally, Epuni School is having a high degree of success with its community outreach programme, which encourages the school to facilitate information technology training within its school community.

The diagram below provides local and overseas examples of community hubs that have been developed recently.

Aarhus Denmark

Future media space
Library
Municipal services
Learning environment
Carpark
Transit hub

The Hive Worcester UK

Integrated Public & University Library
Heritage, Council Records Archives
Student stations
1st point for all council services

Mt Gambier Australia

Library
Community rooms
Computer Training Suite
Baby nursing station
Café

DOKat Delft

Library concept centre
Working to be world's most innovative library
Concerts
Public lectures
Computers
Play-stations
Partnering in software & hardware design
Art lending & consultancy service

INTEGRATED FACILITIES WITH LIBRARIES AT THE HEART

Carterton

Auditorium
Library
Community rooms
Youth centre
Catering kitchen
Info centre
Toy Library

Te Takere Horowhenua

Library
Community rooms
Parents' room
Archive, genealogy, heritage
Youth Space
Computers
Café
Artspace

Manchester UK

1st point all council services
Tier of libraries - sq m, purpose, fit-out, collections;
All are in partnership with other government/ commercial entities
Social services delivery - health, jobs, education, social welfare, justice, etc

Lower Hutt has a number of hubs either planned or underway. These include Stokes Valley, Taita, Naenae, Petone, Eastbourne, Wainuiomata and the Civic Centre. Generally hubs require a population base of 5000 and will be dependent on the extent of Council and other funding, and potential commercial partnerships.

When the public was surveyed in 2013 about rationalisation of facilities, there was support for the proceeds of any sale of surplus reserve land and facilities to be used for these new hub developments, meaning no significant increases in either rates or debt to fund integrated facilities developments.

SPORTSVILLE

Sportsville is a partnership initiative to bring sports clubs together in different locations, creating a number of sports 'villages' or communities, making it easier for sports clubs to:

- attract new members
- offer new programmes
- control operational costs by pooling resources.

Three Sportsvilles are already established, in Petone, Fraser Park and Wainuiomata, with another hub in Eastbourne being considered.

The focus is on collaboration, not amalgamation. Each club still retains its history and identity, but now within a strong and supportive network.

The cost of running clubs and managing buildings is constantly increasing. Clubs throughout New Zealand are struggling with a lack of funding, decreasing membership and fewer volunteers. Sportsville provides us with a strong concept to help us protect and foster our clubs through sports partnerships.

Council's role in relation to Sportsville (excluding for regional and/or other strategically significant facilities) will be through broad facilitation and helping with land where relevant or possible, rather than by providing direct funding.

SWIMMING POOLS

An assumption has been made that the number of Council-run swimming pools will remain in their current locations, with the possible exception of the Wainuiomata Pool where Council has already allocated significant budget for a new pool (see Long Term Plan).

There are significant costs associated with major changes to the aquatic network, so thorough analysis is required if swimming pools need significant upgrades to ensure they continue to meet the needs of the community and benefit the wider city.



COMMUNITY FACILITIES TRUST

The Community Facilities Trust (CFT) is a trust established specifically by Council to lead the rejuvenation of key community facilities within Lower Hutt. The CFT is the lead agency, using its collective knowledge, experience and expertise, to drive much needed improvement in the stock of public facilities located within our city, and has been established to develop a range of fit-for-purpose, leisure, recreation and community facilities that are attractive to the residents of and visitors to Lower Hutt. The CFT will achieve this by:

- becoming the repository of expertise and knowledge of how community facility projects are researched, planned, fundraised, project-managed, built and maintained
- acting as a voice for community facility development in Lower Hutt
- carrying out fundraising work to attract donations for these developments from philanthropic organisations, corporate sponsors, the community and other funding sources to augment Council investment
- project managing any facilities built to ensure funds are spent wisely, cost effectively, and in accordance with CFT instructions, thereby ensuring community investment is recognised, protected and not wasted.

Council has a key role in supporting and working alongside the CFT to ensure future developments are as much about building community as they are about providing multi-purpose buildings. We also have a role to play in testing and perfecting integrated service delivery models alongside other social services providers and communities.

REGIONAL OPPORTUNITIES

Current regional facilities – sport and recreation

The wider region is currently supported by significant regional, national and international sport and recreation facilities. These include the Westpac Stadium, TSB Arena, ASB Indoor Sports Centre and the Basin Reserve (see map on next page).

This plan supports investment in the development of three regional facilities. The first is the ongoing development of Fraser Park and the indoor centre in nearby Taita. The second is the development of a regional water sports and recreation centre at the Petone West foreshore, working closely with iwi, and the third is a regional cultural precinct in the city centre.

1. The Fraser Park/Taita Sport Zone (comprising Fraser Park Sportville and Taita Community and Sports Centre)

With 27 hectares of land, Fraser Park is Council's largest recreational sports ground. With the development of the nearby Taita Centre, this represents an excellent opportunity for the city and wider region and provides a significant precinct for sport and recreation.

The Taita Centre, almost at completion at time of publication, includes another three indoor courts to sit alongside the existing two at Walter Nash Stadium as well as a new library, gym, café and community meeting and gathering space. From a sport and recreation view point, it will be the main home for indoor sports in Lower Hutt – most notably netball and basketball as well as many other indoor sports.

Fraser Park is currently used for rugby, rugby league, football, touch football, kilikiti (Samoan cricket) and softball.



It is also home to the Hutt Valley Softball Association, Avalon Rugby, Fraser Park Squash, Dodgers Softball, National Hockey Stadium Trust, Naenae Hockey, Taita Cricket and the Lower Hutt Football Club, which have been developing as a Sportsville, sharing key facilities and functions.

The size and location of Fraser Park present an excellent opportunity to further develop it as a regional sport and recreational centre and the city's major sport and recreation hub. This will be achieved by developing Fraser Park as a high performance, year-round multi-sports centre which incorporates grass and synthetic sports fields with indoor, multi-use courts.

The major benefits of developing Fraser Park as Lower Hutt's regional/city-wide sports centre over other areas are:

- Fraser Park is the largest area of usable, Council-owned land in Lower Hutt.
- Its close proximity to the Taita Centre provides the opportunity to hold large events.
- Fraser Park has excellent vehicle access from SH2 and Percy Cameron Drive, and has scope for parking away from residential areas.
- The size of the park means it has the flexibility to grow and meet changing community needs.
- Fraser Park's proximity to Avalon Park creates the possibility of integrating regional/city wide recreation facilities with a world class playground.
- Fraser Park has a predominantly sport and recreation focus, but also flexibility to offer space for large events, shows and performances.
- As well as catering for traditional sports such as rugby and rugby league, the Fraser Park space caters well to other sports such as softball, hockey and other fast-growing non-traditional sports such as skateboarding and scootering, which are currently not well accommodated in the city.

In this sense, Fraser Park has the potential to be the home of large regional events and tournaments for these sports.

- The ability to cater for a range of sports and recreational activities year round will ensure the community receives the greatest return on its investment. Local schools should be able to regularly access these facilities.
- The opportunity for an all year round multi-purpose facility for non-sporting activities such as large events, shows, performances.

- It offers the flexibility to grow and adapt to meet changing recreational needs and new sports.

2. Petone West Gateway Opportunity

The Petone West foreshore presents an opportunity for Council to partner with Mana Whenua to produce a significant, regional, multiple-use facility catering to water sports and recreation, as well as family and cultural activities. This option is purely conceptual at this stage and requires much more analysis and work.

CURRENT AND FUTURE REGIONAL FACILITIES



● Current regional facilities in Wellington ● Regional facilities Hutt City will provide



3. Central City Cultural Precinct/Hub

The central city is undergoing significant redevelopment at the time of publication. This is a prime example of taking the opportunity to rethink delivery of services, driven in part by ageing buildings and facilities that are beyond basic maintenance and repair.

The central city precinct is a hub containing facilities including The Dowse Art Museum, The Dowse Square, the War Memorial Library, Council administration building, civic suite and civic gardens.

It is high profile, centrally located, offers ease of parking and connects to other parts and functions of the CBD.

The hub services, and the library function in particular, will be broadened to reflect and deliver on the economic and technical aspirations of the city. A range of users, including entrepreneurs, young people, migrants, creatives, and the science, tertiary and manufacturing communities will be able to use the facilities to learn, develop and create. This will reflect the city's future aspirations and present opportunities for all generations and sectors of our community to learn and work together.

NON COUNCIL-OWNED SPORTS/ OTHER FACILITIES

Lower Hutt has a wealth of other sports clubs and community facilities that are a strength and asset to our city and community. Sports like bowls and golf, for example, are very well provided for and supported across the city.

However, while many clubs and groups remain strong, many are facing declining memberships and increasing financial hardship.

Council has a critical leadership and facilitation role in relation to ensuring the sustainability of such sports and other activities. Its role is to assist clubs to look for opportunities to work more closely together and rationalise and share facilities, rather than providing direct funding.

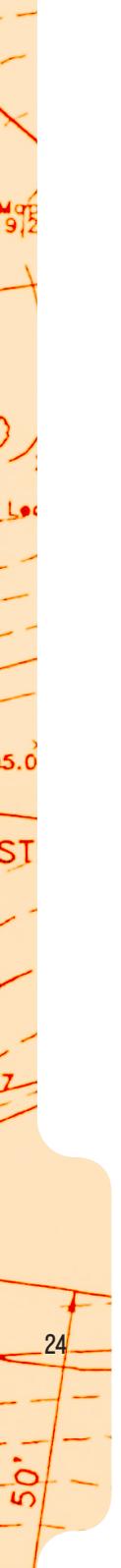


SUMMARY - PRINCIPLES, STRATEGIES AND BENEFITS

SUMMARY - PRINCIPLES, STRATEGIES AND BENEFITS

GUIDING PRINCIPLE	HOW	BENEFITS
<p>Council facilities are integrated into multi-use, centralised hubs</p>	<p>Design and build future-proof, versatile spaces that can accommodate a wide range of activities</p> <p>Ensure facilities that fit well within a local, city-wide and regional context</p> <p>Where possible, cluster large assets (pools, libraries)</p> <p>Facilities are co-located with retail or ‘town’ centres to take advantage of existing infrastructure and transport</p>	<ul style="list-style-type: none"> • Greater convenience/ community uptake, improved safety • Supports economic development of local retail areas • Greater efficiency with staffing and energy use • Less travel and greater convenience for users • Lower maintenance costs • Improved safety from an increase in usage and type of activity • Staff sharing means that facilities can be open longer
<p>Facilities are community driven with Council partnerships based on mutual and community benefit</p>	<p>Integrated Community Facilities Trust model is employed for governance and management systems</p>	<ul style="list-style-type: none"> • Governance and accountability - allows improved and more efficient decision-making and management. Provides for apolitical decision-making. • Funding - given its independent community status and specialist role, the Trust will be able to access a greater range of funds from community trusts and organisations than Council. The trust model also offers greater potential for private sector involvement such as joint ventures and external funding. • Links to community – the selection of trustees with strong community links and profile is likely to ensure that investments are being utilised for the benefit of the community.
<p>Facilities are fit for their purpose and location/community</p>	<p>Thorough consultation/community engagement with a cross section of the community throughout the design process</p> <p>Create linkages with its surroundings (for example, shopping centres or parks)</p> <p>Facilities fit aesthetically, culturally and functionally within the local context</p> <p>Ensure facilities will not negatively impact surrounding neighbourhoods</p>	<ul style="list-style-type: none"> • Local identity builds local pride and sense of community ownership • Confidence that the design and use of facilities matches and fits community needs • Local commercial opportunities are maximised • Ensures greatest return on investment

GUIDING PRINCIPLE	HOW	BENEFITS
Facilities are financially attainable	<p>Council funds facilities by rationalising existing assets that no longer fit the communities' requirements or have come to the end of their economic life</p> <p>Assets are rationalised on a case by case basis</p>	<ul style="list-style-type: none"> • Community trusts are not overwhelmed by debt and therefore obliged to recover costs from community by charging high fees • Reduction in costs to Council • Maximises value of facility network
Facilities advance local community and economic development and have outcome-based objectives	<p>Social needs co-ordination, promotion and support of existing user groups and development of new activities that support Council's social outcomes</p> <p>Function precedes form</p> <p>Centres offer quality sports, leisure and community services and experiences</p>	<ul style="list-style-type: none"> • Programmes and activities benefit local people • The overall amenity of the area around the facility is improved • Development of the facilities offer local employment and business opportunities, as well as local 'buy in' • The location and design of facilities complement or improve the look and feel of the local area (ie, local business areas)
Facilities are developed using environmentally sustainable design and construction methods	<p>Environmentally sensitive building practices</p> <p>Energy efficient design</p> <p>Facilities are accessible by public transport</p>	<ul style="list-style-type: none"> • Lower impact on environment • Lower ongoing energy costs • Accessible to a wider range of residents and users • Resilient in case of higher future transport costs





PRIORITISING COMMUNITY HUB REDEVELOPMENT

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We have developed a rationale for the prioritisation of hub developments. This is based on the following criteria:

Rationale for criteria

Criteria 1: Level of community deprivation in proposed location

This was identified because Council has agreed to focus services and resources on producing better outcomes for communities with high levels of socio-economic deprivation. Research indicates that living within walking distance of shared services and facilities improves the level of social contact between groups, and the ability of low income groups to access jobs.

Criteria 2: Proximity of proposed location to public transport networks (train and bus)

Access to facilities by regular, affordable and reliable public transport is beneficial in a number of ways. Public transport ideally reduces the number of cars on the road, thereby reducing pressure on road networks, and reducing negative effects on the environment and on neighbourhoods in terms of increased traffic and parking. Accessible public transport also enables a wider range of users to access the community hubs, thereby ensuring a greater return on Council's investment.

Criteria 3: Linkages to major retail/commercial centre

Research suggests that the increased footfall from co-locating community services with commercial centres benefits both the commercial centre and the service. This is reinforced by local experience; for example, it is recognised by Council and retailers that the Naenae shopping centre benefits from the average 330,000 visitors to the pool each year.

Other benefits include convenience for users, an increase in casual 'opportunistic' users and the benefits of tapping into existing infrastructure (such as parking, public transport and road networks).

Criteria 4: Projected population for facility catchment 2040

In order for community hubs to receive the optimal uptake (and therefore value for money for the ratepayer), priority should be given to locations with sizable population catchments. Because the plan spans 30 years, medium series growth projections for 2030 have been used to calculate the likely scenario of each facility catchment.

Criteria 5: Distance/isolation from other council facilities

The principle behind this is to spread Council resources (such as libraries and pools) equitably across the city. Ensuring adequate distance between community hubs also prevents the duplication or saturation of services.

Criteria 6: Level of earthquake strengthening required

Council is currently reviewing the extent of earthquake strengthening required for its assets. Not all information is currently available so Wainuiomata, Eastbourne and Moera have not yet been allocated a level of earthquake risk.

Note

Where private sector/public sector partnerships create specific opportunities, the criteria will not prevent appropriate investigation and action.

2 Newman, K, No Shame in My Game: The Working Poor in the Inner City, Knopf and the Russell Sage Foundation, New York (1999)

3 Power, Anne, Social inequity, disadvantaged neighborhoods and transport deprivation: an assessment of the historical influence of housing policies

4 Morris, A & Brown, A. *Siting of public libraries in retail centres: Benefits and effects*. Library Management, 25(3), 127-137. (2004) <http://search.proquest.com/docview/198867351?accountid=14782>

5 Demographic Trends from 2006 Census, (Statistics New Zealand, June 2012)



APPENDIX I

1. Cockburn, Robyn, Community Centres for the 21st Century: Vision Paper (March 2011)
2. Cockburn, Robyn, Community Houses for the 21st Century: Vision Paper (March 2011)
3. Cockburn, Robyn, Review of Social Fit of Community Halls and Houses in Hutt City Council (May 2010)
4. Hutt City Council Active Recreation and Sport Strategy 2007- 2012 (2007)
5. Hutt City Council, Leisure Facilities Trust Business Case (March 2012)
6. Hutt City Council: An Integrated Vision for Hutt City (2012)
7. Moen, Nicki, Hutt City Libraries physical infrastructure: an overview and preliminary assessment (February 2010)
8. Parks and Open Spaces: Hutt City Council Reserves: Strategic Directions (October 2003)
9. Sport and Recreation New Zealand, SPARC Sport Partnership Project (2008)
10. Sportwork limited, Critique of Pools in the Hutt Valley (Leisure Active, no date)
11. Steve Bramley, HCC Leisure and Funding Plan- 2011-2032: Process Overview and Direction from Here (2011)
12. Strategic Leisure New Zealand, Fields of Vision- A Review of Sportgrounds in Hutt City Discussion Document (February 2011)



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