

Open Meeting

To	Ngaruawahia Community Board
From	Tim Harty General Manager Service Delivery
Date	13 November 2017
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Chief Executive Approved	Y
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Report Title	Ngaruawahia Community Facility

1. EXECUTIVE SUMMARY

The Ngaruawahia Community Facilities project has been underway since August 2016. The project has been overseen by a community steering group. A report was presented to Council through the Infrastructure Committee in March 2017 which identified two preferred sites for the facility and requested Council approval to continue with the project to a feasibility study level on the two sites.

The feasibility study is now complete and a community check-in process has been undertaken. Check-in was to gain feedback on the proposal of both sites, possible tenants of any facility and local appetite for an increase in targeted rate.

This report is to inform the Community Board of progress of these matters and to seek direction, in the form of a resolution, on the next steps to be presented to Council through the November Infrastructure Committee.

2. RECOMMENDATION

THAT the report from the General Manager Service Delivery be received;

AND THAT the Ngaruawahia Community Board supports option x as the preferred option to be recommended to Council through the November Infrastructure Committee.

3. BACKGROUND

3.1 BACKGROUND

The 2015/25 Long Term plan included funding for a project to construct a library and community facility in Ngaruawahia. The project commenced in August 2016 with the

collaborative appointment of an external Project Manager. The Project Manager's first task was to undertake a first round of engagement with the Ngaruawahia community groups, Iwi, businesses and schools. From this stage a community steering group to guide the process was formed. The group consisted of representatives from the Ngaruawahia Community Board, Twin Rivers Art Centre, Ngaruawahia Community House, Radio Tainui, Nga Miro.

The first phase of the project was for the group to understand the early engagement feedback received by the Project Manager, produce a needs analysis, understand Council land holdings for possible sites for the facility and possible uses of a facility and to produce a recommendation for Council of a shortlist of sites. This occurred over four months between September 2016 and February 2017.

The first phase outputs were presented to the Infrastructure Committee (and ratified by Council) in March 2017. The resolution (WDC 1703/13/4) from the March Council meeting was support to undertake the full feasibility study based on the needs analysis and the preferred site options. It also supported the preferred option be fully investigated including funding options, operational management costs and concept designs for reporting back to Council in due course.

The group worked on the next phase of the project with the assistance of an independent facilitator and the Project Manager, along with Council staff (as required). The Ngaruawahia Community Board Chair became involved in this phase and recommended that a 'check-in' with the community occur. This check-in was held on 28 October along with a partnering online submission process.

This report to the Community Board provides a summary of the community feedback received through the check-in submission process, identifies the preferred option through the feasibility study and seeks direction on the next steps to be presented to Council through the November Infrastructure Committee.

4. DISCUSSION AND ANALYSIS OF OPTIONS

4.1 DISCUSSION

4.1.1 Community View

In addition to the structured engagement undertaken at the beginning of the project, the steering group supported two further engagement activities with the community, one through the Ngaruawahia Christmas Event, and secondly through the recent check-in event. The group has also kept the Ngaruawahia Community Board informed of progress of the project as it has evolved.

The steering group has been clarifying information required for the feasibility study over the past seven months and checking in regularly with the community.

The recent open day and partnering check-in documents asked the community a number of questions, developed by the steering group, related to the development of the facility. This include:

- *Are you a ratepayer or resident?*
- *Do you support Council establishing the proposed community facility?*
- *Do you feel this type of facility is a priority for Ngaruawahia?*
- *Which of the following would you use or visit*
 - *Café*
 - *New library*
 - *Community meeting facilities*
 - *Exhibition/gallery space*
 - *Community facilities (primarily visual arts)*
 - *Twin Rivers Community Arts Centre*
 - *Other*
- *Are you involved with any community groups which would be likely to use the facility?*
- *What is your most preferred site for the new facility?*
- *What is your second most preferred site for the new facility?*
- *Would you be prepared to pay an additional annual targeted rate of up to \$100 towards the cost?*

4.1.2 Feedback

274 people responded to the recent check-in process. A full set of feedback is attached, and a summary of the feedback is as follows:

- Less than half (47.8%) of ratepayers support the proposed community facility.
- An overwhelming majority of those who do support it consider it a priority (80.5%). On the other hand, 60.6% of residents support the proposed community facility and 85% consider it a priority. Overall, 39% of ratepayers and 52% of residents support the initiative and consider it a priority.
- Out of the ratepayers who support the initiative (47.8%), 55% are willing to pay an additional annual targeted rate. However, only 27% of ratepayers (irrespective of whether they support the initiative or not) are prepared to pay.
- In terms of site, the current library site with additional land purchase is the preferred first choice for ratepayers as well as residents.
- Use of community facilities: those who support the initiative would use the facilities much more than those who don't support it (312 vs 56 for ratepayers and 237 vs 20 for residents). Library and café would be the most used.
- Those who support the initiative are more involved with community groups that may use the facilities than those who don't support it. In addition, residents are more likely to be involved with these community groups than ratepayers (31% vs 22%).

Common themes received through this process are as follows:

- Respondents do not want to spend this amount (proposed \$6m) on a joint facility.
- Do not want any rate increase.
- Happy to use existing facilities.
- Fix up the hall to make it more attractive for use.
- Is an arts space a priority for Ngaruawahia?

Iwi engagement has been focused on Turangawaewae Marae through having a member of the marae board on the steering group. The steering group has also utilised the Council's communications team to provide press releases and Facebook updates on the process.

4.2 POSSIBLE OPTIONS

The two options identified through the report to Infrastructure Committee in March 2017 to be investigated further were the Memorial Hall site and the Library/additional land site. The following are potential options for the Board to consider as a recommendation, noting these are considered a starter for discussion, in conjunction with the check-in results attached.

- Option 1:** Continue the development of a Community Hub facility on the existing library site and pursue the purchase of additional land requirements utilising a subcommittee of the NCB to work with Council staff on design. This was the preferred site through the feasibility study.
- Option 2:** Utilise the Long Term Plan 2018/28, based on NCB priorities, to set the direction for Ngaruawahia community facilities.
- Option 3:** Undertake an upgrade of the Memorial Hall (e.g. kitchen and heating) to make the Hall more attractive for hire. Future proof for potential Community priorities through the upgrade and extension of the Library, in conjunction with any construction changes (staged approach).
- Option 4:** Do nothing
Continue upgrades with the Memorial Hall and rebuild of Library on their current sites, as is.

5. CONSIDERATION

5.1 FINANCIAL

Throughout the course of the Ngaruawahia Community Facilities Project, external funders have been kept fully informed of the project progress and the engagement of the Steering Group.

The responses from these funders are consistently positive and believe the concept is not only positive but a potential 'game changer' for the Ngaruawahia community. Of note is the advice funders have provided in relation to the timing of applications, in terms of applications not being staged but rather being made when the full scope of works is understood and costed.

It is noted that whilst full costs of the facility are unknown at this time, the community check-in consultation indicated that the community were not prepared for any additional targeted rate impact.

6. CONCLUSION

Through the recent check-in with the community, there are strong views received through the comments section that need to be considered. The overall survey results have given a clear direction on site, but it is still not definitive whether or not there is a clear requirement and willingness from the community for this type of facility.

The steering group have met their mandate through the provision of the feasibility study; the next steps are for the Community Board and then Council to decide on where this project fits within Ngaruawahia priorities and the 2018/28 Long Term Plan.

7. ATTACHMENTS

- Attachment 1: Feasibility Study
- Attachment 2: Community check-in results
- Attachment 3: Community check-in comments