

Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Community, Services and Environment Committee will be held on:

Date: Tuesday 11 September 2018
Time: 9.30am
Meeting Room: Council Chamber
Venue: Municipal Building, Garden Place, Hamilton

Richard Briggs
Chief Executive

Community, Services and Environment Committee OPEN LATE AGENDA

(Item 13 – Stadium Bowling Facility – Hinemoa Park Expression of Interest)

Membership

Chairperson	Cr P Southgate
Deputy Chairperson	Cr R Hamilton
Members	Mayor A King
	Deputy Mayor M Gallagher
	Cr M Bunting
	Cr J R Casson
	Cr S Henry
	Cr D Macpherson
	Cr G Mallett
	Cr A O’Leary
	Cr R Pascoe
	Cr G Taylor
	Cr L Tooman

Quorum: A majority of members (including vacancies)

Meeting Frequency: Six weekly

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6 September 2018
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Council Report

Item 13

Committee: Community, Services and Environment Committee

Date: 11 September 2018

Author: Maria Barrie

Authoriser: Lance Vervoort

Position: Parks and Recreation Manager

Position: General Manager Community

Report Name: Stadium Bowling Facility - Hinemoa Park Expression of Interest

Report Status	<i>Open</i>
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Purpose

1. To inform the Committee of the options for the future use of the Stadium Bowling Facility at Hinemoa Park and the evaluation of the related Expressions of Interest process.
2. To seek a recommendation to Council on, or decision to defer this matter.

Staff Recommendation (*Recommendation to Council*)

2. That the Community Services and Environment Committee:
 - a) receives the report and
 - b) recommends to the Council to either:
 - c) support K'aute Pasifika as the lead applicant for the Stadium Bowling Site Community Occupancy Lease (option 1 of this report) subject to:
 - i. K'aute Pasifika being able to meet all regulatory, compliance matters; and
 - ii. HCC Open Space planning staff being included in the subsequent design of the Pasifika Hub to ensure consistency with the West Town Belt Master Plan; and
 - iii. That the final proposal and lease agreement is reported back to Council for approval
 - OR
 - d) defers a decision on this matter until the West Town Belt Masterplan has been completed (option 2 of this report).

Executive Summary

3. Stadium Bowling Facility (facility) is located on Hinemoa Park (Recreation Reserve) opposite FMG Stadium. It is in a prominent position on Hamilton's West Town Belt (WTB).
4. The facility comprises Council owned land and buildings. It was previously leased to the Stadium Bowling Club, as part of Council's Community Occupancy portfolio.
5. An expression of interest (EOI) process was undertaken in January 2017, to find new community groups to share use of the site. Stadium Bowling Club subsequently closed on the 31 May 2017.
6. This report presents the four shortlisted applicants from the EOI process.

7. Option 1 - Support K'aute Pasifika as lead applicant for the site provides the opportunity for staff and Kaute Pasifika to further refine the Hub proposal and ensure compliance with regulatory processes.
8. Option 2 – Postpone EOI decision to provide Council time to consider the best use of this site in the context of the wider West Town Belt.
9. Staff consider the decision in this report has low significance and that the recommendations comply with the Council's legal requirements.

Background

Context

10. The Stadium Bowling Facility is located at Hinemoa Park opposite FMG Stadium. It is a large strategic site due to its central location and position on Hamilton's West Town Belt.
11. The facility was purpose built for two bowling clubs in 1993. The 14,290m² site consists of a large sports clubhouse, five bowling greens (including one artificial), large storage shed and 47 car parking spaces.
12. Currently the facility is being temporarily hired out to community groups (including Orchestra Central & Bowls Waikato who have remained on-site), until a decision is made by Council on the future use.

Expression of Interest (EOI) process

13. In accordance with the Community Occupancy Policy (Policy), an EOI process was undertaken in January 2017 due to the unsustainability of Stadium Bowling Club. The club subsequently folded on 31 May 2017 and their lease was terminated.
14. In alignment with the Policy; EOI applications were assessed against eligibility and suitability criteria. Four proposals were shortlisted by the assessment panel, as per below:
 1. Hamilton futsal/football centre – Waikato Bay of Plenty Football
 2. Pasifika hub – K'aute Pasifika
 3. Community hub – Community Waikato (Orchestra Central)
 4. Childcare centre – Waikato Kindergarten Association
15. Staff presented three briefings on the Stadium Bowling Facility in 2017, as outlined below;
 - 6 July - Stadium Bowling Facility EOI – short-listed applicants
 - 7 September - Hamilton's West Town Belt – Hinemoa Park bowling site options
 - 30 November - Stadium Bowling Facility EOI – WAIBOP proposal
16. At the September briefing, alternate options for the site were presented to illustrate what the site and surrounding Hinemoa Park could look like if the site layout was changed or removed.
17. Organisations with shortlisted proposals were given the opportunity to provide further information in June 2018. There was no fundamental change with the new information received, except for to the withdrawal of the Community Waikato EOI for a Community Hub proposal.
18. Staff met with the shortlisted applicants in mid-August and a final assessment of the four proposals was completed.
19. One of the shortlisted applicants have indicated they are under time pressure for a decision to meet funding application deadlines

Discussion

Shortlisted proposals

20. The four shortlisted proposals are: (See Attachment 1 - Concept Plans and Images)
 1. Hamilton futsal/football centre: (Waikato Bay of Plenty Football): Sporting Facility;
 2. Pasifika hub (K'aute Pasifika): Cultural and Community Hub;
 3. Musical hub (Orchestra Central): (formerly Community Hub) Cultural, Community and Sporting facility; and
 4. Childcare centre – Waikato Kindergarten Association: Childcare and Community Facilities.
21. All proposals include shared/multi use with other secondary community and/or sporting groups, although at differing levels (Refer Attachment 2).
22. A final assessment of the four proposals was undertaken 26 July 2018 by staff resulting in K'aute Pasifika being recommended as the lead applicant. Refer to Attachment 2 - Community Occupancy Proposals Summary and Attachment 3 - Stadium Bowling Club Joint Assessment

West Town Belt Masterplan

23. The (WTB) Masterplan is currently in the early engagement phase and therefore is not able to substantially inform the assessment of the proposals.
24. While the influence of the (WTB) Masterplan is currently limited, if approved the preferred proposal will have to move through subsequent stages (such as detailed design and lease application process) at which point the Masterplan will be more developed.
25. It is through these stages that the preferred proposal could be more rigorously assessed against the (WTB) Masterplan. This will ensure that the final proposal is consistent with the masterplan.

Next steps/process

26. The proposals, except possibly Orchestra Central, will need to progress through a number of processes. These are likely to include:
 - a) Council staff work with the preferred applicant to develop a detailed proposal that is able to be supported by Open Spaces and Facilities staff;
 - b) Reclassification of land under the Reserves Act 1977 (K'aute Pasifika and Kindergarten);
 - c) Public consultation on the proposal/facility development (All except Orchestra Central);
 - d) Lease application to Council; (the risk being some of the proposed activities may not align with the Community Occupancy Policy and Reserves Act 1977).
 - e) Building and Resource consent (as required).
27. If the recommendation is not approved or deferred, the Stadium Bowling facility will continue to be hired out to community groups and the green space will continue to be underutilised until a decision is made by Council. There is a cost to Council to continue to manage and operate the vacant facility.

Options

28. Option 1. Support K'aute Pasifika as the lead applicant for the Stadium Bowling site. This option allows staff to work with the preferred lead applicant K'aute Pasifika to develop a detailed proposal prior to presenting a lease application (and facility development as relevant) to the Council for approval.

OR

29. Option 2. To defer a recommendation until the WTB Masterplan has been completed and the facility will continue to be hired out to community groups.

Financial Considerations

30. The Community Occupancy rental revenue for the Stadium Bowling facility (based on the current leased area) is \$9,380 per annum, plus GST. The lessee would also be responsible for utilities, rates, cleaning, security and minor maintenance.
31. While the facility is vacant, there is a cost to Council to manage and operate the facility. The main costs include staff time, utilities, security, land and building maintenance. On average, it is currently costing Council \$3,623.00 plus GST and income received from hire is \$669.00 plus GST per month. Expenditure includes an average of 10 hours of staff time per month.
32. Any alterations or improvements to the site proposed by applicants would be at their cost.
33. Any consents required for the applicant's proposals would be at their cost.
34. Reclassification of the Reserve would cost approximately \$10,000, the majority of which would be staff time.

Legal and Policy Considerations

35. All proposals are eligible for Community Occupancy in accordance with the Community Occupancy Policy and Guidelines.
36. The Pasifika hub and Childcare proposals are likely to require reclassification of the reserve in addition to public consultation (including Waikato-Tainui).

Cultural Considerations

37. When progressing towards a detailed proposal, the views of Mana Whenua (including Waikato-Tainui) would be sought.

Risks

38. Based on the proposal information provided by applicants to date, there are potential risks associated with some of the options. The extent to which may not be fully known until a detailed proposal is received. These risks include:
- Compliance with Reserves Act leasing provisions
 - Alignment with Community Occupancy Policy
 - Opposition to reclassification of the reserve
 - Obtaining resource consent for activities that are inconsistent with the District Plan's open space provisions
39. Regulatory risks could be mitigated by working with the preferred applicant to tailor their proposal (where possible) to fit within regulations.
40. If the recommendation is not approved or deferred:
- there is a reputational risk to the Council by not progressing towards a lease application due to a strategic asset sitting vacant for a prolonged period and the associated cost to Council
 - there is a risk to the community groups in terms of utilising funding already secured, security of tenancy and proposal development.

Significance & Engagement Policy

Significance

41. Staff considered the following factors under the Significance and Engagement Policy:
 - The portion of the community affected by the proposal or decision.
 - Degree of impact on affected people in the community.
42. Based on these factors, staff have assessed that the recommendations in this report have low significance. This means Council is not required to undertake engagement.

Engagement

43. The EOI process was open to not-for-profit recreation and community and groups between 13 January and 17 February 2017. It was re-opened for two weeks (3-20 March 2017) when the Stadium Bowling Club withdrew their submission, as the original EOI was based on sharing with the bowling club.
44. A media release occurred seeking EOI's with the Council's social media, website and community/recreation distribution lists utilised. Sport Waikato also distributed the EOI through their networks.
45. All community groups who submitted an EOI met with the assessment panel prior to submissions being assessed.
46. In June 2018, shortlisted groups were given the opportunity to submit any additional or new information prior to a final assessment. Groups were also provided with the opportunity to meet with the new panel early in August 2018.
47. At this stage in the process, there is no formal requirement for the Council to consult on their directive around a preferred option.

Attachments

Attachment 1 - Concepts

Attachment 2 - Summary Sheet

Attachment 3 - Assessment Score Sheet .

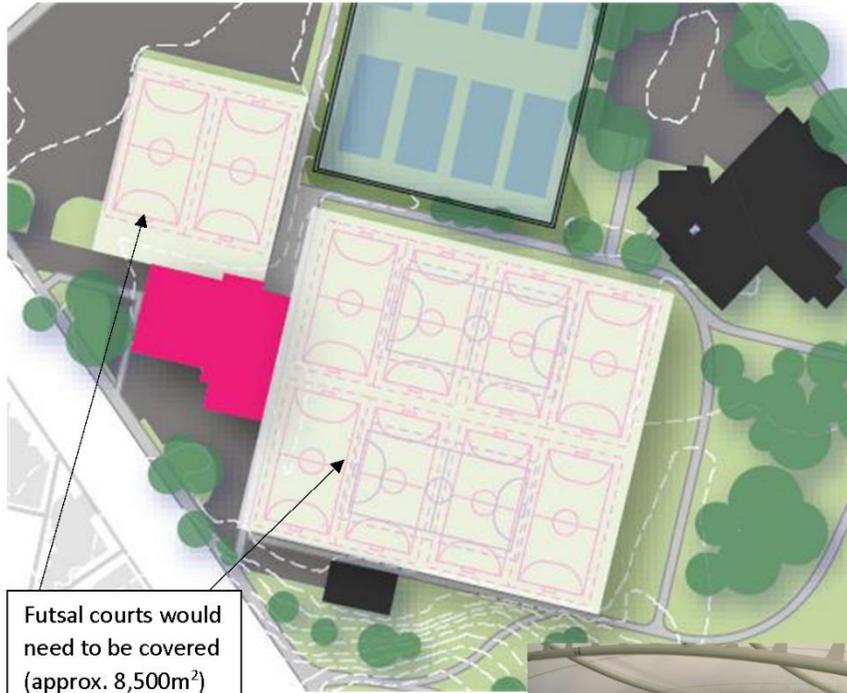
Attachment 1 : Concept Plans/Images

WAIBOP Football

Attachment 1

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Concept 1: 10 covered futsal courts



Futsal courts would need to be covered (approx. 8,500m²)

Minor clubhouse alterations for offices and possible changerooms/toilets in shed

Concept 2: Full size football field and 2 covered futsal courts



Football field would extend slightly into Hinemoa Park and tree area

- Full field (senior) – red line
- Smaller sized field (youth competition and training) – blue line

Two futsal covered courts (approx 1,500m²)



Example of covered roof structure

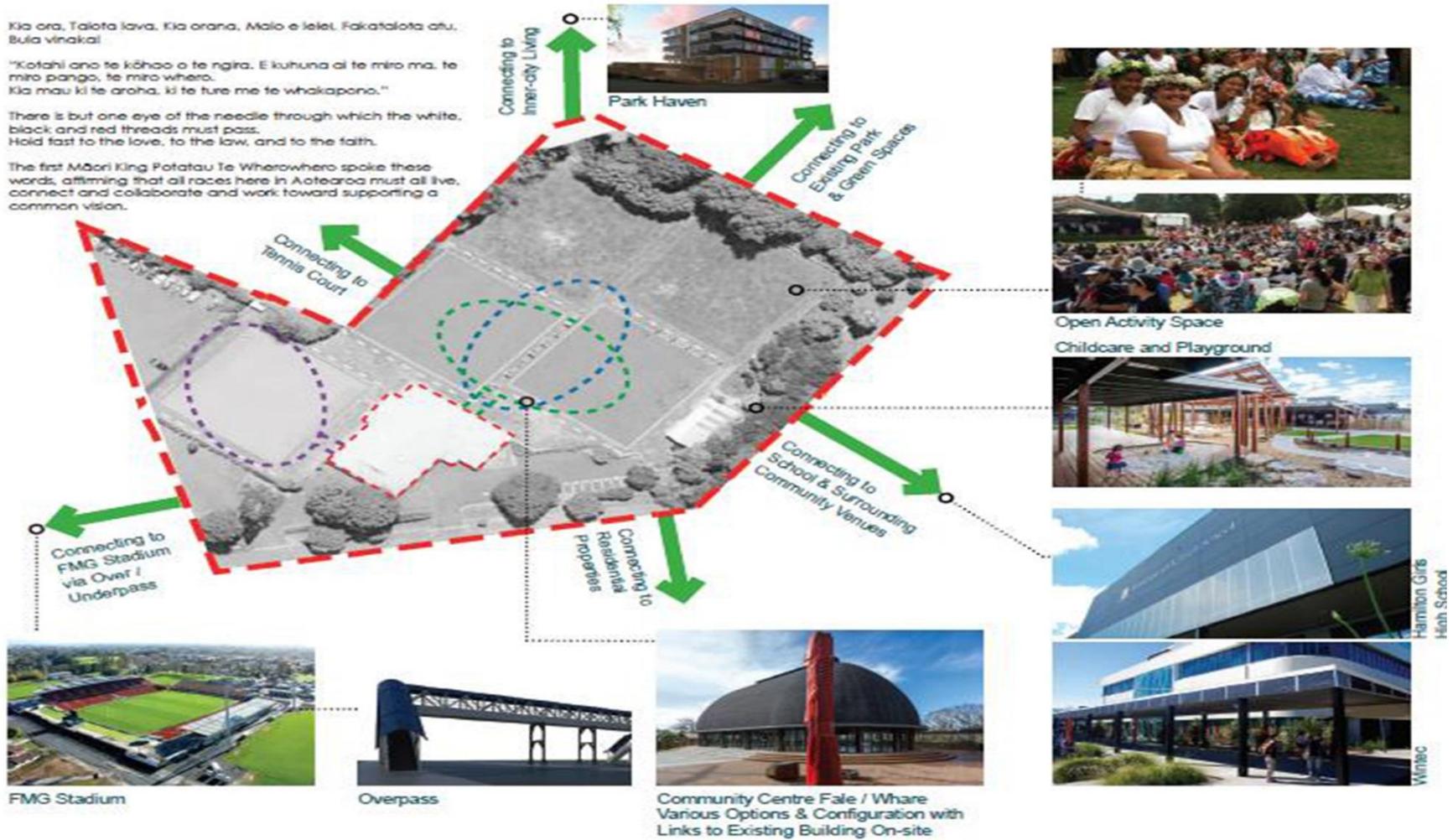
K'aute Pasifika

Kia ora, Taiota lava, Kia orana, Malo e lelei, Fakatalata atu, Bula vinakali

"Kotahi ano te kōhao a te ngira. E kuhuna ai te miro ma, te miro pango, te miro whero. Kia mau ki te aroha, ki te ture me te whakapono."

There is but one eye of the needle through which the white, black and red threads must pass. Hold fast to the love, to the law, and to the faith.

The first Māori King Potatau Te Wherowhero spoke these words, affirming that all races here in Aotearoa must all live, connect and collaborate and work toward supporting a common vision.



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Attachment 1



Orchestra Central



Orchestra/choir rehearsal and performance space. Shared meeting, social and storage space.



Alpha Softball Club training and possibly a competition softball diamond.



PROPOSED INNER CITY PARK BIKE PARK, PLAYGROUND AND EARLY EDUCATION CENTRE

SEDDON ROAD, HAMILTON



REINFORCING HAMILTON CITY COUNCIL KEY STRATEGIES

- Central City Transformation Plan
- Hamilton Biking Plan
- Playgrounds of the Future



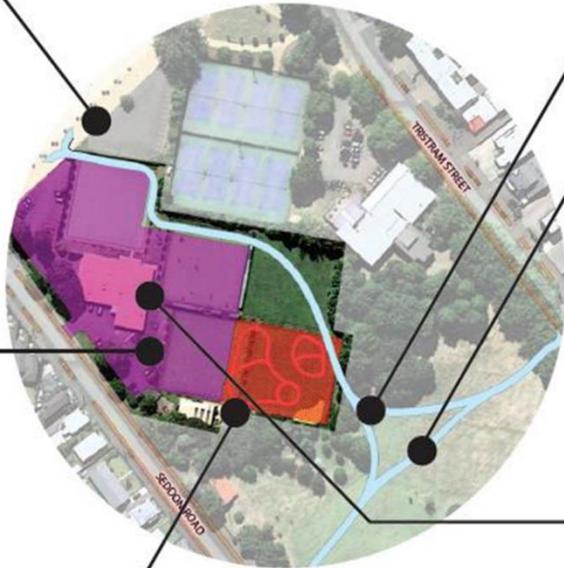
TELLING IMPORTANT WAIKATO STORIES

- respecting bi-culturalism through education and art
- supports WKA's story of community connection



JUNIOR BIKE TRACK AND PLAYGROUND

- developing preschool fitness, coordination and skills
- creates a Central City destination for families to enjoy



WORK AND RECREATION CYCLE WAY

- supports Hamilton Biking Plan
- creates connections through West Town Green Belt



FAMILY-FRIENDLY ACTIVE GREEN SPACE

- develops Hinemoa Park as family-friendly destination
- synergies with Green Belt objectives and Sport & Recreation Plan



QUALITY EDUCATION CENTRE AND RECREATION AREA

- strengthens Central City Transformation Plan infrastructure
- reinigorates a community asset in the inner city



Where children learn

WAIKATO KINDERGARTEN ASSOCIATION
HAMILTON CHARITY
EST. 1923



14/08/2018

Attachment 2 Stadium Bowling Proposals Summary

Proposals	Sport/rec community benefit 20%	Evidence based need 15%	Level of contribution to Councils priorities 5%	Strategic alignment with umbrella organisations 5%	History and sustainability - financial position -membership/ users of service 20%	Compatibility to share facility with other users 10%	Suitability of facility for the group 10%	Feasibility of Facility alterations proposed 10%	Consistency with Reserves Act 1997 and conformity with management plan 5%	Pros	Cons	Feasibility
K'aute Pasifika Regional Pasifika hub for health, education, cultural and recreational purposes.	High	High	High	High	High	High	Low	High	Low	Currently there is no place for this part of our community Alignment with GOVT Living Standards Framework, Not solely exclusive to Pasifika. Improving the health and wellbeing of Pasifika Communities + other groups of our community Also, hub focused Indicate a desire to integrate with Masterplan for WTB, open and activate the park (Kilikiti) and green space for general public use Favourable funding position, secured 2M Kaute have indicated they could accommodate rehearsal and storage space for Orchestra Central, demonstrated willingness to work with others in the wider town belt space to enhance and reflect cultural elements. Less exclusive more open space orientated	Significant reconfiguration required, high impact need for parking likely + reclassification. Need to secure 1/3 of funding pending with DIA	Reclassification of reserve Management plan change Public consultation on lease and facility development proposal Resource and building consent
Orchestra Central Interim home for Orchestra Central and associated musical, community groups.	High	High	High	High	Medium	High	Medium	Medium	Medium	Arts Community aspects Alignment with arts - broader with a community development focus High membership 5 orchestras, 2 Choirs, African drumming can accommodate other groups, many are interested to utilise the whole site. No other available space of the size they need, with the right acoustics, storage and rehearsal space. Amalgamated 5 groups into one in 2015. Sustainable financially A plan available to show how the space can be well configured	Level of contribution is limited overall a smaller reach across the wider community. Unclear how alterations to the outdoor space will be funded	Public consultation on lease
Waikato Kindergarten Association	Medium	High	High	High	High	Low	High	Medium	Low	Some opportunity to share with others. Potentially offering a play space Financial track record sound with 7 recent successful projects. Play aligns with Sport NZ VP	Limited reach through their offering They already accommodate a space in the WTB Providing a playground to public after hours will create challenges regarding spec built to Service level, statutory regulations, and maintenance repairs and – vandalism/use related.	Reclassification of reserve Public consultation on proposal Resource consent
WAIBOP Football Regional centre for futsal and football.	Medium	Medium	High	High	Low	Low	Medium	Low	High	Some need demonstrated for Futsal. Demand is met elsewhere. Opportunities with The Peak & Uni Indoor Facilities + private spaces. Investment in sports fields drainage. Regional facilities plan also in the mix which could alleviate. We are building a Sport & Rec strategy that moves away from single use.	Indicated would look for funding from HCC funding needs unknown More exclusive use - membership required to reap benefits. Proposal now includes offering an Artificial Turf. However, the Council has invested in exploring this space with UOW plus Opportunities with The Peak & Uni Indoor Facilities exist. Private spaces - how do we coordinate across them, is the question. Limited capacity to share, by providing an artificial with lighting, it would likely be fenced and become exclusive – could require management of a booking system, potential legacy issue for HCC to manage Significant alteration required. Funding source not clear, for covered and or floodlit artificial. Artificial turf Strategy work about to start but not completed	Public consultation on facility development proposal Resource and building consent

Hamilton City Council - Stadium Bowling Facility Expression of Interest Assessment Criteria (100 Seddon Road, Hamilton)

Eligibility Criteria (Karen to complete)	EOI Form Reference	Meet Criteria Yes/No	4 WAIBOP	Meet Criteria Yes/No	1 Kaute Pasifika	Meet Criteria Yes/No	2 Orchestra Central	Meet Criteria Yes/No	3 Waikato Kindergarten Assoc
Demonstrate clear and effective governance structure	Q1-4	Yes		Yes		Yes		Yes	
Meet community group definition	Q1-3	Yes		Yes		Yes		Yes	
Provide a community service	Q4-6	Yes		Yes		Yes		Yes	
Strategic Alignment	Q9	Yes		Yes		Yes		Yes	
Sustainable for occupancy term indicated (membership and financial)	Q11-20	Yes		Yes		Yes		Yes	
Any membership restrictions	Q12	Yes		Yes	Targeted services to Pasifika	Yes		Yes	Targeted service offered to
Willingness to be accountable	Q20			Yes		Yes		Yes	
Does group meet eligibility criteria?		YES		YES		YES		YES	

Suitability Criteria (Panel members to complete)	EOI Form Reference	Maximum weighting	Rating%	Joint	Notes	Rating%	Joint	Notes	Rating%	Joint	Notes	Rating%	
Level of sport/rec community benefit	Q5, Q11-16, Q21	20%		10.0%	More exclusive use - membership required to reap benefits. Demand is met elsewhere.		13.0%	Not exclusive to Pasifika. There is no place for this part of our community.		13%	Arts Community aspect by accommodating a large number of community groups, creating a meeting space.	10%	Limited reach through their offering
Evidence based need	Q7-8, Q10-14	15%		10.0%	Some need demonstrated for Futsul, proposal now includes offering an Artificial Turf in essence. However, Council has invested in exploring this space with UOW Opportunites with The Peak & Uni Indoor Facilites + private spaces - how do we coordinate across this is the question. Investment in sports feilds drainage. Regional faciltes plan also in the mix which could alleviate.		15%	Improving the health and wellbeing of Pasifika Communities + other groups of our community Also hub focused.		13%	No other availble space of the size they need, for storage and rehearsal space, amalgamated 5 groups into one in 2015.	12%	They already accommodate a space in the WTB
Level of contribution to Councils priorities	Q9	5%		3%	HCC are building a Sport & Rec strategy that moves away from single use. Regional Sports Plan also in review.		4%	Indicate a desire to intergrate with Masterplan for WYB, open up and activate the park (Kilikiti) and green space for general public use.		3%	Level of contribution is limited by the reach Allignment with arts - Inserts broader com dev focus	3%	Play aligns with Sport NZ VP
Strategic alignment with umbrella organisations	Q10	5%		5%			5%			5%		5%	
History and sustainability - financial position (10%) - membership/ users of service (10%)	Q17-19 Q11-15	20%		10%	Indicated would look for funding from HCC and it is unknown		15%	Strong funding position secure \$2M from Trust W need to secure 1/3 of funding pending with DIA		13%	Membership and Sustainable financially	14%	Financial track record sound with 7 recent successful projects.
Compatibility to share facility with others users	Q21-25	10%		5%	Limited - by providing an artificial with lighting, it would likely be fenced and become exclusive - HCC might have to then manage booking system		7%	Kaute have indicated they could accommodate rehearsal and storage space for Orchestra Central, demonstrated willingness to work with others in the wider town belt space to enhance and reflect cultural elements. Less exclusive more open space orientated		7%	A plan availble to show how the space can be well configured	5%	Some opportunity
Suitability of facility for the group	Q21-26	10%		5%	Needs significant work		4%	Significant reconfiguration required high impact need for parking likely + reclassification		5%	The space and acoustics storage and size suits them parking also working well	6%	Can be modified to make it work building and site modifications
Feasibility of any required alterations to facility to accommodate groups needs	Q25-27	10%		3%	Funding source not clear, would ? The covered and or floodlit artificial		7%	Strong financial position		5%	Unclear how alterations to the outdoor space will be funded	5%	
Consistency with Reserves Act 1997 and conformity with management plan	Q1-6, Q25-28	5%		4%			2%			3%	Reserves Act	2%	
Any other relevant criteria													
TOTAL INDIVIDUAL SCORES		100%		55%			72.0%			67.0%		62.0%	
TOTAL PANEL SCORE													

Note: Criteria rating is to be used as a tool to assist in assessing EOI's. Panel should use their judgement to make final decision.

