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## Open Meeting

<b>To</b>	Waikato District Council
<b>From</b>	Gavin J. Ion Chief Executive
<b>Date</b>	8 February 2018
<b>Prepared by</b>	Anisha McPhee Executive Assistant
<b>Chief Executive Approved</b>	Y
<b>Reference #</b>	GOV1301
<b>Report Title</b>	Port Waikato Community Hub

### 1. EXECUTIVE SUMMARY

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Council is being asked to support a Port Waikato Community Hub building, which would be for mixed use including community events and surf lifesaving activities. At this stage, the support is via a letter with council considering whether a financial contribution will be made. It appears as if the project is supported by the community.

### 2. RECOMMENDATION

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**THAT** this report be received;

**AND THAT** council provide a letter of support to Sunset Beach Surf Lifesaving club for the purpose of raising funds for a mixed use Port Waikato Community Hub

**AND FURTHER THAT** council consider funding for this project in due course.

### 3. BACKGROUND

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Council has been in discussions with the Port Waikato community about the replacement of the community hall, as the current hall is threatened by coastal erosion. As part of considering options, council and the community have entered into discussions with Sunset Beach Surf Lifesaving Club about a mixed use joint facility.

### 4. DISCUSSION AND ANALYSIS OF OPTIONS

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#### 4.1 DISCUSSION

Attached is an email from the surf lifesaving club outlining their thoughts about the project. In discussions, the surf lifesaving club have indicated that they are seeking a contribution

from council of about \$250,000, which could be paid through a targeted rate by the community. Discussions on this funding source have already started.

The immediate issue is to provide a letter of support which indicates:

- Support in principle, based on the mixed model being proposed;
- Recognition that this is a community project and has good community buy in;
- That no financial commitment has been made;
- Council will consider funding to support this project in the course of time.

**4.2 OPTIONS**

Councillors need to decide to support this project and if the answer is yes then to either provide a letter of support or not.

**5. CONSIDERATION**

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**5.1 FINANCIAL**

Council will need to consider at a later date whether to support a contribution of up to \$250,000 funded by a targeted rate.

**5.2 LEGAL**

N/A

**5.3 STRATEGY, PLANS, POLICY AND PARTNERSHIP ALIGNMENT**

Council has been working with the community for some time around the replacement of the existing hall.

If supported, this project should be added to the external funding project list.

**5.4 ASSESSMENT OF SIGNIFICANCE AND ENGAGEMENT POLICY AND OF EXTERNAL STAKEHOLDERS**

(Ascertain if the Significance & Engagement Policy is triggered or not and specify the level/s of engagement that will be required as per the table below (refer to the Policy for more detail and an explanation of each level of engagement):

<b>Highest levels of engagement</b>	<b>Inform</b> <input type="checkbox"/>	<b>Consult</b> <input type="checkbox"/>	<b>Involve</b> <input type="checkbox"/>	<b>Collaborate</b> <input type="checkbox"/>	<b>Empower</b> <input type="checkbox"/>
<i>Tick the appropriate box/boxes and specify what it involves by providing a brief explanation of the tools which will be used to engage (refer to the project</i>	N/A				

<i>engagement plan if applicable).</i>	
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State below which external stakeholders have been or will be engaged with:

Planned	In Progress	Complete	
		✓	Internal
		✓	Community Boards/Community Committees
			Waikato-Tainui/Local iwi (provide evidence / description of engagement and response)
			Households
			Business
			Other Please Specify

**6. CONCLUSION**

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Council has an opportunity to support a community hub for Port Waikato in partnership with the community and the Sunset Beach Surf Lifesaving Club.

At this stage a letter of support is being sought and council will consider whether to not to make a financial contribution at a later date.

**7. ATTACHMENTS**

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Email from Sunset Beach Lifeguard Service

**From:** [Bronwyn Main](#)  
**To:** [Allan Sanson](#)  
**Subject:** Fwd: Port Waikato Community Hub  
**Date:** Tuesday, 6 February 2018 8:13:50 p.m.

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On 6/02/2018, at 7:59 PM, Malcolm Beattie  
<[president@sunsetbeach.org.nz](mailto:president@sunsetbeach.org.nz)> wrote:

Dear Alan

Thank you for your support last night at the OTCB meeting. We were delighted with the unanimous support from the Councillors and Board members present.

Attached is a PDF of the plans for the Community Hub. Our quantity surveyor is working on the cost estimates for the build of the new Hub.

Our proposal originally for a Lifesaving facility has now moved in the interests of the community for a mixed use facility. Combining the Surf Lifesaving Facility and the Community Hub most importantly it is predicated on what is now widely recognised as accepted best practise. Our explorative work with the Auckland University Architecture School and consultation with the wider community clearly states our plans for a mixed use facility are correct.

This approach is well understood and popularly supported in many local authority jurisdictions nationwide. It is the key to unlocking a complex funding framework that involves several institutions contributing matching funding.

The Sunset Beach Surf Lifesaving Charitable Trust are seeking a contribution from the WDC that is twofold in its purpose.

1. Funding towards upgrading Lifesaving facilities to strengthen the club and its operational capabilities in the face of imminent beach visitor growth in the region.
2. Funding towards delivery of the mixed use Community Hub amenities that will result in funding from the NZLGBand Trust Waikato.

We discussed in the time available to us last night "High Points" only of the project and with your support we would seek a meeting with WDC staff at the appropriate time which will allow us to drill down to the business end of the project and most importantly to set timetables.

Therefore I do not propose in this email to go into the build, how the current hall comes into play and the structure of managing the project. As requested last night I will provide you with estimates and fundraising to date which will assist you at your Council meeting tomorrow.

The NZLGB have confirmed unequivocally that in order to access a National NZLGB Grant towards the facility It must be of mixed use. They no longer differentiate between funding of the Surf Club elements or the mixed use elements- they need to see evidence of a mixed use development which they will then fund the "One" building.

In other words if there is no mixed use element the NZLGB will not contribute.

The final piece that comes into play is the WDC demonstrating support for the project by way of written confirmation. This will be included in our NZLGB presentation.

The quantity surveyor that we have contracted made contact with me tonight with his estimate project funding based on the plans we submitted.

He emphasised that all materials have been included at retail level and they do not allow for FOC supplier contribution.

The estimate is \$1.8 million

Fundraising to date and targeted project funding.

Trust Waikato

\$300,000. Further contribution under negotiation

Sunset Beach Surf Life Saving Charitable Trust

\$200,000

Gaming Foundations

\$300,000

Carters

\$50,000

NZLGB

\$500,000 targetted

WDC

Targeted rates

250,000

Other funding

250,000

Value in Kind for materials which reduces the overall build cost

\$350,000 estimate. For example the roofing from NZ Steel estimated at \$175,000

The numbers above clearly demonstrate that we have financial support for the project.

Until we talk again

Kind regards

Mal

Malcolm J Beattie obe

President

Sunset Beach Lifeguard Service