

Report to: Council

Meeting Date: 8 May 2019

Subject: Proposed Raetihi Community Hub

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Purpose of Report

- 1.1 The purpose of this report is to provide information to members on progress with investigating a preferred option for the Raetihi community for delivery of Council and other services to the community in future years. A similar report has been considered by the Waimarino-Waiouru Community Board at its meeting 2 May 2019 requesting a recommendation to Council.

Significance and Engagement, Social Impact

2.1 Significance

This report does not trigger the Significance and Engagement Policy at this point in time as no capital expenditure is proposed until a preferred option has been confirmed, further consultation undertaken, and the development of a concept plan with high level project costs completed.

2.2 Social Impact

This report has some social impact. The work undertaken to date in the form of an options business case and further discussion with the community, could result in the next phase of a project for a brand new community hub for Raetihi, or in the alternative, result in a project for a modest upgrade of the existing Council Service Centre with little or no change in the services provided from the Service Centre.

Background

- 3.1 Council has been engaging with the community for some time on how the community might revitalise the Raetihi town build and open space environments.

- 3.2 One of the questions put to the community through the 2018-2028 Long Term Plan consultation was which was a preferred option between:

- (a) Re-configuration and refurbishment of the existing Raetihi Council Service Centre corner of Seddon and Duncan Streets which would continue to provide
- i Council services
 - ii Library
 - iii Postal services
 - iv NZTA services

Or, in the alternative;

- (b) A purpose designed and built Community Hub which could incorporate all of the existing services delivered from the Service Centre with additional possibilities i.e.
- i Council services
 - ii Library
 - iii Postal services
 - iv NZTA services
 - v Visitor Information Centre
 - vi Space for youth activities
 - vii Space for both large and small community meetings

viii Space for Raetihi history displays and information

- 3.3 The Long Term Plan consultation feedback on the proposals had a close equal split between both of the above options. Most of those wanting to retain the status quo cited cost of a larger hub build being their reason for retention.

Discussion

- 4.1 In 2018, Council staff engaged with the community in various forums and also received contact from Ngati Uenuku regarding a possible partnership with Council in the development of a community hub. The hub proposal would incorporate all of the above mentioned services in 3.2 (b) plus additional space for the location of Uenuku administration space, Uenuku Taonga history, information and artefacts.
- 4.2 Late in 2018, Council engaged consultants to carry out investigations and develop a business case between the following options:
Option 1 - Redevelop the existing Raetihi Service Centre
Option 2 - Develop a new facility
- 4.3 A copy of the business case is attached for members' information. Out of the identified options in the business case, the consensus from a public meeting held in Raetihi 19 February 2019, was a preference for option 2. This option is a purpose designed new build to create a community hub for Raetihi that would be fit for purpose now and flexible enough for low cost modifications in the future.
- 4.4 If Council supports the preferred option 2, more intense consultation will take place with the Raetihi community across all ages, genders and ethnicities to identify community needs and preferences. This information would then lead into development of a concept plan and identify possible locations for a new community hub.
- 4.5 There is currently \$500,000 allocated for a Raetihi Service Centre upgrade in the Long Term Plan 2020/2021 and \$1,000,000 allocated for a community hub in Raetihi in the Long Term Plan, 2021/2022 year. This is insufficient to fund a new build project the size and scale of option 2 in the business plan. However, part funding from Uenuku and part funding from other funding agencies such as the Ministry of Social Development is possible. At this stage, the cost of a new build should not be a barrier to the development of a detailed hub concept if that is the overall preference and desire of the community.
- 4.6 A scope of work to inform further detailed community consultation is being developed and external funding for the human resource(s) required for consultation will be sought if Council approves progressing Option 2, a new Raetihi Community Hub.

Suggested Resolutions

- 1 That the report on Proposed Raetihi Community Hub be received.
- 2 That Council supports/does not support Option 2 and requests that further community consultation on the business case Option 2, a new Raetihi Community Hub be undertaken.



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Attachment: Business Case on service delivery options.