



# The Future of Civic and Community Facilities

Civic and Community Facilities play a number of roles in our community; bringing together residents and visitors alike to participate in the rhythm of daily life in Central Hawke's Bay. In this discussion document we focus on the bigger facilities that Council provides in Waipukurau and Waipawa in particular, such as the Central Hawke's Bay Municipal Theatre, Libraries, and the Civic Theatre.

We must acknowledge that there are a huge number of private facilities that also provide for the needs of our community currently. Some of these will likely need community support for their long-term upgrade and maintenance, and we want to factor their future, where appropriate, into our longer-term planning and thinking.

We're also thinking about our wider network of Community Halls such as Otane and Takapau Town Halls and are specifically addressing these in a separate discussion document. They will be considered in the final mix of community facilities across the district. This document focuses on those larger facilities within our two major town centres.

## Why are civic and community facilities important?

Central Hawke's Bay's Civic Community Facilities are much more than bricks and mortar. They provide opportunities to strengthen our communities, support our local identities and enable our people to fully participate in society. They contribute to building strong, healthy and vibrant communities, providing spaces where the people of Central Hawke's Bay can connect, socialise, learn and participate in a wide range of social, cultural, art and recreational activities. Their activities improve our sense of wellbeing and belonging as well as create pride among our residents.

## Some conversations we've already had

In this discussion document we focus on the larger facilities that are provided once or potentially twice across our whole district, generally for non-sporting purposes. These are the facilities most closely associated with the Arts, Democracy, Heritage and Culture and include:

- Waipawa - The Central Hawke's Bay Municipal Theatre, Central Hawke's Bay Museum, Waipawa Library, and the Council Administration Building.
- Waipukurau - The Civic Theatre and the Waipukurau Library.

Last year in conjunction with community we developed the [Central Hawke's Bay Integrated Spatial Plan 2050](#), and as part of this we created draft town centre plans for Waipawa and Waipukurau. These plans talk about the distinctive roles our two largest towns play for all our community. To date, some distinctive themes for each town centre are emerging as follows:

### Waipawa

- A showcase of locally grown food and talent
- A place of historic meaning – built on heritage
- An affordable and attractive place for families – a place for belonging
- A place with pride in our environment and our people

In response to this people felt that Waipawa needed to become better at telling and sharing its stories. There were also opportunities identified to focus on opening up and connecting places that could be used more including the Central Hawke's Bay Municipal Theatre and the Central Hawke's Bay Museum.

### Waipukurau

- Heart of a thriving rural district
- Family friendly and accessible for all ages
- Provides a sense of arrival
- A place with a connected network of public spaces and areas.
- A place where people feel connected and have everything at their fingertips
- A cool town where people will want to stop

In response to this, people felt that Waipukurau could be strengthened to become a cultural hub and people-centre comprised of an arts centre, library, EIT learning centre, Taiwhenua offices, Council offices and more green and shared spaces to support gatherings and events.

The way we use our community facilities is changing as our district continues to grow and change. We are currently going through this process of thinking about the future of our civic and community facilities in our towns and settlements to make sure they continue to be accessible and valued places for our communities now and well into the future.

## **Why are we having this conversation?**

We have some fantastic civic and community facilities in Central Hawke's Bay. We are also facing some big decisions on the future of some of our buildings that require major investment and strengthening, including the Central Hawke's Bay Municipal Theatre, the Waipukurau Memorial Hall and the Waipukurau Library – which are all earthquake prone despite expectation that two had been strengthened. The Council Administration Building which we are outgrowing as our district grows also needs major investment and does not meet the needs of modern ways of working. Collectively there is in excess of \$6 million of investment required over the next ten years for Council's core civic and community facilities with considerably more investment required over the remaining life of the assets.

We know many of our key community partners are also considering the future of their premises. The Eastern Institute of Technology (EIT) have purchased land and want to consider a long-term investment in Waipukurau. Our Taiwhenua partners also need to make investment in their facilities to ensure they are fit for purpose for the future, and many government agencies also need facilities and space in the District.

Across New Zealand communities are rethinking the mix, form, and function of their civic and community facilities to make sure they are making wise, future proofed investment decisions. A popular trend is the concept of 'hubbing' to provide multi-purpose spaces that are flexible to meet the community's needs. In part this is due to the large investment that these facilities require and the need to make sure that the community is getting best value from their investment in them. This often extends beyond Council functions into wider areas of community need, like health, social services and community meeting spaces. If we consider 'hubbing' we will need to look at what is the right mix of activities and where they need to be for our communities.

From this work we want to understand and test the community's appetite for investment opportunities in civic and community facilities and where we should be prioritising our investment. In particular, we want to ensure we support and deliver on the vision completed in our early Town Centre Planning and the Integrated Spatial Plan work that sets the tone for the future of Waipukurau and Waipawa. The Community Halls Discussion Document is also particularly relevant to this conversation across the rest of our District. This conversation will take many forms over the next few months, and we hope that together we can all create a shared vision for the future of our towns and settlements that will guide our future community investment in these important spaces.

## How civic and community facilities contributes to our Project Thrive outcomes

Connected Citizens	Our civic and community facilities provide places where people connect, learn, take part in a wide range of activities and, in the case of our council offices, the way our elected members make decisions informed by the community and technical experts.
Proud District	Our civic and community facilities contribute to our local identity and are part of our local history. For example, the Central Hawke's Bay Municipal Theatre has over its 111 years served as the Waipawa Town Hall and Library, attracted a number of performances, and shows that connect us beyond our district (many performed by locals), as well as the building being part of Waipawa and Central Hawke's Bay since 1910.
Strong Communities	Our civic and community facilities connect and support strong communities.
Durable Infrastructure	Our civic and community facilities need to meet the needs of our communities now and into the future.
Prosperous District	Our civic and community facilities provide opportunities for our community to actively engage in decision making, learning, exploring, and connecting beyond the district for leisure and business purposes.

A list of the civic and community facility centres is provided at the back of this discussion document.

## Some trends around the future of civic and community facilities are:

Across New Zealand towns and cities are considering how to:

- increase the use of these types of facilities
- make sure these facilities are able to provide the outcomes that are needed now and into the future

One trend that has increasingly picked up pace over the past couple of decades is the concept of 'hubbing' and providing multi-purpose spaces that are flexible to meet the community's needs. In part this is due to the large investment that these facilities require and the need to make sure that the community is getting best value from their investment in these facilities.

In Waipukurau the new Learning and Knowledge Hub – Te Huinga Wai (Digital Hub) is a great example of a project that begins to hub activities, where clustering activities means the whole is greater than the parts. The Hub includes:

- Waipukurau library services, including workshops, School Holiday Programmes, Justice of the Peace services
- AA Service, Learner licensed testing, car registrations
- Free WI-FI services
- Shared working spaces
- Digital products and services

Basically, hubs provide multiple way to connect and multiple reasons to gather for a wide range of people.

Local government is facing a number of changes. For example, the need to respond to structural, planning, and legislative changes at a national level including the potential of the Three Waters shifting outside direct Council control – although Council would still play a key role in future planning to set the direction for infrastructure investment.

As these changes happen and our population grows, we are continuously exploring how we stay connected to our communities in the way we make decisions and deliver services. The ability for Council staff to work in fit for purpose buildings connected to the services we deliver has raised the question of 'should the Council offices move to Waipukurau and become part of a more multi-service / multi- use facility?' We reiterate this later in this document as something that could be both a challenge and an opportunity.

The context for doing this is often about identifying ways to accelerate cultural and social outcomes providing a greater range of experiences in one place, while rationalising investment.

Other cities and districts are going through similar processes. For example, Napier, Palmerston North, and Masterton are currently going through an in-depth process to consider the key elements of their main centres and the role of civic and community facilities within this.

## **We think that the key principles guiding the future of our civic and community facilities could be to:**

- Meet the needs of our communities and contribute to the way we connect contributing to our pride and our strength as a district.
- Protect and improve the way our civic and community facilities present our stories to the world.
- Continuously look for ways to make sure the use of our current and future investment in civic and community facilities increases accessibility and relevance, this includes locating and 'hubbing' to encourage activity, increasing the ease of access and connecting to other facilities.
- Future proof our facilities from an environmental sustainability perspective.

## **The opportunities we have identified so far include:**

- The situation with the Waipukurau Library being closed and unlikely to be economical to refurbish in its current building gives us the chance to reimagine not only library services but what a library looks like in the future and what kind of other services could be hubbed or clustered with it.
- The changing world of work and local government means we can think differently about how the Council offices could look and where they might best be located to connect more effectively with the community and to support more efficient and effective service delivery.
- We have the chance to increase the use of our civic facilities by being innovative in the way we use the facilities and the investment we could make to make them more flexible and multi-purpose.
- Continuing to partner with others to deliver services that are prioritised by the community through our civic facilities - but ensuring it's clear what the community receives through that partnering.
- This process provides the opportunity to better understand our community aspirations for our civic spaces, which includes not only the buildings but the spaces between and around them and the connections between these spaces and our other major destinations, like our open spaces, sports facilities, and town centres.

## **The challenges we have identified so far include:**

- Some of our civic facilities are no longer fit for purpose including those that are earthquake prone. We need to address this and make wise investments that will stand the test of time.
- The speed of change and technology means that some 'rational' investments are becoming obsolete more and more quickly. We need to be able to respond quickly to change and ensure our investments are clearly aligned to evidence and certainty that they will be future proof.
- With the majority of our civic facilities being located in Waipukurau and Waipawa we need to consider how to connect the services and opportunities provided from the facilities to people across the district.

- Different facilities are currently operating under different models, including the level of support from Council. This needs to be understandable and equitable.

### **Let us know your ideas?**

We're still in the early phases of this work, however we are keen to hear your ideas to support civic and community facilities in Tamatea - Central Hawke's Bay. You can do this by completing our online survey at [www.chbdc.govt.nz/thriving-places-and-spaces](http://www.chbdc.govt.nz/thriving-places-and-spaces) or emailing us on [thrivingplacesandspaces@chbdc.govt.nz](mailto:thrivingplacesandspaces@chbdc.govt.nz)

## Civic and Community Facilities Network

The facilities included in this Discussion Document are outlined below, along with the issues/opportunities Council and the community have already identified for each facility.

Current location	Facility	Council role	Services and programmes	Action/Issue/Opportunity already identified
Waipukurau	Waipukurau Centennial Memorial Library (late 1940's)	Council owned building and land	Information resources (books, magazines, DVD etc) Free internet access eBooks access Knowledge and Content in its widest sense community programmes afterschool, holiday programmes to increase digital literacy and confidence in use of technology social interaction facilitator of community initiatives and events relationship with schools, retirement homes etc agency for AA (driver and vehicle licencing) council service centre	<ul style="list-style-type: none"> <li>▪ Refurbishment and earthquake strengthening work in 2015.</li> <li>▪ Closed due to critical seismic vulnerabilities.</li> <li>▪ Temporary pop-up council services, AA and visitor information at Waipukurau Railway Station and library returns.</li> <li>▪ The Knowledge and Learning Hub – Te Huinga Wai as a temporary library until a long-term solution is identified will open on 27 September.</li> <li>▪ Opportunity to align future provision with Integrated Spatial Plan and town centre planning to ensure fit for purpose, accessible and future proofed facility provided, integrated with other activities to create a hub and one stop shop to make it easier for the community to access.</li> <li>▪ Leverage community funding and volunteers to support programmes that enhance community wellbeing utilising these facilities.</li> </ul>
Waipukurau	Waipukurau Civic Theatre (1980)	Council owned building and land  Contractor manages and Council funds through a lease agreement.  Council funds maintenance and upgrade.	Shows, meeting spaces and restaurant Movies Was a theatre then converted into a cinema  Agreement in place to recognise benefit to community from having an active movie theatre facility.  Lessee sub-leases to Central FM	<ul style="list-style-type: none"> <li>▪ Council leases the building for a period up to 2031,.</li> <li>▪ Council pays for movie procurement (the playing of movies for the theatre)</li> <li>▪ The building has been assessed as being a moderate to low EQ risk</li> </ul>
Waipukurau	The Knowledge and Learning Hub – Te Huinga Wai (new CHB Digital and temporary library) Hub) 4 Bogle Brothers Esplanade	Council lease premises and carpark	Opened 27 September  Temporary library service  Digital and Business Hub	<ul style="list-style-type: none"> <li>▪ Lease until 2032</li> <li>▪ New Digital Business Hub, Library services for at least five years</li> </ul> <p>The Library is temporarily going into the Digital Business Hub that was the former Buck's Green Grocers. CHBDC has received \$400,000 from Central Government to create the Digital Business Hub that includes leasing and other costs. This will serve as a community facility/meeting space as well as house books and a range of community programmes. Council's total contribution of funding from loans</p>

Current location	Facility	Council role	Services and programmes	Action/Issue/Opportunity already identified
				towards the capital fit out of the facility is less than \$150,000.
Waipukurau	Memorial Hall On Council administered Recreation ground	Council own Agreement with Ruahine Cadets Bookings volunteer	Ruahine Cadets War Memorial ANZAC service Expos Meetings Rug sales Church groups, Birthday parties Fitness classes Trampoline Overflow miniball from Centralines Stadium	<ul style="list-style-type: none"> <li>High EQ risk</li> <li>Lacks sufficient heating</li> <li>Unable to book areas separately due to noise</li> <li>Affordable venue for hire.</li> </ul>
Waipukurau	Pop-up Centre in Railway Station	Council is leasing the entire Railway Station portion of carpark from Kiwirail, on sublease to tenants. Council owns the land where public toilets gardens and some of the carparks	The old Visitor Information Centre has provided Waipukurau with some Council services and AA services since the Waipukurau Library closed.	will be occupying part of the building to provide for office space for staff in Waipukurau.
Waipukurau	Waipukurau Community Rooms (formerly the Women's Rest and Plunket Room) at Hunter Park	Council owned building and land Service contract and \$ with CHB Community Rooms Committee	Agreement in place to ensure community organisations have access to rooms for the provision of social, health and education services.	<ul style="list-style-type: none"> <li>An existing Service agreement came to an end in 2020, annual reports with this body of work needing to confirm future use of the site.</li> <li>The endowment of the site by Paul Hunter sets out specific requirements for the use of the reserve.</li> </ul>
Waipawa	Waipawa Library (1985?)	Council owned building and land	As above for Waipukurau Library	<ul style="list-style-type: none"> <li>Low EQ risk, consider replacement of ceiling tiles with light weight alternative.</li> </ul>
Waipawa	CHBDC Administration building (1959 and 1987)	Council owned building and land Council currently leases part of the adjoining depot for the joint venture works group Recreational Services and Veolia	Council staff offices, Council chambers, meeting rooms, customer services.	<ul style="list-style-type: none"> <li>Reaching end of economic life.</li> <li>No longer fit for purpose – size and function.</li> <li>Moderate EQ risk.</li> </ul>
Waipawa	CHB Municipal Theatre (1910)	Council owned building and land Council manages use	Shows, productions, conferences supported by a commercial kitchen Hosts around two big drama productions per year, serves as a venue for weddings, balls, large funerals, and meetings. Can host small and large concerts. Dave Dobbyn was a full house in August 2020. Hosts a number of Council meetings both due to size and to overflow from Administration building	<ul style="list-style-type: none"> <li>High EQ risk</li> </ul>

Current location	Facility	Council role	Services and programmes	Action/Issue/Opportunity already identified
Waipawa	CHB Museum	<p>Council own land and one of the buildings (old bank) Shed and exhibition building owned by Museum Committee</p> <p>Council fund annual operational grant and employ the Curator</p>	<p>Agreement to provide a range of museum services to the community.</p> <p>Museum offers static collections, Various exhibitions, and a range of school programmes.</p>	<ul style="list-style-type: none"> <li>▪ Deed of variation with CHB Museum expires in 2023</li> <li>▪ Low EQ risk</li> </ul> <p>The museum has no lease agreement for the museum with a service agreement loosely outlining occupation of the building and responsibilities of each party. This has been an arrangement of sometime, which comes to an end in 2023.</p>