

HUTT CITY COUNCIL**KOMITI HAPORI AHUREA ME NGĀ RANGAPŪ
COMMUNITIES, CULTURE AND PARTNERSHIPS COMMITTEE**

Minutes of a meeting held in the Council Chambers, 2nd Floor, 30 Laings Road,
Lower Hutt on

Wednesday 25 June 2025 commencing at 2:00 pm

To watch the livestream of the meeting, please click the link here:
[Communities, Culture and Partnerships Committee - 25 June 2025](#)

PRESENT:

Cr K Brown (Chair)	Mayor C Barry (via audio-visual link) (from 2.09pm and until 3.33pm)
Cr G Barratt (until 3.33pm)	Cr J Briggs
Deputy Mayor T Lewis	Cr K Morgan (Deputy Chair)
Cr C Parkin	Cr N Shaw
Cr G Tupou	

APOLOGIES: There were no apologies.

IN ATTENDANCE:

A Blackshaw, Director Neighbourhoods and Communities
A Nelson, Head of Parks and Reserves
G Campbell, Head of Mayor's Office
S Titze, Parks Project Manager
I Brown, Head of Aquatics (via audio-visual link) (part meeting)
V Gilmour, Democracy Advisor

PUBLIC BUSINESS**1. OPENING FORMALITIES - KARAKIA TIMATANGA**

Kia tau ngā manaakitanga a te mea ngaro	<i>Let the strength and life force of our ancestors Be with each and every one of us</i>
ki runga ki tēnā, ki tēnā o tātou	<i>Freeing our path from obstruction</i>
Kia mahea te hua mākihikihi	<i>So that our words, spiritual power, love, and language are upheld;</i>
kia toi te kupu, toi te mana, toi te aroha, toi te Reo Māori	<i>Permanently fixed, established and understood! Forward together!</i>
kia tūturu, ka whakamaua kia tīna! Tīna! Hui e, Tāiki e!	

2. APOLOGIES

There were no apologies.

3. PUBLIC COMMENT

Comments are recorded under the item to which they relate.

Mayor Barry joined the meeting at 2.09pm.

4. CONFLICT OF INTEREST DECLARATIONS

Cr Briggs declared a conflict of interest regarding item 6) Proposal for Long Term Leases on Reserve Land and took no part in discussion or voting on the matter.

PRECEDENCE OF BUSINESS

Pursuant to Standing Order 10.4, the Chair accorded precedence to items 8) Petone Grandstand Options and 9) Parks and Reserves Workplan 2025-2026.

The meeting adjourned at 3.33pm.

Mayor Barry and Cr Barratt left the meeting at 3.33pm.

The meeting resumed at 3.37pm.

5. RECOMMENDATION TO TE KAUNIHERA O TE AWA KAIRANGI COUNCIL - 31 July 2025

Adoption of the Reserves Investment Strategy

The Head of Parks and Reserves elaborated on the report.

In response to questions from a member, the Head of Parks and Reserves agreed to update the population figure for Stokes Valley using the latest Census data. He also agreed to revise references that prioritise rugby in order to better reflect the needs of various sporting codes.

<u>RECOMMENDED:</u> (Cr Brown/Cr Briggs)	Minute No. CCPC 25301
<i>"That the Committee recommends that Council:</i>	
<i>(1) receives and notes the report;</i>	
<i>(2) notes the feedback from submissions outlined below (Consultation) and further notes that no submissions arising from the original consultation disagree with the project list which was circulated as part of the Long Term Plan consultation;</i>	
<i>(3) notes that where requests have been made to simplify and provide the Reserves Investment Strategy (the Strategy) in different languages, it will be considered in future iterations of the Strategy;</i>	
<i>(4) approves the existing project list outlined in Appendix B of Appendix 1 attached to the report of the Strategy;</i>	
<i>(5) approves the triennial review of the project list in line with the Long Term Plan cycle as set out in the original document;</i>	
<i>(6) approves that variations to the cost and scope of existing projects will be identified as</i>	

they arise through individual reports;

- (7) approves that new projects that may arise as high priority can be included by exception within the Annual Plan and funded from the Reserves Purchase and Development Fund. Such a process will be subject to a separate report to Council and contingent upon the necessary resolution and subsequent public consultation;*
- (8) adopts the Strategy, attached as Appendix 1 to the report; and*
- (9) delegates authority to officers to make editorial amendments to the Strategy prior to publication, including data updates and minor corrections that do not change the Strategy's intent."*

6. PROPOSAL FOR LONG TERM LEASES ON RESERVE LAND

Report No. CCPC2025/3/167 by the Leasing Coordinator

Cr Briggs declared a conflict of interest and took no part in the discussion or voting on the matter.

The Head of Parks and Reserves elaborated on the report.

RESOLVED: (Cr Brown/Cr Parkin)

Minute No. CCPC 25302

"That the Committee:

- (1) notes and receives the report; and*
- (2) approves the granting of long-term leases subject to standard Council terms and conditions to Hutt Valley Model Engineering Society, Wainuiomata Rugby Football Club, Wainuiomata Squash Club and Stop Out Sports Club."*

7. **PETONE WHARF UPDATE**

Report No. CCPC2025/3/169 by the Head of Parks and Reserves

The Head of Parks and Reserves elaborated on the report.

RESOLVED: (Cr Brown/Deputy Mayor Lewis)

Minute No. CCPC 25303

"That the Committee:

- (1) notes the report, including the outline workplan attached as Appendix 1 to the report;*
- (2) notes that officers will continue to engage with stakeholders and the community as it moves forward with the proposal; and*
- (3) notes that the project will report to the Pito One Projects Steering Group and the Major Projects Steering Group quarterly, and to the Communities, Culture and Partnership Committee at key milestones and decision-points."*

8. PETONE GRANDSTAND OPTIONS

Report No. CCPC2025/3/168 by the Head of Parks and Reserves

Speaking under public comment, **Pam Hanna** addressed the heritage status of the Petone Recreation Ground and grandstand in the proposed District Plan. She suggested proposing decisions on the grandstand to evaluate how Council could recognise the site's heritage value. She also thanked officers for their ongoing engagement regarding the Petone Wharf.

Speaking under public comment, **Hayden O'Toole, representing Petone Rugby Football Club Incorporated**, supported option 1 to fully repair and strengthen the Petone grandstand. He highlighted its historic significance, ongoing use by local sports teams, and role as a community hub. While acknowledging the costs, he noted the potential for community support and opportunities to host provincial teams. He urged Council to preserve the structure for future generations.

In response to questions from members, Hayden O'Toole noted that funding decisions prioritising the Petone Wharf were made prior to his time as Chair. He acknowledged discussions about the club potentially taking ownership of the grandstand but viewed it as too risky without accurate costs. He said that while local clubs could assist with minor maintenance through volunteers, major renovations would be challenging. He recommended a brief delay to facilitate further discussions and clarify the costs.

Speaking under public comment, **Mike Fisher, Chair of the Petone Community Board (the Board) and representing the Petone Steering Group**, expressed support for option 1 and opposed the demolition. He suggested a brief deferral to allow for further consultation and to clarify costs, including the potential for community fundraising. He urged Council to decide within the current term and warned against unnecessary delays or excessive consultancy expenses.

In response to questions from members, Mike Fisher confirmed that the Board approved reallocating funds from the grandstand to the Petone Wharf within the \$20M cap for Petone projects. He noted that the shortfall for option 1 was minor and could be addressed through community efforts. He stated that, regarding option 3B, divestment to a charitable group was possible, but required clarity on responsibilities, control, and agreement among stakeholders.

Speaking under public comment, **Karen Arraj-Fisher** supported option 1 and urged for minimal delays. She highlighted the grandstand's importance for community well-being, youth sport and social connection.

The Head of Parks and Reserves elaborated on the report.

In response to questions from members, the Head of Parks and Reserves explained that the grandstand had been identified as a heritage area under the proposed District Plan. He clarified that this designation required a heritage report and other related work. He estimated that completing the required reporting and obtaining the necessary consents would take approximately three to six months.

In response to a question from a member, the Head of Parks and Reserves stated that lowering the seating capacity could remove the need for a fire escape under the Building Act. He noted that costs were mainly due to structural repairs, rather than compliance features, and confirmed that demolition was neither planned nor costed.

In response to questions from a member, the Head of Parks and Reserves stated that the \$3.091M estimate for option 1 included structural repairs, but further reporting was needed to clarify the full project scope. He noted that the 15% contingency was low for an ageing structure and warned that costs could rise due to unknown risks. He advised against starting work without full funding, as this could leave the building partially completed and vulnerable to further risks, particularly from unforeseen issues or seismic events. He highlighted that a fully funded plan was essential before beginning any physical work. He stated that \$200,000 of the \$3M budget had been spent on investigations, with another \$400,000 needed for further reporting. He recommended clarifying asset ownership before proceeding to define project specifications and guide procurement.

The Parks Project Manager stated that an estimated additional \$900,000 will be needed for structural investigations, detailed design, heritage planning, and contingencies.

The Head of Parks and Reserves stated that preliminary estimates included \$50,000 for support pillar investigations, \$15,000 for design review, \$20,000 for consent documentation, and \$45,000 for related consultancy. He noted that increasing the contingency from 15% to 25% could add roughly \$270,000. He explained that these preliminary figures were meant to guide discussions following a Council request. He warned that risks associated with older structures might lead to higher costs and emphasised the need for a complete assessment to confirm accurate estimates.

In response to a further question from a member, the Head of Parks and Reserves confirmed that current cost estimates did not include all required reporting, such as a heritage report and other preparatory work. He said the completed work had focused on structural condition, corrosion and concept design to inform the three options.

The Director Neighbourhoods and Communities clarified that the figures in the officer's report covered only seismic strengthening costs, as officers had been asked to present options within the \$3M budget. She explained that, following a recent community meeting, officers were asked to investigate further costs associated with Option 1 to support divestment discussions. She advised that additional costs were estimated at approximately \$990,000, though this remained a high-level figure.

The Chair clarified that the Committee was agreeing to investigate potential divestment of the grandstand, not to approve it. Members discussed amending recommendation (3) with a requirement to investigate and report back.

Deputy Mayor Lewis asked that all relevant parties be included and that financial information be shared transparently.

RESOLVED: (Cr Brown/Cr Briggs)

Minute No. CCPC 25304

"That the Committee:

- (1) receives and notes the report and the update from the community meeting;*
- (2) notes that initial assessments suggest that all three options proposed are outside the initial budget of \$3M identified for the project;*
- (3) investigate divesting the remaining budget and structure to a non-profit community organisation (eg sports clubs based at the ground) under a development agreement that required the organisation to complete the remediation/rehabilitation of the structure to Council's specification and manage and maintain it thereafter under a lease arrangement to report back."*

9. PARKS AND RESERVES WORKPLAN 2025-2026

Report No. CCPC2025/3/170 by the Head of Parks and Reserves

Speaking under public comment, **Murray Gibbons and Brent Corn** asked that Council take ownership of the Historic Eastbourne Police Cell to relocate it near Rona Bay Wharf as part of the Eastbourne Heritage Trail. He pledged to establish a trust fund for its restoration and maintenance, contributing an initial \$20,000 and highlighted strong community support and volunteer interest.

In response to a question from a member, Murray Gibbons stated that the trust ownership of the Police Cell had become too complex due to legal and administrative challenges. He explained that ownership by Council would eliminate the need for leasing, as ownership would remove the need for leasing and associated costs. He confirmed that the dedicated trust would be responsible for restoration and ongoing maintenance, thereby alleviating the financial burden from Council.

Speaking under public comment, **Jenn Hooper, representing Changing Places New Zealand (via audio-visual link)**, supported the establishment of an official Changing Places facility at Bay Street. She emphasised the advantages of joining the national network, including secure access and visibility and warned of non-standard alternatives that could create accessibility issues. She encouraged Council to reconsider joining the official Changing Places network.

The Head of Parks and Reserves elaborated on the report.

In response to questions from members, the Head of Parks and Reserves stated that the Council had no objection to a trust owning the Eastbourne Police Cell and entering into an arrangement on Council land, as similar agreements existed. He cautioned that insurance and maintenance costs can be challenging for community groups and that responsibility may revert to Council if a trust could not sustain its involvement. He explained that a Memorandum of Understanding could outline maintenance standards for the trust. While Council could take ownership if needed, he believed the ongoing costs would be minimal if managed by the trust, although the insurance implications remained uncertain.

In response to questions from members, the Head of Parks and Reserves stated that access to the proposed Bay Street facility could be managed using existing systems and that Council currently did not plan to charge users. He mentioned that joining the Changing Places network would incur additional fees, but provided access to a national network. He noted that an in-house model could reduce costs but offered less integration, and Council could consider joining Changing Places later if the facility met its criteria. He acknowledged the need for better engagement with disabled communities and noted that the proposal aimed to meet Changing Places standards while managing budget constraints.

The Chair, Mayor Barry, Cr Tupou and Cr Briggs supported recommendation (3), emphasising Council's strategic focus on managing existing assets and encouraging community-led initiatives.

The Chair emphasised the need for the consistent application of Council's Asset Management Strategy to prevent future challenges..

Deputy Mayor Lewis and Cr Parkin opposed recommendation (3). Deputy Mayor Lewis emphasised the project's community partnership and its importance to the heritage trail. At the same time, Cr Parkin acknowledged its value but raised concerns about future liabilities, advocating for more officer-community engagement before proceeding.

The motion was taken in parts. Parts (1)-(2) and (4) were CARRIED on the voices, and part (3) was CARRIED by Division.

RESOLVED: (By Division) (Cr Brown/Cr Briggs)

Minute No. CCPC 25305

"That the Committee:

- (1) receives and notes the report;*
- (2) notes the risks associated with Parks and Reserves operating budgets, that choices will continue to need to be made between increasing grounds maintenance budgets or reducing service levels;*
- (3) agrees to option 1 (paragraph 29 of the officers' report) to decline the community request for Council to acquire the historic Eastbourne Police Cell; and*

The motion was declared CARRIED by division with the voting as follows:

For

Against

Mayor Barry,

Deputy Mayor Lewis

Cr Briggs

Cr Parkin

Cr Brown

Cr Morgan

Cr Shaw

Cr Barratt

Cr Tupou

Total: 7

Total: 2

RESOLVED: (Cr Brown/Cr Barratt)

Minute No. CCPC 25306

- (4) agrees to option 2 (paragraph 35 of the officers' report) to develop a highly accessible toilet of Council's own design on the Bay Street site and manage access through a PIN controlled by Council."*

10. NEIGHBOURHOODS AND COMMUNITIES DIRECTOR'S REPORT

Report No. CCPC2025/3/171 by the Director Neighbourhoods and Communities

The Director Neighbourhoods and Communities elaborated on the report.

In response to questions from members, the Director of Neighbourhoods and Communities reported that the Heritage Collection would temporarily relocate to the Walter Nash Centre during the 18-month renovation period at Petone Library. She noted that while Council supported the Sanitarium Weet-Bix Kids TRYathlon, it was not the event organiser. She said she would investigate why some local schools did not participate. She explained that the "Books and Beats" programme was being reviewed for potential expansion to the northern suburbs based on its effectiveness.

In response to questions from members, the Head of Parks and Reserves acknowledged limited community engagement on the Belmont Domain toilet and pathway installation and committed to improved pre-project communication. He confirmed the three-year drainage programme, including work at Howard William Shortt Park and Petone Recreation Ground, would be shared with members. He also mentioned that officers were considering multi-year tendering to enhance planning and reduce costs for contractors.

RESOLVED: (Cr Brown/Cr Morgan)

Minute No. CCPC 25307

"That the Committee receives and notes the information."

11. INFORMATION ITEM

Communities, Culture and Partnerships Committee Work Programme 2025

Memorandum dated 3 June 2025 by the Democracy Advisor

RESOLVED: (Cr Brown/Cr Shaw)

Minute No. CCPC 25308

"That the Forward Programme 2025 for the Communities, Culture and Partnerships Committee be received and noted."

12. QUESTIONS

There were no questions.

13. CLOSING FORMALITIES - KARAKIA WHAKAMUTUNGA

Mai te tohi rangi, ki te tohu nuku,	Of heavenly and terrestrial blessings may it twinkle and shine within me and allow my
Tiaho I roto, marama I roto,	being to grow out into the work of life and light
Tupu mauri ora ki te whai ao ki te ao Marama	Draw together!
Haumi e, hui e tāiki e	Affirm!

There being no further business, the Chair declared the meeting closed at 3.56pm.

K Brown
CHAIR

CONFIRMED as a true and correct record
Dated this 31st day of July 2025