

RAETIHI COMMUNITY HUB BUSINESS CASE - STAGE ONE



Prepared for Ruapehu District Council and
Uenuku Charitable Trust

26 February 2019

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Hotel, Tourism and Leisure

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TABLE OF CONTENTS

1	INTRODUCTION	3
	SCOPE OF WORK.....	3
	EXCLUSIONS OF SCOPE.....	4
	DISCLAIMERS.....	4
2	EXECUTIVE SUMMARY	6
3	PROJECT OBJECTIVES AND VENUE REQUIREMENTS	8
	BACKGROUND	8
	RUAPEHU DISTRICT COUNCIL.....	9
	UENUKU CHARITABLE TRUST	10
4	OPTION 1-REDEVELOP EXISTING RAETIHI SERVICE CENTRE	11
	CURRENT FACILITY	11
	CHANGES REQUIRED TO MEET OBJECTIVES	13
	SWOT ANALYSIS	14
5	OPTION 2 - DEVELOP NEW FACILITY	15
	SPACE ALLOCATION	15
	SWOT ANALYSIS	16
	SITE ANALYSIS	17
	2A: <i>North Side of Seddon Street</i>	18
	2B: <i>South Side of Seddon Street</i>	20
6	RECOMMENDED OPTION	22
	RATIONALE	22
	POTENTIAL FUNDING OPTIONS.....	22
	RECOMMENDED NEXT STEPS.....	23
7	APPENDIX 1: COMMUNITY HUBS IN REGIONAL NEW ZEALAND	24
	INTRODUCTION	24
	HOROWHENUA DISTRICT	24
	Hun CITY	26
8	APPENDIX 2: RAETIHI BACKGROUND INFORMATION	29
	HISTORY	29
	LOCATION AND GEOGRAPHY	30
	DEMOGRAPHICS AND ECONOMICS.....	31
	FUTURE OUTLOOK	33

1 INTRODUCTION

Ruapehu District Council ("RDC") and the Uenuku Charitable Trust ("the Trust") have engaged Horwath HTL, with assistance from Bespoke Landscape Architects and Pearson Architects (collectively "we"), to prepare Stage One of a Business Case for a proposed 'Community Hub' development in Raetihi.

Stage One of the Business Case includes the following content:

- Executive Summary
- Raetihi Overview
- Project Objectives / Requirements
- Option 1 - Redevelop existing Service Centre
- Option 2 - Develop new Facility
- Site Analysis
- Recommended / Preferred Option
- Appendices .

SCOPE OF WORK

We have undertaken the following scope of work to meet your requirements :

1. *Preliminary Phase:*

- Undertaken visit to Raetihi to:
 - meet with the client to discuss key deliverables and refine and finalise project brief
 - visit the existing Raetihi Service Centre and potential alternative sites for a new development
 - attend a focus group meeting with key stakeholders (including iwi reps) to identify key building programme requirements and aspirations
- Held a meeting in Auckland to agree upon the building programme , function and requirements and report this back to the Stakeholders.

2. *Recommendations and Reporting Phase*

- Gathered background information from all available resources , including statistical data
- Reviewed any previously prepared design documentation
- Reviewed regional future planning documents and identified potential links to the planned Community Hub building

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- Undertaken a high level review and identified tourism opportunities that may contribute to the development and future operating model of the Community Hub
- Undertaken consultation with key stakeholders to finalise the building requirements and understand aspirations
- Prepared of a schedule of accommodation which clearly outlines the spatial requirements for the new Community Hub building based on feedback from all key stakeholders.
- Compared this schedule to the existing Council building and for the overall built area of a new building on a greenfield site
- Briefed and engaged a quantity surveyor to provide high level estimates to compare the costs to renovate the existing Council building or to build a new building on a greenfield site
- Prepared and compiled the draft strategic / business case report, including a recommendation of a preferred option to either renovate the existing Council building or to build a new building on a greenfield site.
- Suggestions in relation to potential funding options
- Received feedback on draft report
- Finalised the strategic / business case
- Issued Stage 1 report.

EXCLUSIONS OF SCOPE

Our scope of work has not included:

- market research and enquiries except to the extent noted above
- full feasibility study
- meetings with stakeholders
- development cost estimate or validation.

DISCLAIMERS

This report is based on certain assumptions, estimates and other information available to us (the sources of which are stated in our report) and our knowledge in relation to the development of venues and facilities in New Zealand. We did not carry out an audit or verification of the information supplied to us during the engagement, except to the extent stated in this report.

Some assumptions and forward-looking statements inevitably will not materialise, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis may vary from those described in our report (including forward looking statements and projections) and the variations may be material.

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Our report is intended for the use of Ruapehu District Council and Uenuku Charitable Trust. Neither the report nor its contents, nor any reference to Horwath HTL or our associated consultants in this engagement may be included or quoted in any offer document, prospectus, valuation or other document without our prior written consent and input.

We reserve the right to (i) review any document for consistency with our report, where there is a reference to our report, or inclusion of any part, and (ii) suggest amendments to your document. This may result in additional engagement by our firm, and therefore additional fees.

Horwath HTL Ltd and associated consultants owes a duty of care to Ruapehu District Council and Uenuku Charitable Trust as our client and cannot be held responsible for any loss suffered by a third party as a result of that party relying on our report. The potential liability of Horwath HTL Ltd and associated consultants under this engagement, or in any way associated with the services rendered, will be limited to the extent of the fees paid in relation to this engagement.

2 EXECUTIVE SUMMARY

After engaging in consultation with the Raetihi community, RDC identified that there are a number of issues and challenges with the Raetihi Service Centre. It has been described as 'cramped and cold' and is currently being under-utilised. While the building is in reasonable physical condition, it is not an 'inviting' or 'appealing' space to be in.

The timing for investigating the business case for a new or improved Community Hub facility suits the Uenuku Charitable Trust, who is currently negotiating a potential settlement redress package with the Crown. This package may enable the Trust to contribute towards the development of a facility that will support the needs both of the Iwi and wider community.

RDC and Uenuku have decided to consider options for a shared facility, a Community Hub, which is intended to meet the future needs of both parties.

The options for such a facility which have been considered in this preliminary stage of work have been:

1. reconfiguring / extending and refurbishing the existing Raetihi Service Centre on the corner of Seddon and Duncan Street into a community hub
2. . developing a new Raetihi community hub building on the existing or an alternative site to the existing Service Centre.

Our recommended option for the community hub development is Option 2 – building a new one on a greenfield site in the town centre.

There are a number of factors supporting this option. The key reasons are summarised below:

- Building new allows for the greatest design flexibility and an opportunity to future proof the hub without compromise.
- The location of the current Service Centre is not favorable from the perspective of being the community heart and will always be on the fringe of the town centre.
- A new build in the preferred central town block will significantly contribute to RDC's goal of revitalising the town centre.
- Under Option 1, by the time the required modifications are complete, the existing building will be fundamentally changed and potentially unrecognisable compared to the existing structure.
- A new build provides an opportunity to design it in a way which has the potential to be enhanced / added on to as the need arises, or funding becomes available.
- A new build is more likely to attract and justify additional funding support through the means of charitable trusts, philanthropic donors, central Government funding, etc).

The current Service Centre consists of nine spaces / areas at a total gross floor area of 263m². A new community hub on the site which meets the various identified requirements would need approximately 18 spaces / areas at an estimated required Gross Floor Area (GFA) of 748m². This is a substantial increase (184%) in the required space.

RDC and the Trust have an opportunity to create a purpose-built facility that is future proofed for the identified purposes and has the potential to be enhanced / added on to as the need arises or funding becomes available. Building new allows the parties to create a unique, modern architectural statement which reflects the partnership between the stakeholders and embodies the character of the community .

Both stakeholders have expressed the view that if the decision to develop a new structure is the favoured option , building on Seddon Street between Duncan and Ward Streets is preferable to other locations . However, a more comprehensive analysis of the potential sites, which is outside of the scope of this stage of work, is required to make a recommendation in relation to the specific preferred site.

The required decisions before moving on to Stage 2 of the Business Case include the following :

1. the stakeholders giving consideration to the relative priorities for future uses and functions of the community hub; this will include further consideration of the identified space requirements in light of more detailed information about the specific associated costs and budget
2. . further assessment by the stakeholders in relation to the relative priorities of the required community hub spaces
3. consideration of options for the potential staging of the community hub development; this will involve considering relative priorities for the preliminary stage and any further stages.

3 PROJECT OBJECTIVES AND VENUE REQUIREMENTS



RDC and Uenuku ("the stakeholders") have identified a partnership opportunity through the creation of a multi-purpose 'community hub' facility in Raetihi. This has been motivated by a number of unique and mutual objectives, as well as a recognition of the current and future needs of the community.

The two major options identified by the stakeholders in relation to the community hub development, and explored further in detail in Section 4 and 5 of this report, are:

- to reconfigure and refurbish the existing Raetihi Service Centre
- to develop a new facility.

BACKGROUND

Prior to releasing the 2018-2028 Long Term Plan ("LTP"), RDC undertook a process asking for feedback from ratepayers and Raetihi residents in relation to the future of the Raetihi Service Centre. RDC identified that the Service Centre is not being fully utilised and has a number of issues / challenges.

RDC decided to allocate \$1.5 million of funding to the project during years 3-4 of the LTP (2020-2021). RDC's preferred option (at this current stage) is to develop a new facility in the town centre as opposed to reconfiguring / refurbishing the existing Service Centre. However this Stage One Business Case will influence this decision.

Uenuku is currently negotiating a potential settlement redress package with the Crown. The settlement will provide an important opportunity for Iwi and the Crown to rebuild their relationship, help remove a sense of grievance and provide a platform for Iwi to fulfil their aspirations.

The Trust has commenced work on a 'platform' for Iwi to fulfil their aspirations with the establishment of three pou, subsidiary charitable trusts designed to advance the social and cultural, environmental and economic aspirations.

Uenuku is now thinking about what sort of 'fit for business' facility it will need to support the development of these aspirations and turn them into deliverable projects that best meet the needs of the Iwi and community.

RUAPEHU DISTRICT COUNCIL

RDC's objectives and requirements for the proposed venue are as follows:

- library
- technology / computer area (improving local digital accessibility)
- Post Shop, with:
 - 100 boxes (current level)
 - dispatch capability
- community information services (eg. rates, licenses, permits etc.)
- visitor information services
- small police area / kiosk
- youth space
- offices (two shared offices with four hot desks)
- conference room
- meeting rooms.

RDC have identified a potential opportunity to relocate the existing Raetihi Information Centre into the new community hub development. This would centralise the information resources for locals and visitors under one roof.

During public consultation in relation to options for the existing Service Centre, the operators of the Raetihi Information Centre, Raetihi Promotions Charitable Trust, pointed out that moving the Information Centre would require their approval.

The current information centre is located next to the 'Angel Louise' cafe / bar at 46 Seddon Street and is shown in the image below. It is staffed by volunteers.



UENUKU CHARITABLE TRUST

Uenuku's stated objectives and requirements for the proposed development are:

- a place to house the Uenuku head office, and as such it is desirable that the building has a strong identity and space allocation for the following fulltime staff:
 - 1 x commercial manager
 - 2 x cultural / social managers
 - 2 x environmental officers
- conference room
- meeting rooms
- youth area – tech hub /sound studio (for approximately 20 people, target age group of 12– 16 yrs. and primary school age)
- a place to tell stories, display repatriated taonga
- a market space to sell local goods
- a multi-purpose community area eg. weaving classes, martial arts, dance, carving workshops , temporary exhibitions,
- an expectation /wish to be part of design process in future stages .

4 OPTION 1 - REDEVELOP EXISTING RAETIHI SERVICE CENTRE

Option 1 relates to reconfiguring and refurbishing the existing Raetihi Service Centre ("the Service Centre") on the corner of Seddon and Duncan Street into a community hub.

RDC has made a budget provision of \$500,000 in relation to this option.

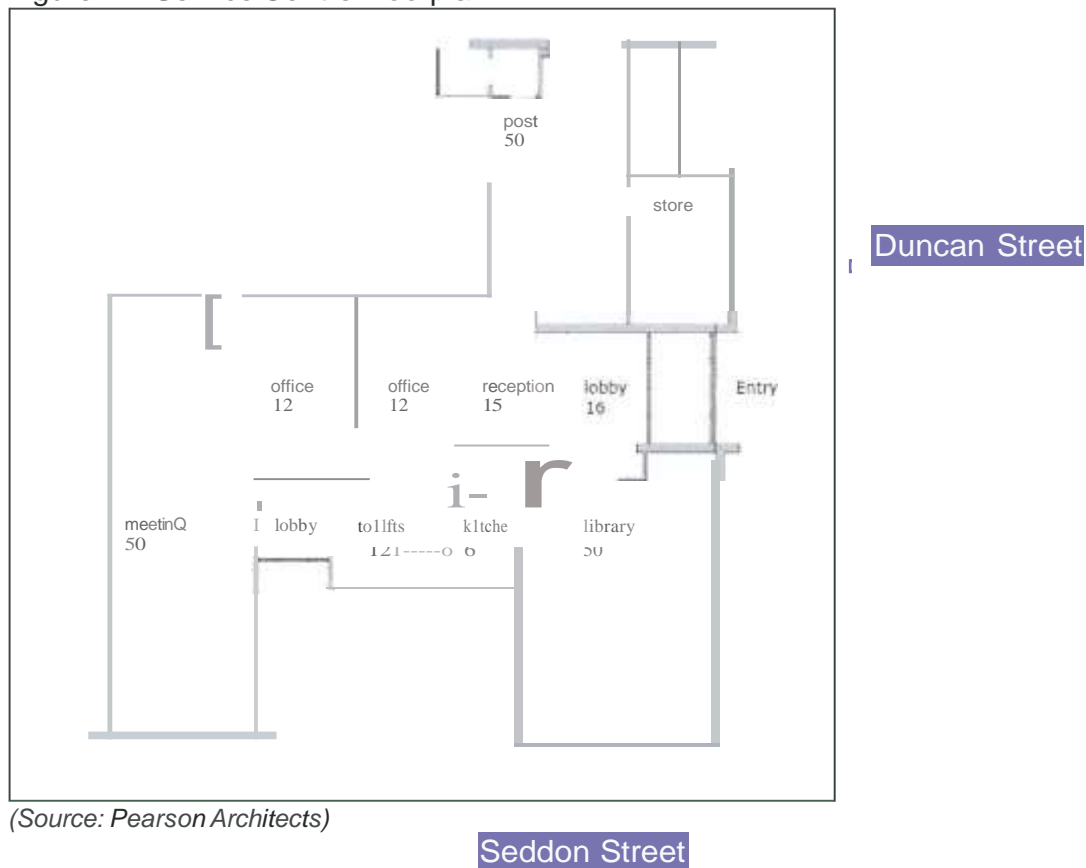
CURRENT FACILITY

The Service Centre (site and building) is owned by RDC and includes the following spaces:

- reception lobby, info area
- service counter for RDC, info
- Post Shop, including dispatch sorting, archive files
- RDC offices, 2 existing, 2 hot desk, 2 shared office
- meeting room.

Figure 4.1 shows the Service Centre floor plan with room sizes shown in m².

Figure 4.1: Service Centre Floorplan



(Source: Pearson Architects)

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Figure 4.2 shows the location of the Raetihi Service Centre is in the township.

Figure 4.2: Raetihi Service Centre



(Source: Google Earth)

Figure 4.3 and Figure 4.4 show the Service Centre from Duncan and Seddon Street.

Figure 4.3: Street view of Raetihi Service Centre from Duncan Street



(Source: Google Maps)

Figure 4.4: Street view of Service Centre from Seddon Street



(Source: Google Maps)

From the perspective of a place to work, the Service Centre is described as of poor quality (including being 'cramped and cold'). While the building is in reasonable physical condition, it is not an 'inviting' or 'appealing' space.

Current users include visitors to the Post Shop, mainly older residents who use the library predominately to access the large print books and a few children who utilise the two computers in the library.

CHANGES REQUIRED TO MEET OBJECTIVES

The current Raetehi Service Centre consists of nine spaces /areas with a total Gross Floor Area ('GFA') of approximately 263m². A new community hub on the site which meets the various identified requirements would need approximately 18 spaces /areas at an estimated required GFA of 748m². This is a substantial increase (184%) in GFA which would significantly change and expand the current facility.

A full schedule of preliminary space allocations has been prepared by Pearson Architects and includes indicative costs per square metre. These are detailed in Appendix 3. Table 4.1 is the summary table of this schedule, showing the spaces and estimated sized at the existing Service Centre, and for the expanded facility.

Table 4.1. Preliminary Space Allocation - Current and Estimated Requirement

Area Summary	Existing area (m ²)	Estimate required (m ²)
Reception, lobby, info area, police kiosk, retail, orientation	16	50
Service counter for RDC, retail, info	15	20
Post office, dispatch, sorting, archive files, access to BOH, POB front	50	80
RDC Offices, 2 exist, 2 hot desk, 2 shared office	24	30
Library, including tech area, sitting area	50	50
Youth, including kitchen, pool table, studio	0	80
Multipurpose community rooms	0	80
Conference room	50	50
Meeting room	0	15
Publictoilets - 4 total unisex, 2 accessible, lobby	0	20
Staff toilets, 1 unisex accessible + shower	12	6
Staff lunch room	6	10
Uenuku reception, taonga room, history centre	0	80
Uenuku offices, 4 staff shared office, 1 manager	0	50
Staff toilets - 1 unisex accessible + shower		6
Publictoilet - 1 unisex accessible		6
Undefined space, foyer, stair & lift if 2 floors etc	40	50
Total	263	748

(Source: Pearson Architects)

SWOT ANALYSIS

We have summarised a number of potential strengths, weaknesses, opportunities and threats relating to the option of reconfiguring / expanding and refurbishing the existing Service Centre in the Table below.

Strengths	Weaknesses
May retain some value in existing building structure	The location is not in the central town block
Re-uses a site that is already well established and recognised as a service centre in the local community	In order to meet the requirements of the stakeholders, extensive modification to the current building is necessary
Enhances the status and use of one of the few relatively contemporary buildings in Raetihi	By the time the required modifications are complete, the existing building is fundamentally changed and potentially unrecognisable compared to the existing structure
	Starting with the existing structure significantly compromises the design flexibility required to achieve the desired functionality
Opportunities	Threats
RDC could sell or lease the Service Centre to a new tenant – if such an owner or tenant could be found with a suitable use for the existing building	It is not ideal or adequate for purpose for either stakeholder entities despite significant modification to the existing, reasonably modern structure
Such an alternative could provide a continuing linkage between the main block and the museum	It is unlikely that the stated objectives of each stakeholder will be achievable for \$500,000 – the allocated budget in RDC's Long Term Plan
Alternative uses could perhaps include the museum (or an adjunct to it), or the Toy Library, whose existing premises are not ideal	The stakeholders are less likely to attract any funding from third parties (eg Lotteries, charitable / philanthropic sources, central Government) for a venue that is not fit for purpose or is highly compromised, and thus is less future-proofed
The Service Centre could supplement / add to a new commercial and community facility (Option 2) without the need to significantly modify it	
Adds to the quality of the public space inhibited by public services / amenities If RDC / Uenuku cannot reach agreement on a new facility (within the budget) then the Service Centre could remain to be used by <u>one</u> of the parties	

5 OPTION 2 - DEVELOP NEW FACILITY

Option 2 is to develop a new Raetihi community hub building on an alternative site to the existing Service Centre.

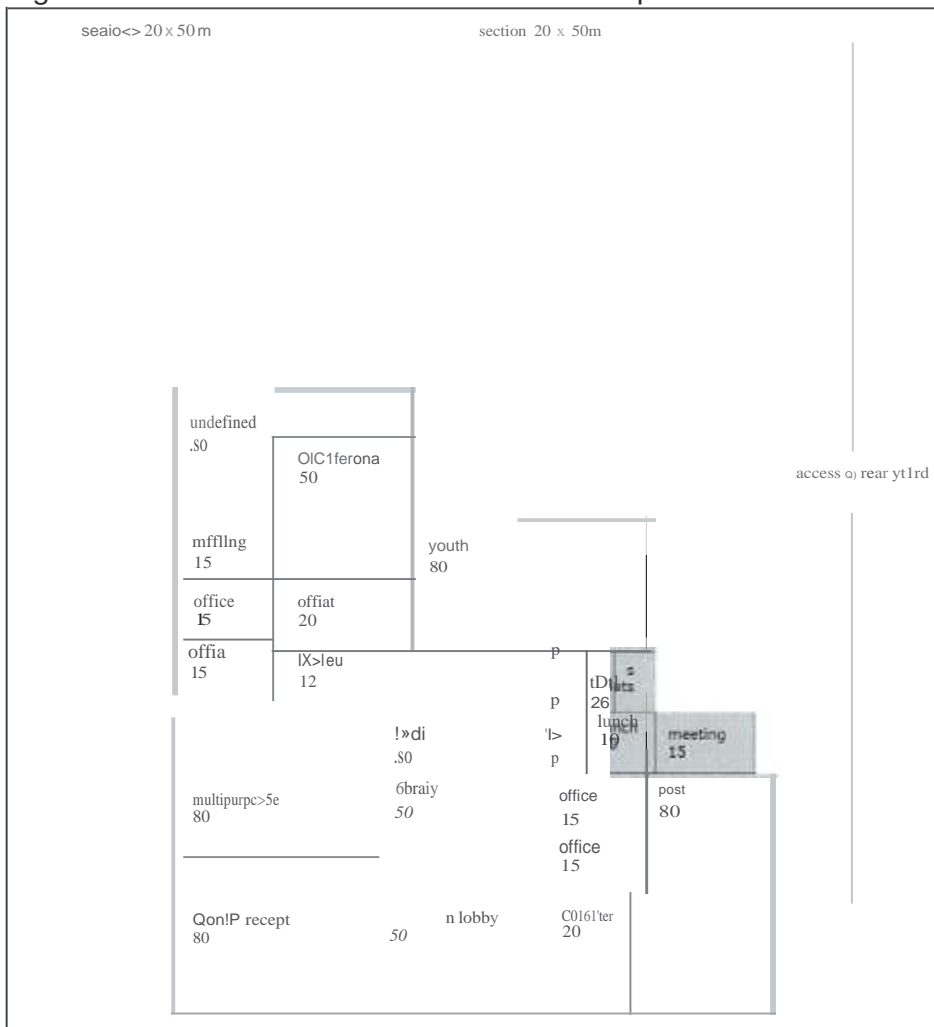
RDC has made a provision of \$1.5 million of Council funding towards this option.

SPACE ALLOCATION

Figure 5.1 is a draft space allocation (not a floor plan) for a new community hub, taking into account the requirements of both stakeholder groups and discussions with the project team in relation to the meeting and conference space.

The space allocation has been shown on two identical sites located in the central CBD to show relative scale. It is not intended to show space planning or influence the decision in relation to site preference.

Figure 5.1: New Raetihi Service Centre - Draft Space Allocation



(Source: Pearson Architects)

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SWOT ANALYSIS

We have identified and summarised a number of potential strengths, weaknesses, opportunities and threats relating to the option to develop a new community hub facility in the Table below.

Strengths	Weaknesses
Centralise a number of facilities in an unrestricted, flexible building in the heart of the Raetihi township	Leaves existing Service Centre building with an uncertain future creating the opportunity for it to also be one of the town's derelict buildings
Brings revitalisation into the Raetihi town centre	Unlikely to be built without (significant?) additional investment to the RDC \$1.5m
Much higher chance of designing the required structure to meet the needs of the stakeholders and user groups (contingent on available budget and other funding)	
A new build is more likely to attract and justify additional funding support through the means of charitable trusts, philanthropic donors, central Government funding, etc)	
Opportunities	Threats
Select the optimal location within the central town block	In order to adequately meet the needs of the stakeholders, the allocated budget of \$1.5 million is low
Create a purpose-built facility that is future proofed for its identified purposes and has the potential to be enhanced / added on to as the need arises or funding becomes available	There is a risk that no additional funding becomes available to complete the full vision and a compromised venue is developed with no long term view in relation to staging the development
Create a unique, modern architectural statement which reflects the partnership between the stakeholders and embodies the character of the community	
Create something that is an attractive place for the community's youth to learn, relax and converge with other members of the community	

SITE ANALYSIS

Both stakeholders have expressed the view that, if the decision to develop a new structure is the favoured option, building on Seddon Street between Duncan and Ward Streets (the main block, as shown in Figures 7.1 and 7.2) is preferable to other locations.

This block includes a number of potential sites which have been identified by RDC and Uenuku on both sides of Seddon Street.

For the purposes of this analysis, we have integrated the numerous potential sites into the following options below:

Option 2A

North side of Seddon Street between Duncan and Ward Street
including or adjacent to Coach Gaffe Site

Option 2B

South side of Seddon Street between Duncan and Ward Street
site of some derelict buildings, some of which are currently vacant.

Figure 5.2: Potential Sites for Development – Option 2

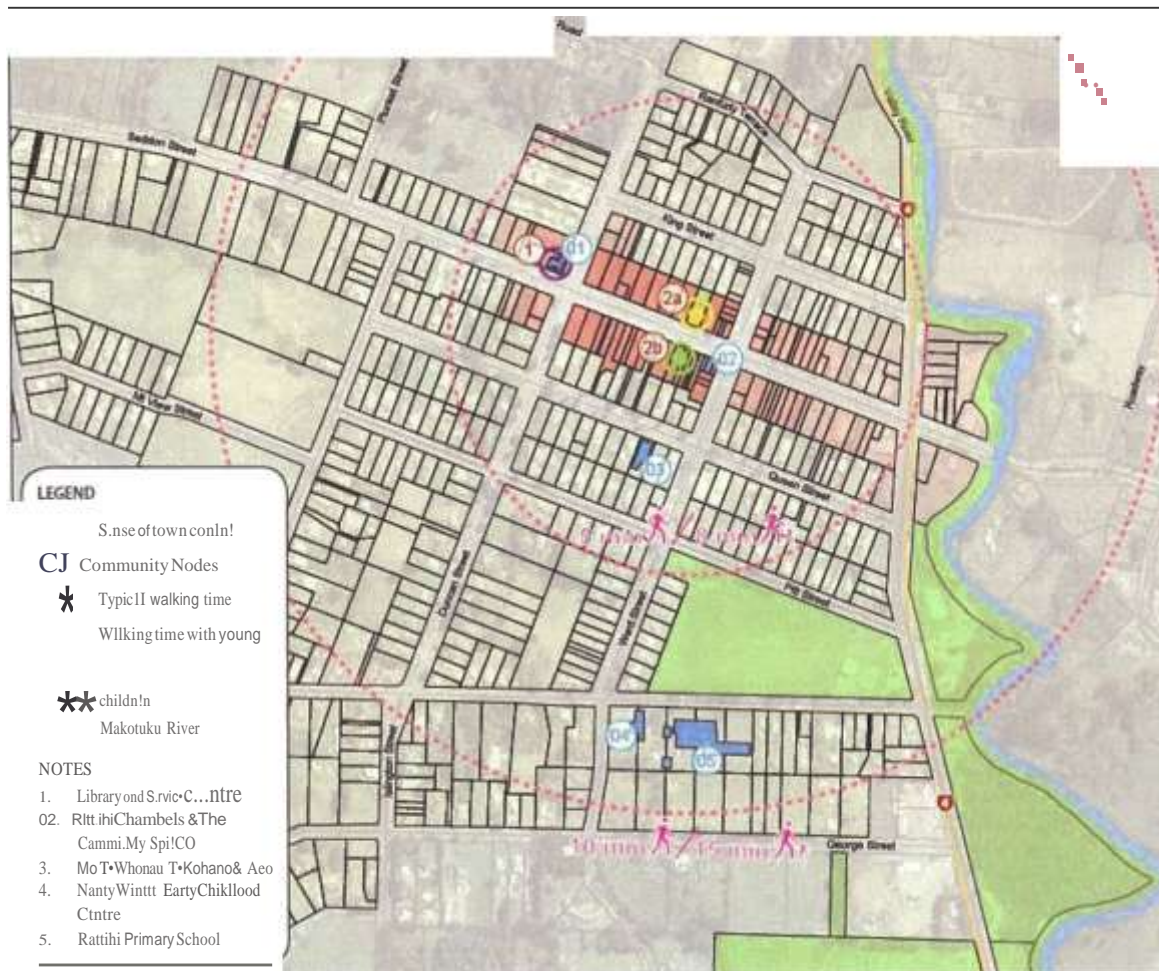


(Source: Google Maps, Horwath HTL)

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Figure 5.3 shows the two site options (identified as 2A and 28) in the context of the town centre and various landmarks.

Figure 5.3: Diagram of potential site options in relation to landmarks / town centre



(Source: Bespoke Landscape Architects)

It is evident in Figure 5.3 that the existing Service Centre (shown as 1) sits outside the main block / community centre and that both the 2A and 28 site options achieve the objective of being central in the community.

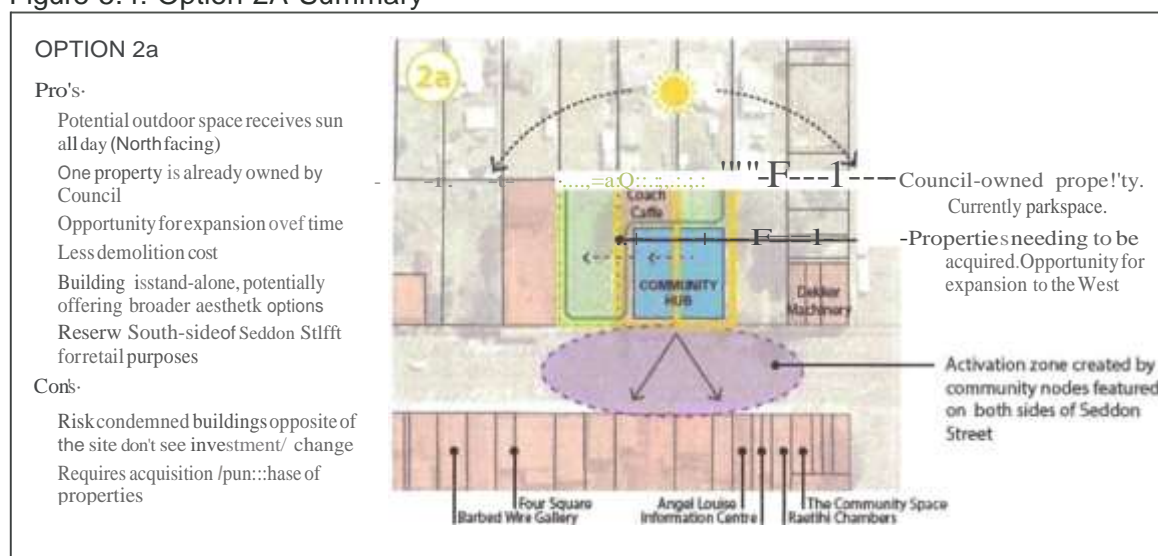
2A: North Side of Seddon Street





There are several advantages and some disadvantages for developing the community hub on the North side of Seddon Street on, or adjacent to, the Coach Caffé site. These are shown in Figure 5.4 below and are expanded further in the following list:

Figure 5.4: Option 2A Summary



(Source: Bespoke Landscape Architects)

Advantages

- from a 'master planning' perspective, the North side provides an opportunity to 'single load' Seddon Street so that 'private' or commercial / retail business are situated (mostly) on one side (South Side) and 'civic' / community establishments are (mostly) on the other side (North Side)
- further to this, a benefit of the single loaded option is that passing day traffic, ie: those returning from the mountain could largely use the commercial / retail side, whereas the community / longer stay visitors could use both sides
- developing the North side allows RDC to retain and potentially improve the South side in future (it is nice to think that maybe one day this facade could be

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restored, as it is iconic; therefore, removing several buildings to put a new facility would detract from the 'authenticity' of this aspect of Raetihi)

- If derelict buildings are removed in the future, the future vacant sites could be regenerated with green space and this could beautify this side and make it more appealing in general, as opposed to another building
- the North side is better positioned to get all day sun at the back, creating an opportunity to develop an attractive outdoor 'civic park' type space
- the North side has views of Ruapehu
- there is already vacant land on the North side that RDC owns
- the Coach Caffé is currently for sale

Disadvantages

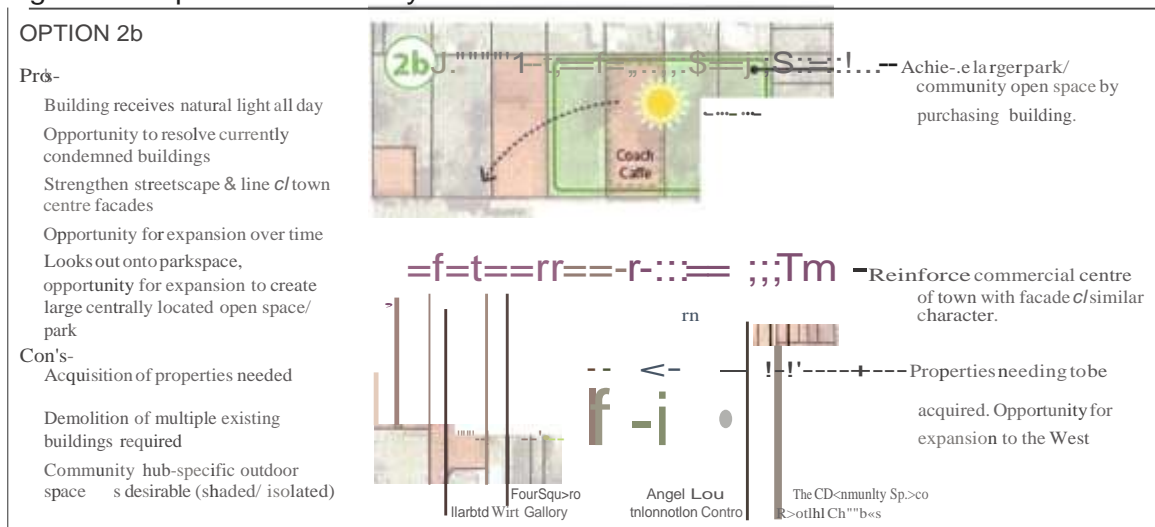
- this could be the opportunity to enhance the appearance of the South side of the street which features many vacant, derelict and condemned buildings
- this option requires acquisition of the Coach Caffé site.

28: South Side of Seddon Street

There are some advantages and several disadvantages for developing the community hub on the South side of Seddon Street, which will involve the purchase and rectification / demolition of an existing building.

These are shown in Figure 5.5 below and are expanded further in the following list:

Figure 5.5: Option 28 Summary



(Source: Bespoke Landscape Architects)

Advantages

- a case can be made about the relative appeal of using the existing facade as an entrance to the hub, with a completely new build in behind the facade
- the building (facing North) will receive natural light all day

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- a building on this side would look out onto park space which could be a favourable outlook and also provide advantages for activating both sides of the street

Disadvantages

- acquisition of land (which is not necessarily for sale) would be required
- this would also likely require the demolition of buildings
- this all adds to the development cost and slows down the development
- community hub specific outdoor space will not see as much sun and is therefore less desirable.



6 RECOMMENDED OPTION

Our recommended option for the community hub development is Option 2: building a new community hub facility on a greenfield site in the town centre. A more comprehensive analysis of the potential sites, which is outside of the scope of this stage of work, is required to make a recommendation in relation to the specific preferred site.

The rationale for recommending Option 2 is summarised in Section 6.1 below.

RATIONALE

- Building new allows for the greatest design flexibility and an opportunity to future proof the hub without compromise.
- The location of the current Service Centre is not favorable from the perspective of being the community heart and will always be on the town fringe.
- A new build in the preferred central town block will significantly contribute to RDC's goal of revitalising the town centre.
- Under Option 1, by the time the required modifications are complete, the existing building will be fundamentally changed and potentially unrecognisable compared to the existing structure.
- A new build provides an opportunity to design it in a way which has the potential to be enhanced / added on to as the need arises, or funding becomes available.
- A new build is more likely to attract and justify additional funding support through the means of charitable trusts, philanthropic donors, central Government funding, etc).

POTENTIAL FUNDING OPTIONS

RDC have allocated \$1.5 million the budget for contributing towards a new community hub development. This is allocated to Years 3 and 4 of the 2018-2028 LTP (2020-2021).

Other potential sources of funding which are likely to be required to assist with the development could include the following sources:

- Government Grants, including Provincial Growth Fund
- the New Zealand Lottery Grants Board
- the Lion Foundation
- New Zealand Community Trust
- crowdfunding
- philanthropic and other charitable and community donors.

In addition to raising the required capital for the development project, ongoing operational assistance for components of the community hub facility may be available through the Department of Internal Affairs – Community Matters resources and grant programmes which include:

- Community Internship Programme
- Community Organisation Grants Scheme
- Community Development Scheme.

These schemes are designed specifically to assist hapŌ, iwi and community groups with the funding of employees in community organisations and contributions towards the personnel, operating or programme costs of non-profit community organisations.

RECOMMENDED NEXT STEPS

The required decisions before moving on to Stage 2 of the Business Case include the following:

- the stakeholders give consideration to the relative priorities for future uses and functions of the community hub; this will include further consideration of the identified space requirements in light of more detailed information about the specific associated costs and budget
- further assessment by the stakeholders in relation to the relative priorities of the required community hub spaces
- consideration of options for the potential staging of the community hub development; this will involve considering relative priorities for the preliminary stage and any further stages.

7 APPENDIX 1: COMMUNITY HUBS IN REGIONAL NEW ZEALAND

INTRODUCTION

Community hubs provide local residents with a permanent, purpose-built home for community activity and improve access to services.

Section 4.1 identifies examples of community hub projects which have been delivered by Councils over the past 20 years in regional, typically lower socio-economic towns and areas in the North Island. For each example, we have included a summary of development cost, partners or involved organisations, spaces and functions, user demographics, utilisation, and any other relevant factors where applicable.

HOROWHENUA DISTRICT

Te Takere tanga o Kura-hau-po - Levin



Opened in 2012, the \$7 million Horowhenua Culture and Community Centre, or 'Te Takere tanga o Kura-hau po' ('Te Takere' for short) combines library, community and visitor services in central Levin.

The vacant supermarket building was purchased in 2007 by Horowhenua District Council with the vision of creating a community hub. Facilities and services include:

- Levin Library
- Business and Conference Centre
- Exhibition Space
- Libretto Cafe

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- AA Driver and Vehicle licensing agency
- i-SITE Visitor Centre
- FusionFM – youth led community radio station
- Youth Space (ping pong tables, air hockey, foosball, PC's and an Xbox) .

Te Takere is marketed by Council as a library, community lounge, meeting point, learning environment, place to play, place to do business, venue to inform and entertain, place to try out new things. According to Horowhenua District Council, the facility attracts 450,000 visitors each year.

Te Awahou Nieuwe Stroom - Foxton



Opened in 2017, the \$8.6 million 'Te Awahou Nieuwe Stroom' ("TANS") is a multipurpose visitor facility and civic hub, located off State Highway One by the Manawatū River.

The building contains the following facilities :

- Horowhenua District Council's Foxton Service Centre
- Foxton Library
- i-SITE Visitor Centre
- Piriharakeke Generation Inspiration Centre

- Oranjehof Dutch Connection Centre.

TANS came about through a three-way partnership between the Horowhenua District Council and two Trusts representing local iwi Maori and the national Dutch community.

The project started in 2007, with the selection of Foxton as the preferred site for a national Dutch Museum. This arrangement was formalised in 2007 when Horowhenua District Council approved a \$100,000 grant for the Dutch Museum as well as a peppercorn lease agreement. Tangata whenua and other interested parties then expressed interest to be involved, and a project steering group was set up to develop proposals for what became Te Awahou-Nieuwe Stroom.

The building, formerly the site of the Foxton Mitre 10, was purchased by the Horowhenua District Council in 2012. Council has retained ownership of the building and fund the library and council services facilities.

The Piriharakeke Generation Inspiration Centre is operated and sustained by Te Taitoa Maori o Te Awahou Trust and the Oranjehof Dutch Connection Centre is operated and sustained by The Dutch Connection Trust.

HUTT CITY

Walter Nash Centre - Taita



The Walter Nash Centre is a sports venue, a leisure and learning space and a hub for the local community.

The Centre contains the following facilities:

- 5 indoor courts in two separate stadiums
- Taita library - a vibrant space with 20 public computers
- adjoining meeting room spaces seating 100

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- onsite Caffè
- 11 outdoor courts .

The three meeting rooms at the Walter Nash Centre cater for a variety of group sizes, from just a few people to 100. The meeting rooms are named after native New Zealand birds: Tauhou, Tui, Kereru, Korimako and Kokako.

Tauhou

Seats up to 10 people.

Tauhou is the smallest meeting room, located next to the library.

Tui

Seats up to 15 people.

Tui is a medium sized meeting room, located on the original side of the building.

Kereru and Korimako

Seat up to 50 people each. Can be opened up to make one room that seats up to 100 people. The two rooms are located next to each other off the main foyer, and both contain Audio Visual (AV) equipment.

Kokako

Seats up to 40 people.

Kokako is unique. It is a long room with mirrors situated along both sides of the room. It is situated off the main foyer behind the cafe.

Room Price (per hour, incl. GST):

Kereru	\$50
Korimako	\$50
Tauhou	\$20
Tui	\$30
Kokako	\$50

The Centre hosts:

- small conferences, seminars and meetings
- trade shows and exhibitions
- banquets, awards and gala dinners
- private and corporate functions
- sports tournaments
- concerts
- festivals and fairs
- community events and meetings.

Koronui Stokes Valley Community Hub



Koronui is a purpose-built community venue which provides a space for learning, leisure activities, functions and events.

The building contains the following facilities:

- New library with 12 computers
- Toy library
- Plunket rooms.

The venue hosts:

- small conferences, seminars and meetings
- trade shows and exhibitions
- banquets, awards and gala dinners
- private and corporate functions
- sports tournaments
- concerts
- festivals and fairs
- community events and meetings.

8 APPENDIX 2: RAETIHI BACKGROUND INFORMATION



Raetihi is a rural service town in the Central Plateau of the North Island. It is one of several townships in Ruapehu District, is the second largest population centre in the District after Taumarunui in terms of resident population, and is a 'gateway' to tourism around the Whanganui River and nearby cycling trails.

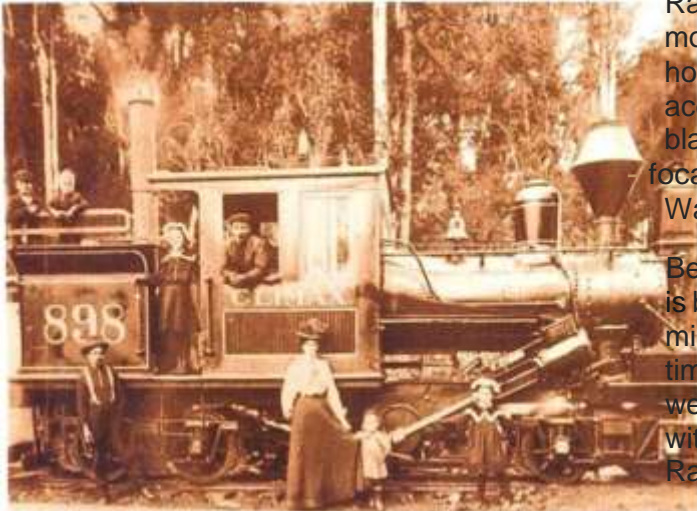
HISTORY

The historic township has experienced significant changes over its history, from being a thriving centre for the timber and farming industries in the early 20th century, to being the quieter rural service town it is today. Prior to the establishment of Raetihi, the main maori population lived in villages along the banks of the Whanganui and Manganui-o-te-Ao rivers, although there was occasional movement inland to source seasonal food.

In 1856, maori had declared the King Country area 'Patae' following concerns about the speed and validity with which the pakeha were purchasing land across the country. This declaration meant that the King Country was an independent territory and a refuge for maori. Pakeha entry was strictly forbidden. This changed in 1887 when the Government controversially purchased a substantial and resource-rich 458,500 acre block of land known as the Waimarino Block to progress the development of the North Island Main Trunk Line ("NIMTR").

The Waimarino block was surveyed and split into sections, with 300 acres set aside for a township that would become Raetihi, the community centre of a district of small farms. In 1917, the Raetihi Branch Line was constructed, connecting Raetihi to the NIMTR. As the milling of native timber boom ensued and the live-stock industry

flourished, Raetihi became a popular place for local families to connect and seek entertainment.



Raetihi served timber workers moving through the area with hospitality and entertainment, accommodation, other supplies, blacksmiths and became the focal point for travellers between Wanganui and Waiouru.

Between 1908-1947, the block is believed to have provided 700 million superficial feet of building timber and at its peak, there were over 50 operating sawmills within a 12 kilometre radius of Raetihi and Ohakune.

The great fire of 1918 was a major setback to many businesses and homeowners in Raetihi as numerous timber mills were destroyed, as well as stock and pasture. While this slowed the timber industry, it continued into the 1940's until much of the previously assumed 'endless' supply of native trees began to run out. Sawmilling families either moved away or turned to pastoral farming and market gardening, which became the mainstay of Raetihi's economy up until current times – despite not stimulating growth.

The dairy factory closed in 1966, the branch rail line in 1968, the Council offices in 1989, and the hospital and bank in the 1990's.

LOCATION AND GEOGRAPHY

Raetihi is located at the junction of State Highways 4 and 49 at the southeastern side of the Tongariro National Park in the Ruapehu District of the central North Island.

State Highway 4, the shortest of New Zealand's eight national highways, connects Taumarunui to the north and Whanganui to the south. Raetihi is located 77 km south of Taumarunui and 87 km north of Whanganui.

State Highway 49, which lies entirely within the Ruapehu District, links State Highways 1 and 4 via Ohakune. It forms the southern part of the ring road surrounding Tongariro National Park and provides access to the southern side of Mt Ruapehu, including Turoa ski field. It roughly follows the NIMTR.

Raetihi sits 11 km west of Ohakune and 26km east of Pipiriki. Both of these towns have become increasingly popular with domestic and international visitors because of their relative close proximity to activities in and around the Tongariro National Park, Mount Ruapehu and the Whanganui River.

Ohakune is a busy hub for skiers and snowboarders during the winter months and in the summer, it serves as a base for trampers of the Tongariro Alpine Crossing. Pipiriki, a small settlement on the east bank of the Whanganui River, is the access point for jet-boat rides to the 'Bridge to Nowhere' and is a popular stop along the Whanganui River Road journey.

Raetihi is positioned as a 'gateway' town to many tourism activities within the District.

Table 8.1 shows the distance and approximate travel time to Raetihi from major North Island centres.

Table 8.1: Travel Times to Raetihi

City	Distance (fastest route)	Approx. Travel Time
Auckland	359 km	4 – 4.5 hours
Wellington	278 km	3.5 – 4 hours
New Plymouth	245 km	3 – 3.5 hours
Palmerston North	158 km	2 – 2.5 hours
Taupo	134 km	1.5 – 2 hours
Whanganui	87 km	1 – 1.5 hours
Taumararui	78km	1 hour

(Source: Google Maps, Horwath HTL)

DEMOGRAPHICS AND ECONOMICS

The most recent publicly available information containing 'detailed' demographic analysis for Raetihi is the 2013 Census.

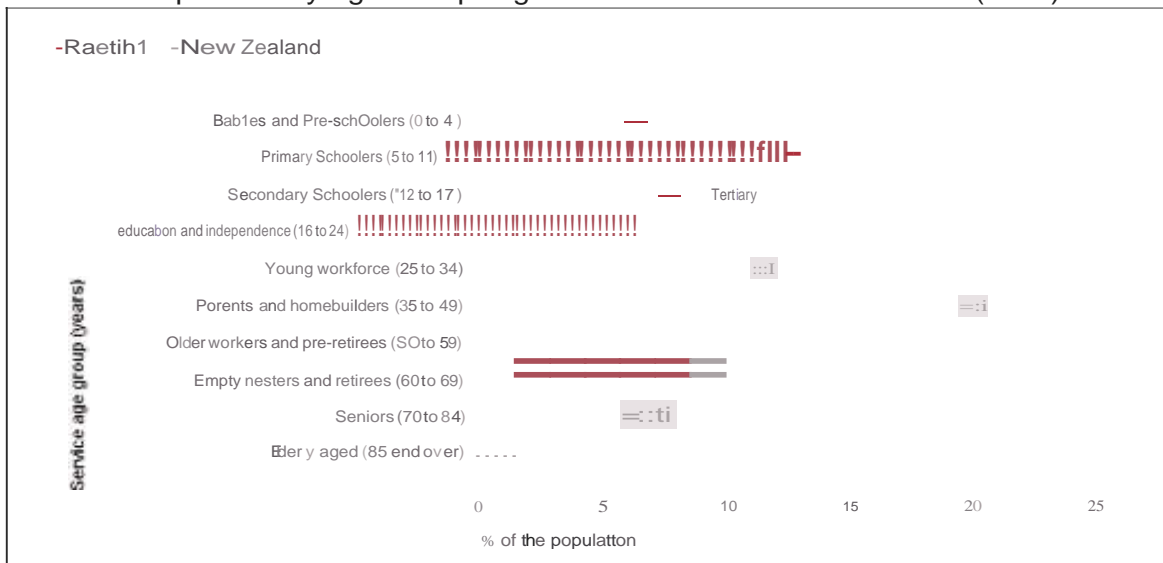
Demographic change across New Zealand is recorded by Stats NZ in the Census collections which are supposed to occur every five years. Population experts analyse and convert these raw figures into stories of place to inform Council staff, community groups, investors, business, students and the general public and provide free access to this data. The data used in this section has been obtained from these experts ("id").

The Census indicates that 60.6% of Raetihi's population (1,002 in 2013) classified as being of maori descent. This is significantly higher than at the district level (40.5%), regional level (21.3%) and national level (15.8%).

The Census showed that Raetihi had a higher proportion of people in the younger age groups (between 0 and 17 years old) and a lower proportion of people in the older age groups (60+ years) than the New Zealand average.

A breakdown of the Raetihi population by age group segment compared the national average is shown in Chart 8.1 below.

Chart 8.1: Population by Age Group segments - Raetihi and New Zealand (2013)



(Source: Stats NZ, compiled and presented by .id)

The size of Raetihi's labour force in 2013 was 462 persons, of which 108 were employed part-time (23.4%) and 297 were full time workers (64.3%). 57 persons (12.3%) were unemployed. This is higher than the national unemployment rate of 7.1% in 2013.

The trend has not positive between 2006 and 2013, with the number of people employed in Raetihi decreasing by 51 persons and the number of unemployed persons increasing by 18 persons. In the same period, the number of people in the labour force decreased by 33 persons, or 6.7%.

The sector with the highest percentage of employment (2013) is Agriculture, Forestry and Fishing, which employs 26% of the employed resident population. This compares to the national average of 6.5%. Other notable sectors are Education and Training (11.8%), Manufacturing (9.4%) Accommodation and Food Services (7.1%) and Transport, Postal and Warehousing (7.1%).

An analysis of the jobs held by the resident population in Raetihi in 2013 shows the three most popular occupations were:

- Labourers (96 people or 23.9%)
- Machinery operators and drivers (60 people or 14.9%)
- Managers (51 people or 12.7%).

In combination, these three occupations accounted for 207 people in total or 51.5% of the employed resident population. By comparison, the Ruapehu District employed 17.8% in Labourers, 6.0% in Machinery operators and drivers and 22% in Managers.

The pulpmill and sawmill at Tangiwai , 30km from Raetihi, is a significant employer for the area.

Analysis of individual income levels in Raetihi compared to the New Zealand average shows that that 5.5% of the population earned a "high" income (more than \$70,000 per annum) and 31.1% earned a "low" income (less than \$15,000 per annum) compared to 12.4% and 26.0% respectively at the nation level.

FUTURE OUTLOOK

Part 3 of RDC's 2018-2028 LTP includes a number of agreed assumptions about growth in the Ruapehu District. These assumptions are intended to inform forward planning of Council's Long Term Plan.

These assumptions are detailed below:

- Current situation estimate (2017): The latest Statistics NZ data (2013) says that the Usual Resident Population ("URP") of the Ruapehu District is in decline. Local professional experience indicates that this trend has slowed. Population growth is currently static, or slightly increasing.
- It is estimated that growth in the number and level of occupancy of holiday homes across the District will continue at approximately 4% per annum
- There is an increasing difference between the District's URP and non-resident population (visitors and holiday home occupants). The estimated non-resident population is projected to equal the District URP by approximately 2023.
- Overnight Visitors - use official Commercial Accommodation Monitor ("CAM") numbers. It is acknowledged that CAM is self-reporting and does not include Bed and Breakfasts and non-commercial accommodation .
- Other visitors – the same as CAM numbers. This accounts for day visitors , campers, bed and breakfast visitors and all other variations . Therefore , the total number of visitors - overnight and other – is twice the CAM (overnight) numbers.
- Accelerate25 (the implementation programme for the Manawatu-Whanganui Regional Action Plan) is planning for a 50% increase in visitor spending to the region by 2025. This will be made up of shoulder season visits , the same people spending more and staying longer and new visitors . For lack of any better knowledge, it is assumed that the three factors will be equal.

In the LTP, RDC has uses a metric 'Baseline Peak Population' as the baseline indicator for its Asset Management Plans and growth forecasts over the LTP period. The figure is a sum of the following estimates :

- assumed URP
- holiday home occupants from the RDC survey
- overnight night visitors (from CAM)

- other visitors (estimated to be the same as overnight visitors) .

RDC's estimates and projections for baseline peak population for the various major population bases in the District are shown in Table 8.2 below:

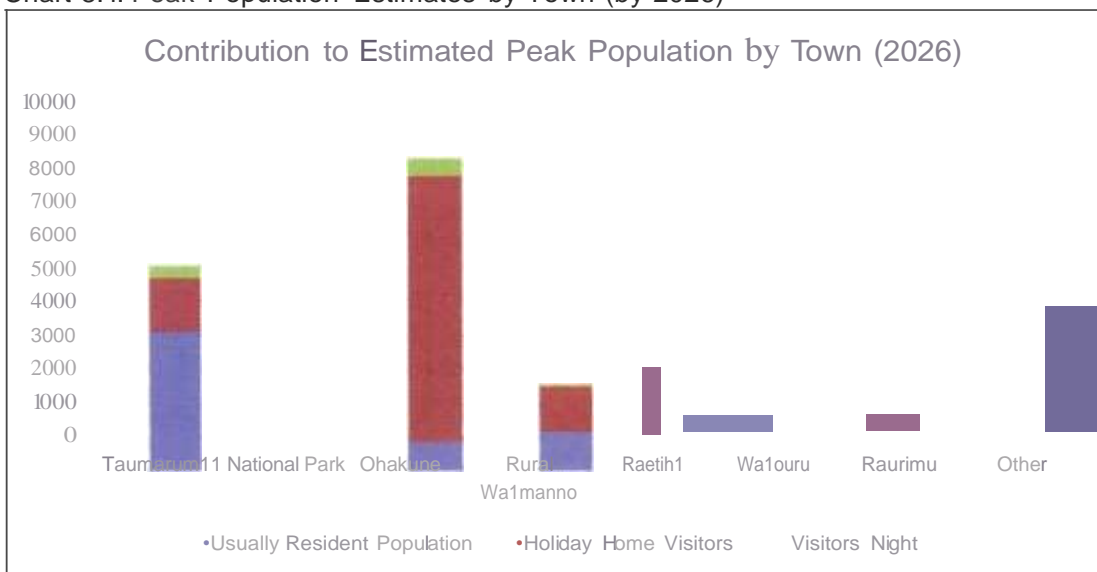
Table 8.2: 'Baseline Peak Population' growth projections 2016-2018 for RDC towns

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Change %
Ohakune	7,090	7,317	7,555	7,800	8,056	8,321	8,596	8,883	9,180	9,489	9,810	38.35%
Taumarunui	6,305	6,358	6,415	6,474	6,534	6,597	6,662	6,730	6,799	6,873	6,947	10.19%
Walouru	923	927	930	935	939	943	947	952	956	961	966	4.63%
Rural	2310	2348	2389	2430	2474	2519	2565	2613	2665	2717	2772	19.99%
Waimarino (Tangiwai)												
National Park	1874	1927	1983	2040	2100	2161	2225	2291	2359	2430	2502	33.48%
Raetihi	1776	1804	1832	1863	1894	1926	1960	1995	2031	2069	2109	18.74%
Raurimu	840	850	860	872	883	895	907	921	934	948	963	14.62%
Other	3370	3393	3416	3441	3467	3493	3520	3550	3579	3610	3642	8.06%
District	24,489	24,925	25,381	25,853	26,345	26,855	27,384	27,934	28,503	29,098	29,710	21.32%

(Source: Ruapehu District Council 2018-2028 Long Term Plan)

RDC's estimates and projections for the contribution to peak population by type of person for the various major population bases in the District are shown in Chart 8.1:

Chart 8.1: 'Peak Population' Estimates by Town (by 2026)



(Source: Ruapehu District Council 2018-2028 Long Term Plan)