City Resilience Committee Meeting, 5 November 2026

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1. What's tracking or delivered

- Turn and Gymnastic Circle Incorporated (T&GC) has obtained resource consent for its proposed 1,400m² gymsports facility at Lugton Park, and has secured $1.829 million of the estimated $3.5 million project cost through reserves, lending, grants, sponsorship and in-kind contributions; staff describe the overall financial risk to Council as limited because T&GC must have full funding in place before construction begins (item 7, p.23; item 8, p.33).
- Eastlink Community Hub Incorporated recorded more than 210,000 visits in the last 12 months, with use spread across weekdays and weekends, supporting staff's assessment that the hub is well used (item 8, p.31).
- Council's earlier urgent maintenance intervention at Hockin House — clearing gutters and applying silicon repairs — is reported by building surveyor Matt Nelson (30 September 2026 site visit) to have successfully achieved weather-tightness, with significant improvement in dampness and stabilisation of mould loads compared with his November 2025 assessment; the kitchen ceiling had, however, deteriorated (item 9, p.51).
- The Disability Advisory Group, established in 2025 as a significant outcome of the Disability Policy Action Plan 2022–2025, has endorsed the draft Accessibility and Inclusion Action Plan (AIAP) 2026–2031 and played a key role in shaping it (item 11, p.97).
- Hamilton's 2026 planting season delivered 93,000 native trees across the city, including 10,000 at Arbor Day, 7,000 through the Kids in Nature schools programme, and 18,000 through contractor-led work under the Nature in the City programme (item 6, p.19).

2. What's at risk

- Hamilton's Civil Defence Emergency Management (CDEM) officer numbers have remained unchanged for more than 12 years despite approximately 25% population growth (Stats NZ, 2025), while the Emergency Management Act 2026 (which received Royal Assent 3 September 2026, replacing the Civil Defence Emergency Management Act 2002) adds new responsibilities including a direct link to Long-Term Plans (LTPs) and new Chief Executive coordination duties; the Waikato CDEM Joint Committee wrote to the Minister about funding, and the response confirmed compliance costs are expected to sit within local government budgets (item 6, p.18).
- Hockin House Charitable Trust (HHCT) currently holds approximately $1,000 in funds and has advised that securing grant funding may be challenging without an agreement or memorandum confirming future ownership; the HHCT proposal also requires reserve reclassification from Recreation Reserve to Local Purpose Reserve, estimated to take 8–10 months, before a lease arrangement could be formalised (item 9, p.42–43).
- Hockin House is a Category A heritage building; Heritage New Zealand Pouhere Taonga has advised that relocation would diminish its heritage values and does not support the Mowbray relocation option; relocation is a non-complying activity under the District Plan with no certainty of consent, and consenting

costs are estimated to start at approximately $100,000 excluding specialist assessments, which the applicant has advised they are not prepared to fund (item 9, p.42–43).

- Marist Rugby Football Club is seeking $2.5 million of Council funding for proposed indoor courts; should the Traffic Impact Assessment (TIA) identify a need for additional car parking, intersection upgrades or related transport improvements, Marist will also seek Council support for those infrastructure works; the resource consent process has not yet begun, though pre-application conversations have started, and the full funding request is deferred to the 2027–37 Long-Term Plan (item 7, p.25).
- If the Eastlink head lease and sub-lease arrangements are not approved, affected groups may not have secure tenure for the buildings they own and operate at Lugton Park; staff also note that if the gymsports proposal is declined, T&GC — which has already incurred planning costs, secured some external funding and obtained resource consent in reliance on prior in-principle Committee support — would need to restart planning without secured space (item 8, p.34).
- Eastlink has requested the approximately 8,000m² car park be excluded from its new lease, returning it to Council control; this would transfer ongoing maintenance costs of approximately $3,000 per annum and future renewal costs estimated at $240,000 to $800,000 (subject to condition assessment) to Council (item 8, p.33).
- The proposed 25-year lease term for Eastlink exceeds the 15-year maximum in the Community Occupancy Policy; staff support the longer term on the basis that it remains within the 33-year maximum under the Reserves Act 1977 and that the site contains significant community-owned assets, but note the lease includes provision for future rental changes if Council adopts a new framework through the 2027–37 Long-Term Plan review (item 8, p.31).
- Hamilton Golf Club's requested 33-year lease term also exceeds the Community Occupancy Policy maximum; staff recommend a 25-year term instead, which itself exceeds the policy maximum of 15 years; the report notes Council has previously approved exceptions including terms of up to 25 years where extenuating circumstances exist (item 10, p.86–87).
- The Accessibility and Inclusion Action Plan (AIAP) 2026–2031 report states that adoption of the Plan does not commit Council to additional unbudgeted expenditure, and that actions dependent on future projects or improvements requiring additional funding will be considered through future Annual Plan and Long-Term Plan processes; some actions are also dependent on partner agency involvement (item 11, p.100).
- The Council-owned disused public toilet at Edgecumbe Park has a current book value of $33,657; approving its transfer to Waikato Table Tennis Association would result in a loss on disposal of $33,657, though staff note there are no Annual Plan implications for balancing the books and no renewal funding is allocated in the 2027–37 Long-Term Plan for either toilet building (item 10, p.91).

3. What's unmeasured or missing

- The Hockin House Charitable Trust's staged restoration budget has not been finalised: the HHCT proposal states that borer treatment and mould removal costs cannot yet be supplied as quotes are still being sought, and the overall rejuvenation budget and staging figures are described as estimates with water rates yet to be added (item 9, p.67–68). This matters because staff cite the need for greater certainty on restoration costs and long-term funding before any final ownership decision.
- The Marist Rugby Football Club's detailed weekend attendance figures have not been provided in the supplied report: the report notes approximately 8–12 Saturdays per year experience very high demand but states that detailed weekend attendance has not been provided (item 7, p.25). This matters to the assessment of transport and parking impacts, which are to be considered through the resource consent process.
- The court hire fee for the proposed Marist indoor courts appears redacted in the supplied report (shown as a redacted street address placeholder), so the proposed community access pricing for court hire is not

readable in the supplied document (item 7, p.25).

- The Accessibility and Inclusion Action Plan 2026–2031 attachment (the full plan document) is included in the pack but the report states progress will be reported annually via Executive Update or to the relevant Committee; no baseline accessibility metrics or measurable targets against which annual progress will be assessed are identified in the supplied staff report (item 11, p.96–102). This matters because the Committee is being asked to approve the Plan and note the annual reporting commitment.

4. Questions to ask

- The Chair's report notes Hamilton's CDEM officer numbers have been unchanged for more than 12 years and that the Emergency Management Act 2026 adds new responsibilities to be funded within existing local government budgets: what is the current number of CDEM officers, what additional resourcing has been identified as needed to meet the new Act's requirements, and when will a formal resourcing proposal be brought to the Committee for consideration in the 2027–37 Long-Term Plan? (item 6)
- The Hockin House staff recommendation approves up to $10,000 of urgent maintenance works from existing budgets and requests a six-month due diligence period: if HHCT's due diligence confirms the proposal is viable, what is the anticipated timeline and process for the Committee to make a final decision on ownership transfer, and does the six-month period align with the reserve reclassification process estimated to take 8–10 months? (item 9)
- The Eastlink lease recommendation includes a clause that rental concessions are subject to change via the upcoming Community Occupancy Policy review: at what point in the 25-year lease term could rental changes take effect, and what notice or process would apply to Eastlink and its sub-lessees if the rental framework changes materially? (item 8)
- The Marist proposal is deferred pending resource consent and Long-Term Plan funding consideration: given that the second stage indoor courts development was not publicly notified under the current consultation, will a separate public notification process under section 54(2) of the Reserves Act 1977 be required before any lease approval for the indoor courts, and if so, what is the expected timeline? (item 7)
- The Hamilton Golf Club lease recommendation includes a special condition requiring the course to remain accessible to non-members through casual green fee play at rates comparable with similar public golf courses in New Zealand: how will compliance with this condition be monitored and reported to Council over the 25-year lease term? (item 10)
- The Free Believers in Christ Fellowship lease application is not yet complete and approval is proposed to be delegated to the General Manager Customer and Community: what Community Occupancy Policy requirements remain outstanding, and what shared community use provisions will be required as a condition of the lease? (item 10)

Before entering public exclusion

- The public agenda includes several community occupancy lease approvals for named organisations (items 8 and 10). Can staff confirm whether item C1 relates to one of those named organisations or to a different party, and whether any publicly disclosed financial terms from the open agenda are relevant to the excluded discussion?

5. What you're endorsing by accepting

- Item 5 — The Committee is asked to confirm the open minutes of the City Resilience Committee meeting held on 27 August 2026 as a true and correct record. Confirmation does not re-open or alter the decisions recorded in those minutes, including the resolved lease approvals for the Celebrating Age Centre, Te Rapa Sportsdrome and Pembroke Park Clubhouse, and the direction to staff on Hockin House.

- Item 6 — The Committee is asked to receive the Chair's report. Receiving the report is information only and does not approve any resourcing, policy change or commitment in relation to CDEM staffing or the Emergency Management Act 2026 obligations described in the report.
- Item 7 — The Committee is asked to: (a) receive the report; (b) approve the Turn and Gymnastic Circle Development Proposal at Lugton Park, subject to the lease agreement (which is the subject of item 8); and (c) defer the decision on the Marist Rugby Football Club proposal pending the outcome of the resource consenting process and consideration of the full project within the 2027–37 Long-Term Plan. Approval of the T&GC proposal is a condition precedent to the sub-lease under item 8; it does not itself commit Council to any capital expenditure, as T&GC must secure full funding before construction. The Marist deferral preserves the Committee's ability to consider a more complete proposal including consenting outcomes and funding decisions.
- Item 8 — The Committee is asked to approve: (a) a new 25-year community group lease to Eastlink Community Hub Incorporated for 25,908m² at Lugton Park at $3,307.21 plus GST per annum (an 87.5% subsidy on market rent of $26,457.65), with a clause that rental concessions are subject to change via the Community Occupancy Policy review; (b) Eastlink entering into sub-lease agreements with Hamilton Wado-Kai Karate, Waikato Badminton Association, Hamilton Inline Hockey Club, Waikato Tennis Trust, Lugton Park Rackets Club, and Turn and Gymnastic Circle; (c) T&GC as a new sub-lessee to develop a 1,400m² gymsports facility, subject to the item 7 deliberations approval, building consent, full funding before construction, and facility development within 24 months; and (d) the Waikato Badminton Association pro-shop commercial activity of approximately 13m² managed under the head lease. The 25-year term exceeds the Community Occupancy Policy maximum of 15 years but is within the Reserves Act 1977 maximum of 33 years. Approval also transfers responsibility for the approximately 8,000m² car park to Council, with ongoing maintenance costs of approximately $3,000 per annum and future renewal costs estimated at $240,000–$800,000 subject to condition assessment.
- Item 9 — The Committee is asked to: (a) receive the report; (b) approve undertaking essential works (borer treatment and roof and gutter repairs) estimated under $10,000, funded from existing operational budgets; and (c) request staff to undertake further due diligence with HHCT on statutory, financial, operational and heritage considerations and report back within six months with recommendations on future ownership and management. This approval does not transfer ownership of Hockin House, approve a lease, or commit to either the Mowbray relocation or HHCT community hub proposal; those decisions remain for a future meeting.
- Item 10 — The Committee is asked to approve: (a) a new 25-year community group lease to Hamilton Golf Club Incorporated for 424,486m² at $10,893.66 plus GST per annum, with a special condition requiring non-member access through casual green fees at comparable public course rates — the 25-year term exceeds the Community Occupancy Policy maximum of 15 years but is within the Reserves Act 1977 provisions; (b) a new 15-year community group lease to The Scout Association of New Zealand Incorporated (Chartwell Scouts) for 263m² at Bankwood Park at $201.53 plus GST per annum; (c) a new 15-year community group lease to Waikato Table Tennis Association Incorporated for 1,140m² at Edgecumbe Park at $674.00 plus GST per annum; (d) transfer of ownership by gift of the disused public toilet buildings at Edgecumbe Park and Bankwood Park to the respective associations on an as-is-where-is basis with no ongoing Council liability — the Edgecumbe Park toilet has a book value of $33,657 and transfer will result in a loss on disposal of that amount; (e) staff to work with Free Believers in Christ Fellowship International New Zealand Incorporated to complete lease application requirements; and (f) delegation to the General Manager Customer and Community to approve the Free Believers lease once all policy and statutory requirements are met. All leases include a clause that rental concessions are subject to change via the upcoming Community Occupancy Policy review.
- Item 11 — The Committee is asked to approve the draft Accessibility and Inclusion Action Plan 2026–2031 and note that progress will be reported annually via Executive Update or to the relevant Committee. Staff confirm that adoption does not commit Council to additional unbudgeted expenditure; actions requiring

additional funding will be considered through future Annual Plan and Long-Term Plan processes. The Plan replaces the concluded Disability Policy Action Plan 2022–2025.

- Item 12 — The Committee is asked to resolve to exclude the public for consideration of item C1 (Community Occupancy Lease) under section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, on the grounds of section 7(2)(a) (privacy of natural persons). This resolution excludes the public from that item only; it does not approve the substance of the excluded matter.

Coverage

- Analysed: City Resilience Committee Meeting, 5 November 2026 — Source ⓘ *Dense formatting in this document means some details might not have made it in. Check the source PDF to be sure.*
- Reference plans checked: none checked.
- Prior briefs checked: none checked.