

11. **SPREYDON/HEATHCOTE COMMUNITY BOARD WORKING PARTY –  
REPORT OF 30 MARCH 2006**

<b>General Manager responsible:</b>	General Manager, Regulation and Democracy Services, DDI 941-8549
<b>Officer responsible:</b>	Lisa Goodman, Community Board Principal Adviser
<b>Author:</b>	Peter Dow, Community Secretary

**PURPOSE OF REPORT**

The purpose of this report is to submit the outcomes of the Hillmorton Working Party meeting as follows:

**Report of a meeting of the Hillmorton Working Party  
held on Thursday 30 March 2006 at 5.15pm  
in Meeting Room 1, Beckenham Service Centre**

**PRESENT:** Phil Clearwater (Chairperson), Oscar Alpers, Paul de Spa and Megan Woods

**1. APOLOGIES**

Apologies for absence were received and accepted from Chris Mene and for lateness from Oscar Alpers and Paul de Spa.

**2. INTRODUCTIONS**

The Chairperson welcomed various community representatives to the meeting, and provided an overview of the Board's interest and involvement to date including progress on the draft conservation plan funded by the Board.

**3. CURRENT SITUATION**

Mr Michael Aitken, Greenspace Manager, advised that Ngai Tahu has confirmed its purchase of the Hillmorton Hospital site.

Details of the process and timeframes regarding the subdivision consent application were provided.

Input from the Council's Community Support, and Strategy and Planning Units, was now to hand and along with a response from the Greenspace Unit, a report would be submitted to the Board in the near future.

The Community Support Unit has concluded that the area is well served by community facilities, and therefore the Hillmorton building is not required as a community facility.

Greenspace wish to use the reserve contribution to acquire the garden area in front of the building, not the building itself or land.

The Strategy and Planning Unit, with financial assistance from the Board, has been preparing a Conservation Plan including associated costings to bring the building up to a useable standard, with the estimate for such work being in the region of \$450,000 excluding land costs. In addition, there would be the costs of building purchase. No Council provision has been made for the possible purchase of the building, or work to bring it to a useable standard, in the draft LTCCP.

Council heritage staff do not consider the building has a high priority for protection.

The following points were noted from the ensuing discussion:

- The availability of other local community facilities was disputed.
- Details to be obtained and advised on the likely level of reserve contribution.
- Clarification requested on the building's heritage values vis-à-vis the view of Council staff, compared to what is mentioned in the draft of the Conversation Plan.

- Retention of the building is the primary objective, therefore, funding sources are a key consideration along with ascertaining community input and views.
- Possible uses of the building include artists' residence, residential occupation, use by community groups, café/restaurant and a museum.
- The Board should continue to act in its advocacy role and ascertain community input via a public meeting.
- In addition to the refurbishment costs associated with the building was the acquisition of the land the building sits on, along with 2,000m<sup>2</sup> of land surrounding the building.
- Clarification was requested on the extent and use of reserve contribution funds and whether the building could be included.
- Clarity requested about the Category 2 provisions in the City Plan given the contra heritage view.
- Staff were asked to let the Board know when the subdivision consent was lodged.
- Volunteer effort would be sought to restore the building once ownership is secured.
- A concept plan for the site and the immediate area was tabled showing a more defined linkage between the building and the nearby water tower.

#### 4. **NEXT STEPS**

- The first priority was to save the site in public ownership including retention of the building.
- Action plan required to stop its further deterioration.
- Assess making the building useable by the community.
- Public meeting option to be pursued.
- Noted that a formal report on the overall matter would be made to the Board in the near future.

The Chairperson thanked the community representatives for their attendance and contributions.

The meeting concluded at 6.37pm.

#### **DEPUTY CHAIRPERSON'S RECOMMENDATIONS**

- (a) That the report be received.
- (b) That the Board host a public meeting to obtain the views of the community.