



Development proposal – Lugton Park

21 July to 21 August 2026



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Background

Established in 1953, Turn and Gymnastic Circle is a gymnastics provider that has seen membership grow to the point where a dedicated gymnastics facility is now required.

This proposal is for Turn and Gymnastic Circle to fund and construct a 1,200-1,400m² purpose-built gym sports facility as part of the Eastlink Community Hub at Lugton Park. Construction is anticipated to begin in 2026, subject to approvals.

The facility would:

- be owned and operated by Turn and Gymnastic Circle
- support a range of gymnastics disciplines
- provide opportunities for broader community use.

As the proposed development is on publicly owned land, public notification and consultation is required under the Reserves Act 1977. Consultation feedback will help inform Council's decision-making on the development of the gym sports facility at Lugton Park, and any conditions of approval.



Consultation feedback

This consultation was live from 21 July – 21 August 2026.

We received a total of **16 online submissions** through Council's Have Your Say page, from:

- 14 individuals
- two representatives of organisations.

Respondents were asked:

- if they supported the proposed gym sports facility development at Lugton Park
- why they support or do not support the development (free-text question)
- if they'd like to make a verbal submission at a Council meeting, two submitters have indicated that they would.

Due to the small number of respondents, submissions have been presented in full in this report. Any analysis is intended to be indicative only.

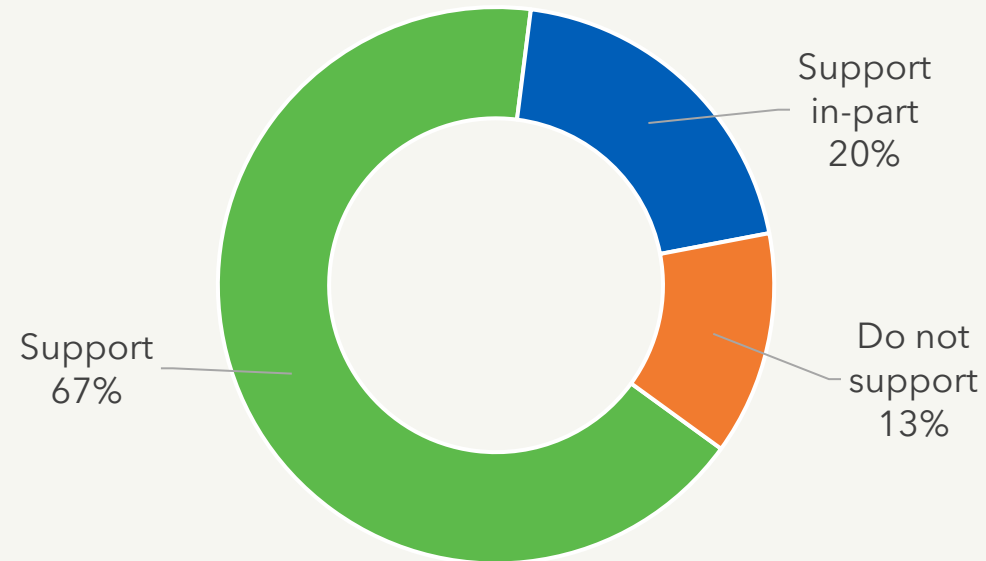


Submission insights

Individual responses

Individual responses

Support for proposed development at Lugton Park



Q. Do you support Council's proposal to allow the development of a purpose-built gym sports facility at Lugton Park?
Base: All individual respondents (n = 13). Don't know/unsure responses (n=1) excluded.

Individuals who support or support in-part the development at Lugton Park said:

Support	Please tell us why you do or don't support this proposal. Free-text response:
Yes	A new facility for the community. How amazing.
Yes	Expanding the facilities at Lugton park increases the return to the community through the facilities provided + any return to council through rent etc.
Yes	Hamilton requires additional gymnastics facilities and Turn & Circle Gymnastics requires a permanent location.
Yes	It will be a great asset for the community
Yes	We need to be supportive of community led projects
Yes	Gymnastics would be a great addition to the Eastlink hub.
Yes	Will be good for the local area and kids in the area. Are more than happy to support this building.
In-part	I support it however as a frequent visitor to Eastlink (for tennis), I am concerned about the safety of the road junction from Wairere Drive. It can be very difficult getting into and out of Old Farm Road (I have to turn across traffic when leaving Old Farm Road and heading towards the north. If this building is allowed along with the development of facilities at Marist which I also visit regularly for football matches, can you please ensure you have a safe, traffic light junction for Wairere Drive/Old Farm Road. Thanks
In-part	I support it, SUBJECT TO HCC not incurring any up-front costs, nor any ongoing costs during the life of the project. As usual, you've provided no useful information on what costs the council will incur in supporting this proposal, what degree of sponsorship you're providing to enable the project to proceed, and the effect on local infrastructure including traffic volumes.

Individuals who don't or are unsure if they support the development at Lugton Park said:

Support	Please tell us why you do or don't support this proposal. Free-text response:
No	Submission Opposing the Proposed Gymnastics Facility at Lugton Park I wish to strongly oppose the proposal to build a gymnastics facility at the Lugton Park area. I have several concerns about the impact this development would have on the surrounding neighbourhood, particularly the loss of valued green space, increased traffic and parking pressure, and road safety. 1. Loss of valued green space: The proposed development would take away an important area of open green space that is highly valued and cherished by the surrounding neighbourhood. Green spaces provide residents with an opportunity to walk, exercise, relax and enjoy an open environment, and they contribute significantly to the character and quality of the neighbourhood. I question whether the loss of this green space is justified when there are already several indoor sporting and fitness facilities in the area. For example, both Unirec and CityFitness are within approximately a 15-minute walk of the proposed site. These facilities provide modern equipment and a range of programmes and exercise classes for different age groups, including seniors, and are accessible to the wider public. While I recognise that gymnastics is a specialised activity, I believe the Council should carefully consider whether the demand for a new facility is sufficient to justify permanently sacrificing an existing green field that is used and valued by local residents. 2. Insufficient parking and increased traffic: The neighbourhood already experiences significant pressure on available car parking because of the existing sports facilities and events in the area. As residents living next to the field, we regularly witness how congested the surrounding streets become, particularly after hours and during weekends. Parking is already difficult during normal sporting activities. When events are held at Marist Park, the situation becomes considerably worse, with the available grassy areas also becoming heavily occupied by parked cars. Adding another major sporting facility is likely to bring additional vehicles, including participants, parents, coaches and visitors. I am concerned that the existing roads and parking infrastructure will not be able to cope with this additional demand. The Council should therefore consider the cumulative impact of this development together with the existing sporting facilities and events, rather than assessing the proposed gymnastics facility in isolation. 3. Road safety concerns: I am also seriously concerned about the impact of increased traffic on road safety in the neighbourhood, particularly at the intersection of Old Farm Road and Wairere Drive. Since the extension and improvement of the rugby facilities at Marist Park, we have witnessed a significant increase in traffic in the area. We have personally witnessed dozens of vehicle accidents at or around this intersection. This is already a busy area, and the additional traffic generated by a new gymnastics facility could further increase congestion and the risk to drivers, pedestrians and other road users. Before approving any further development of this scale, I believe the Council should undertake a thorough and independent assessment of the existing traffic conditions, parking capacity and road safety at the Old Farm Road/Wairere Drive intersection and surrounding streets. Conclusion: I respectfully ask the Council to reject the proposed gymnastics facility at Lugton Park, or at the very least to reconsider its location and investigate alternative sites that would not require the loss of an established and valued green space. The proposal needs to demonstrate that the community benefit of the facility genuinely outweighs the loss of green space and the additional pressures it would place on parking, traffic and road safety. For residents living in the immediate vicinity, these are not theoretical concerns. We experience the existing parking, traffic and safety problems on a regular basis. I therefore ask the Council to give significant weight to the lived experience of the local community when considering this proposal.

Q. Do you support Council's proposal to allow the development of a purpose-built gym sports facility at Lugton Park?

Individuals who don't or are unsure if they support the development at Lugton Park said, cont...

Support	Please tell us why you do or don't support this proposal. Free-text response:
No	In short, the parking situation has never been addressed. Every weekend and most evenings during the week, we have cars strewn across the road at every location, which poses significant safety concerns for residents trying to get out of their driveways. Cars are even parked with broken yellow lines on the road and have really ripped through the road verge. Get the parking sorted out before inviting more people to attend the area
Don't know/unsure	Will supporting this proposal result in an increase in rates bills? If so, then I don't support it. I only support this if it does not result in an increase to our rates bills. The growing membership of the gymnastics club should pay for this if they want it. Rates are currently too high to add to them with a luxury like this.

Submission insights

Organisation responses

Two organisations made submissions on this proposal.
Their feedback is presented in full on the following slide.

Organisation responses

Hamilton City Youth Council

Question:

Do you support Council's proposal to allow the development of a purpose-built gym sports facility at Lugton Park?

Response:

In-part

Please tell us why you do or don't support this proposal. Free-text response:

Strengths - New gymnastics facility for growing discipline, more room for potential parking development, current use of park is limited (low impact on current use)

Weaknesses - Opportunity cost of using space for parking (safety improvements), impact on safety of road and major intersection

Our major concern about the proposal is the potential impact on safety. Many young children cross the road on the daily and their safety is paramount to our perspective. We would like to see an increase in parking facilities to cater for the demand that will come with this project.

Hamilton Old Boys Rugby & Sports Club Inc

Question:

Do you support Council's proposal to allow the development of a purpose-built gym sports facility at Lugton Park?

Response:

Yes

Please tell us why you do or don't support this proposal. Free-text response:

This project is a well supported community-led project and is identified as a priority project within the Eastlink Community Hub Masterplan. It will add to and compliment the indoor recreational facilities of the city with more multiuse space and will provide a fit-for-purpose home to a thriving club. I support wholeheartedly.



Engagement

Tactics + results

Engagement results

Please note: Engagement tactics for this proposal and another nearby proposal were delivered jointly, as both were relevant to the same audiences.

Reached

Heard about the consultation

- Public notice in Waikato Times
- 500 letters delivered to nearby properties
- Email to park users and stakeholders
- Antenno to surrounding area

Engaged

Sought more information

- Antenno link was clicked 111 times
- This proposal and one other were presented together on the same consultation page. There were 405 unique visitors to this page but it's unclear how many were visiting for this specific proposal.

Heard

14 individuals and two groups provided feedback

What's next?



**Community
consultation**

21 Jul - 21 Aug 2026



**Hearings for
verbal submissions**

TBC



**Decision
made**

TBC



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