
ORDINARY MEETING

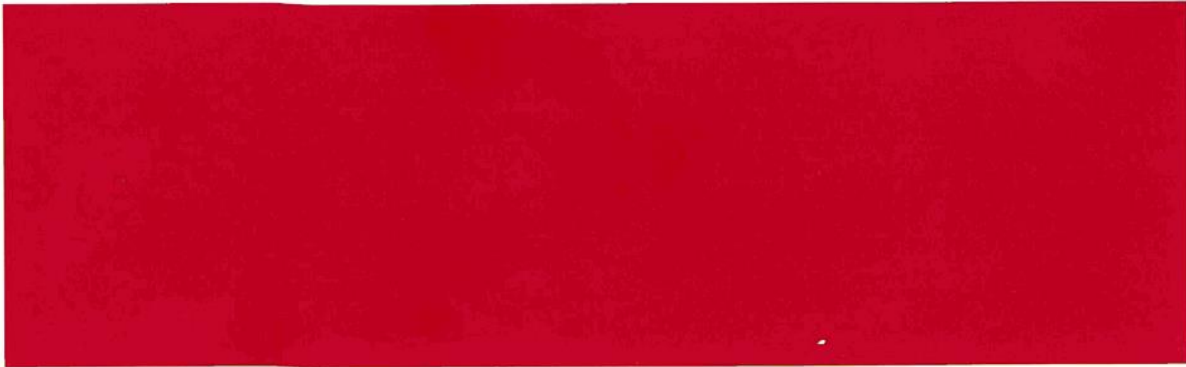
OF

COMMUNITY, SPORT AND RECREATION COMMITTEE

MINUTE ITEM ATTACHMENTS

Time: 9.15am
Date: Wednesday, 3 February 2016
Venue: Committee Room 1
Ground Floor, Council Offices
101 Wakefield Street
Wellington

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1.4.1 Toitu Poneke	
Tabled Item A - Toitu Poneke Community and Sports Hub, Kilbirnie Park	2
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Toitu Poneke Community & Sports Hub Kilbirnie Park, Wellington

Information Update at February 2016



Architect impression of final hub complex

Overview

The Toitu Poneke Community & Sports Hub (TPCSH) will be an exemplar of its kind in New Zealand.

Perfectly located on Kilbirnie Park and complementing the neighbouring Wellington Regional Aquatic Centre, Kilbirnie Rec Centre, Ruth Gotlieb Library and nearby ASB Indoor Sports Centre, the services and facilities offered to multiple sports clubs, community groups and businesses, will be like no other in the Region.

With Stage One works completed in 2015 and delivering significant community benefits, the Hub is already walking the talk! Initial feedback and vastly improved venue usage are incredibly encouraging.

Achievable Stage Two capital works are planned for 2016 and early 2017. By early – mid 2017 the Toitu Poneke Community & Sports Hub will be fully operational, with :

- » dedicated staff
- » a range of facilities for sport, meetings, celebrations and training
- » community & school programmes
- » pre/after school care
- » storage
- » administration services

Multiple cultures, genders, the young, the aged, from throughout our entire Region, Toitu Poneke will provide a modern, fit for purpose and unique environment, promoting health and socialisation. The focus will be on people, programmes, partnerships and performance.

Thank you for your interest and support.



Club in 2014 (pre Stage 1 works)



Aerial view of Kilbirnie Park

The Problem

- » Original Poneke Football Club (Rugby) building with ageing and under-utilised training and social spaces – no longer fit for purpose and financially draining
- » Identified lack of “club & community” facilities in the wider region
- » Multiple clubs and community groups struggling for affordable venues
- » Diminishing volunteer base
- » Community & Sporting Clubs spending disproportionate time on buildings, when focus should be on people and programmes

The Positives

- » Key sporting / community precinct
- » High profile location
- » Surrounded by growing communities
- » Range of cultures, genders and ages in region
- » Significant regional Park, already housing public use spaces, Rugby fields x 3, Football field x 1, Cricket pitches x 5, softball, athletics, bowls, play ground, Regional Aquatic Centre, Community Library, Recreation Centre and Plunket
- » Multiple schools, ASB Indoor Sports Centre and Kilbirnie Shopping / Business District within easy walk
- » Key transport links in place (and likely to be improved)
- » Existing building has great bones / spaces
- » Proactive and supportive City Council / landowner



Stage 1 interior images and new partial decking

The Progress

- » Independent "Review of Development Concept" (pre-feasibility study) = positive
- » Consultation with multiple sports clubs, community groups and neighbours
- » Commissioned "Needs Analysis" = positive
- » Regular engagement with Wellington City Council, Officers and Councillors = positive
- » Formed the "Toitu Poneke Establishment Group", representing current and potential member clubs and groups, independently chaired by Dame Margaret Bazley (held regular and minuted meetings since early 2014)
- » Consulted with multiple funding authorities
- » Developed working drawings and received multiple builders estimates
- » Visited and researched multiple "Hubs" throughout New Zealand and the World
- » Received legal advice on structure of Incorporated Society, including draft Memo of Understanding and Constitution
- » **COMPLETED** Stage One construction works in 2015, including upgraded social and meeting rooms, upgraded stairs, disabled toilets, fire safety, new sliding windows, upgraded kitchen, new park facing deck and viewing platform, new audio visual, air conditioning (heat and cool), flooring and lighting (see "The Numbers" below), completed on time and on budget
- » Employed a Community Engagement Officer, who has already nearly doubled Centre usage, by a range of sports clubs, community groups and meetings, conferences and family celebrations



Participants Plus

Toitu Poneke is fully engaged with and/or have letters of support from the following community organisations, seeking to join, or use the facility in a range of capacities :

- » Poneke Football Club (Rugby)
- » PK Softball
- » Wellington East Netball
- » Eagles Victoria Volleyball
- » Wellington Diving Club
- » Wellington Darts Association
- » Wellington Genealogy Association
- » Kairangi Bridge Club
- » Capital Swim Club
- » Wellington Saints Basketball
- » Miramar Rangers Football Club
- » Capital Sports Performance (multisport)
- » Multi-Cultural Society
- » Kilbirnie Business Network
- » Brooklyn Cricket Club
- » Eastern Barbarians AFL Club
- » NZ Handball Federation
- » Sport Wellington
- » Wellington Rugby Union
- » NZ Rugby
- » Sport NZ
- » New Zealand Community Trust
- » Wellington City Mission
- » Wellington Police
- » Scots College
- » St Pats College
- » Rongotai College

New community groups are engaging with Toitu Poneke weekly.

Proven Advantages

- » Operational savings
- » Club collaboration on membership, marketing and administration
- » Clubs retain own identity and operational control – but enjoy benefits of “Hub” umbrella and shared facilities
- » Modern, fit for purpose facility with high usage rate
- » Increased community participation and programmes
- » Higher membership numbers
- » Improved sporting performance and pathways (focus on sport, not buildings)
- » Professionally managed and operated (employment opportunities)
- » People are priority
- » Promote and support volunteers
- » Storage
- » Affordable venue for community to access
- » All abilities, all cultures, all genders, all ages = healthy communities

In Scotland, Hubs are proving very effective – they currently have 133 Hubs serving 86,000 members, with 58% young people, 48% adults, even split between male and female, with 9,000 coaches (92% of whom volunteer).

The Plan (Stage 2)

2016

- Feb** Paint exterior of wooden building
Seek key funding for Stage Two / Hub completion
- Mar – Apr** Website and online space booking tool
- Jun – Jul** Construct new community room and supporting facilities
- Aug – Sep** Welcome Darts, Bridge, Geneology etc as regular centre users
Club and community engagement
Engage with Aquatic Centre, Rec Centre and ASB Indoor Stadium on collaboration, sharing of space, new community programmes
- Sep – Dec** Replace existing indoor astro turf training centre
- All year** Continue community engagement and enhanced facility use

2017

- Jan – Mar** Construct new and welcoming entrance way and administration offices
Form Incorporated Society
- Apr** Employ full time facility and programmes manager
Finalise lease of building from Poneke Football Club
Develop operational plan and agreements
Implement school holiday and community programmes
Initiate OSCAR pre/After School Care
- 01 Jul** Commence operations

The completed Hub Building will offer :

- » Access to Kilbirnie Park fields (via WCC)
- » Comprehensive ground floor changing rooms and showers, for both males and females
- » Ground floor public toilets
- » Storage facilities (eg, sport equipment, files etc)
- » New indoor astro turf training centre, with windows from park, road and upstairs lounge
- » Modern, well equipped social lounge(s) – capacity of 350 standing – with large kitchen, furniture, views over park, outside decking and stairs, female/male and disabled toilets
- » Lift access
- » New community room, carpeted, with storage, office, 2 toilets and small servery
- » Indoor hard floor training room, for circuits, team training, pre/after school care etc
- » Light and welcoming entrance off Kilbirnie Park
- » Administration offices
- » Self sufficient financial operation



The Numbers

Review of Development Concept (COMPLETED 2014)

- » Independent Consultant Review / Needs Analysis
- » Project cost \$18,000
- » Funded by :
 - WCC \$ 4,600
 - TPEG Member Clubs \$ 13,400

Stage One (COMPLETED 2015 / EARLY 2016)

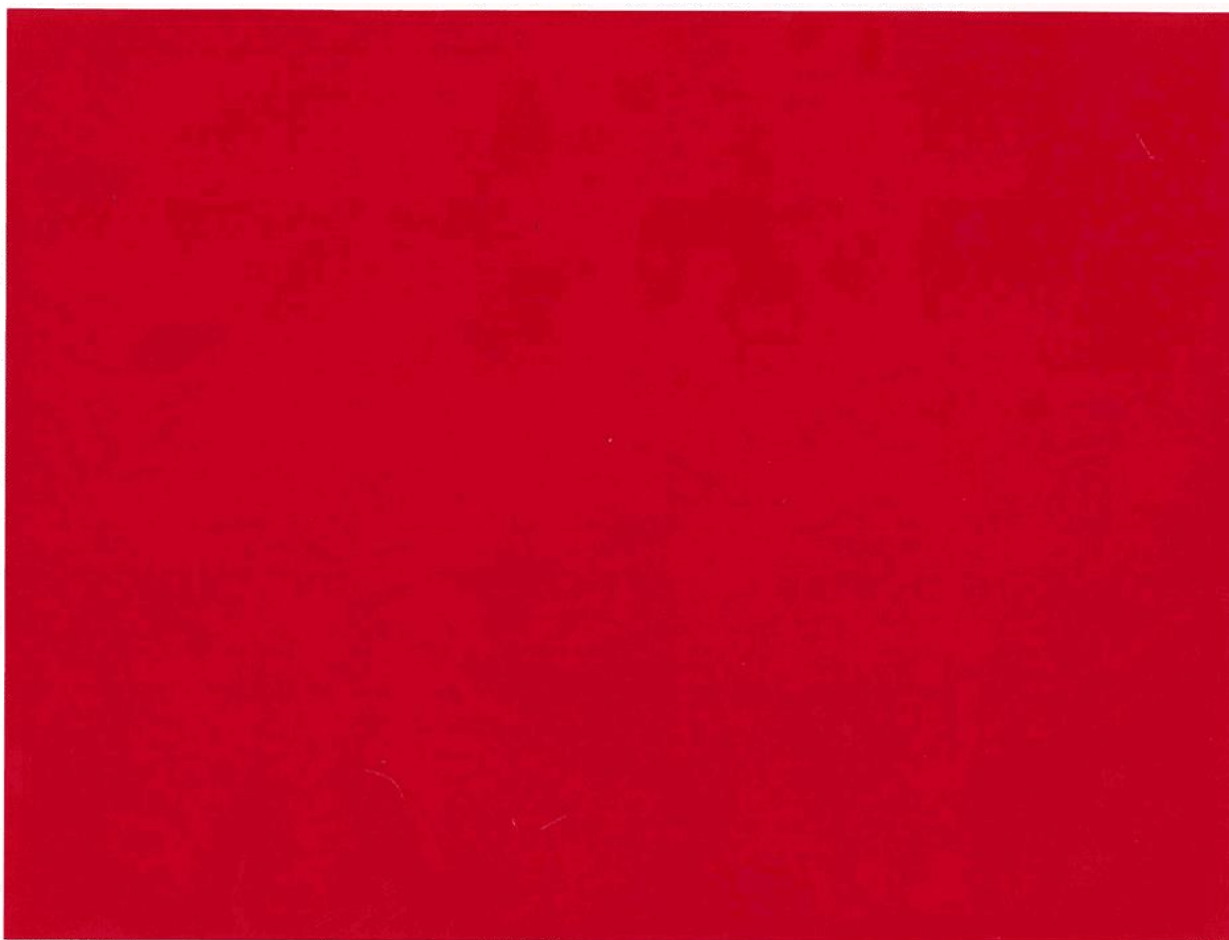
- » Upgraded social & meeting rooms, disabled toilets, fire safety, new deck, upgraded kitchen, new sliding windows, new audio visual, air conditioning (heat and cool), flooring and lighting, painting exterior
- » Completed on time and on budget
- » Project cost \$440,000
- » Funded by :
 - Poneke Football Club savings \$ 130,000
 - Private donations and fundraising \$ 10,000
 - Poneke Football Club bank loan \$ 50,000
 - NZ Community Trust grant \$ 250,000

Full Feasibility Study (DUE FEB 2016)

- » Independent Consultant, including Architect Drawings / Concepts
- » Project Cost \$28,500
- » Funded by Lottery Grants Board

Stage Two (PLANNED FOR 2016 / EARLY 2017)

- » New community room (and services), new entrance way, extended deck and park access, replaced indoor astro turf training centre, administration offices, storage, access / security system
- » Project cost estimated at \$1.6m
- » Funding requests in progress with :
 - Lottery Grants Board
 - Wellington City Council (Annual Plan)
 - Multiple Community Trusts
 - Member donations and fundraising



For more information

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Project Manager

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021 875031

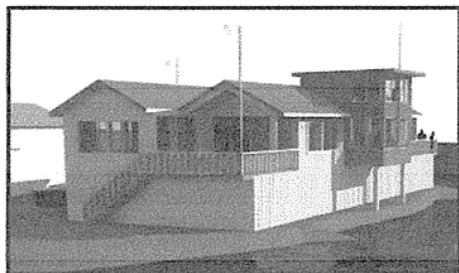
Toitu Poneke Community & Sports Hub
Kilbirnie Park
Wellington

Thank you for your interest and support



Rebuild project update for WCC

Community, Sport and Recreation Committee 03 February 2016



Total cost of project: \$1,950,000 for building + \$350,000 for associated ground works

Current status of project: Preliminary designs have been completed. Resource consent has been granted. Organisational plan has been completed. Land owner consent application is in progress. Wave study is about to commence.

Proposed project start date: April 2017

Progress since the November 2015 update to committee:

- An organisational plan outlining the seven future uses of the facility has been published and can be read on the club website at wbbc.org.nz.
- A video explaining the reasons for the rebuild project and how the facility will be 'more than a club' has also been published on the club website.
- The Club has been meeting with Council officers to progress the land owner consent application. Two meetings prior to Christmas have provided officers with the information required to make an assessment of the application. We anticipate a land owner consent will be granted in the near future.
- OPUS international have been engaged to complete a wave study to determine the likely effect of sea level rise and the force of waves in the area over the next 50 to 100 years.

Next steps:

- The wave study information will be used to complete detailed design of the breastwork to the south of the yacht club hardstand area, and to contribute to the engineering of the building itself.
- It is anticipated that the wave study and detailed design of the breastwork will be completed by April 2016.
- The club is making a submission to the Annual Plan process for a \$50,000 contribution towards the construction of the breastwork in 2016/17.
- The club anticipates that it will also make a submission to the 2017/2018 Annual Plan for a further \$50,000 contribution towards initial hardstand works, and a final submission to the next ten year plan for a \$250,000 contribution to the final hardstand works.
- Meanwhile, work continues apace on setting up the youth development hub, putting in place the water safety in schools programme, establishing a major events strategy, lining up community users of the facility and preparing for business use of the facility.
- In a similar vein the club's fund raising team is making good progress in the implementation of a six pronged strategy to raise the funds needed to complete the building project.







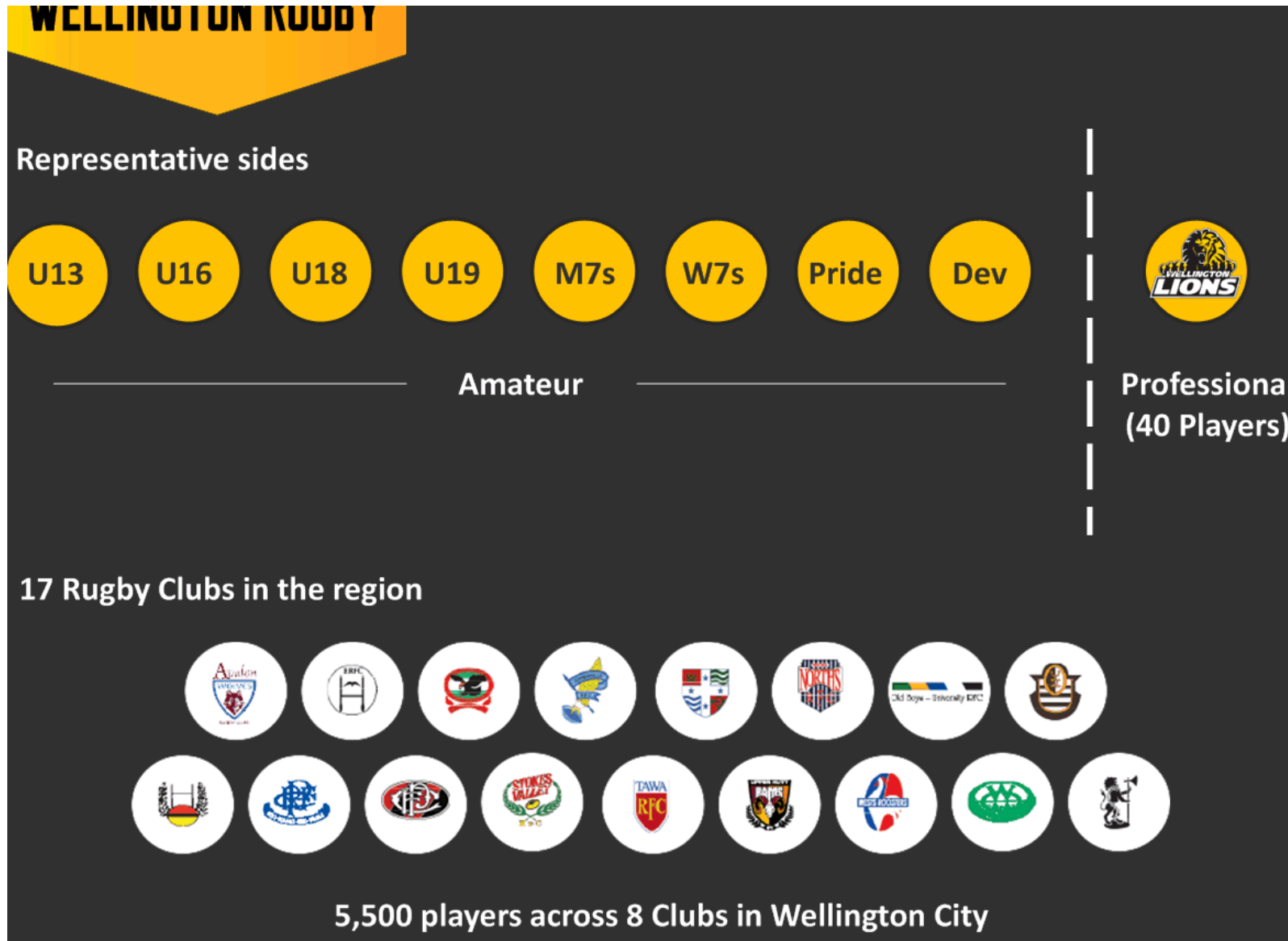


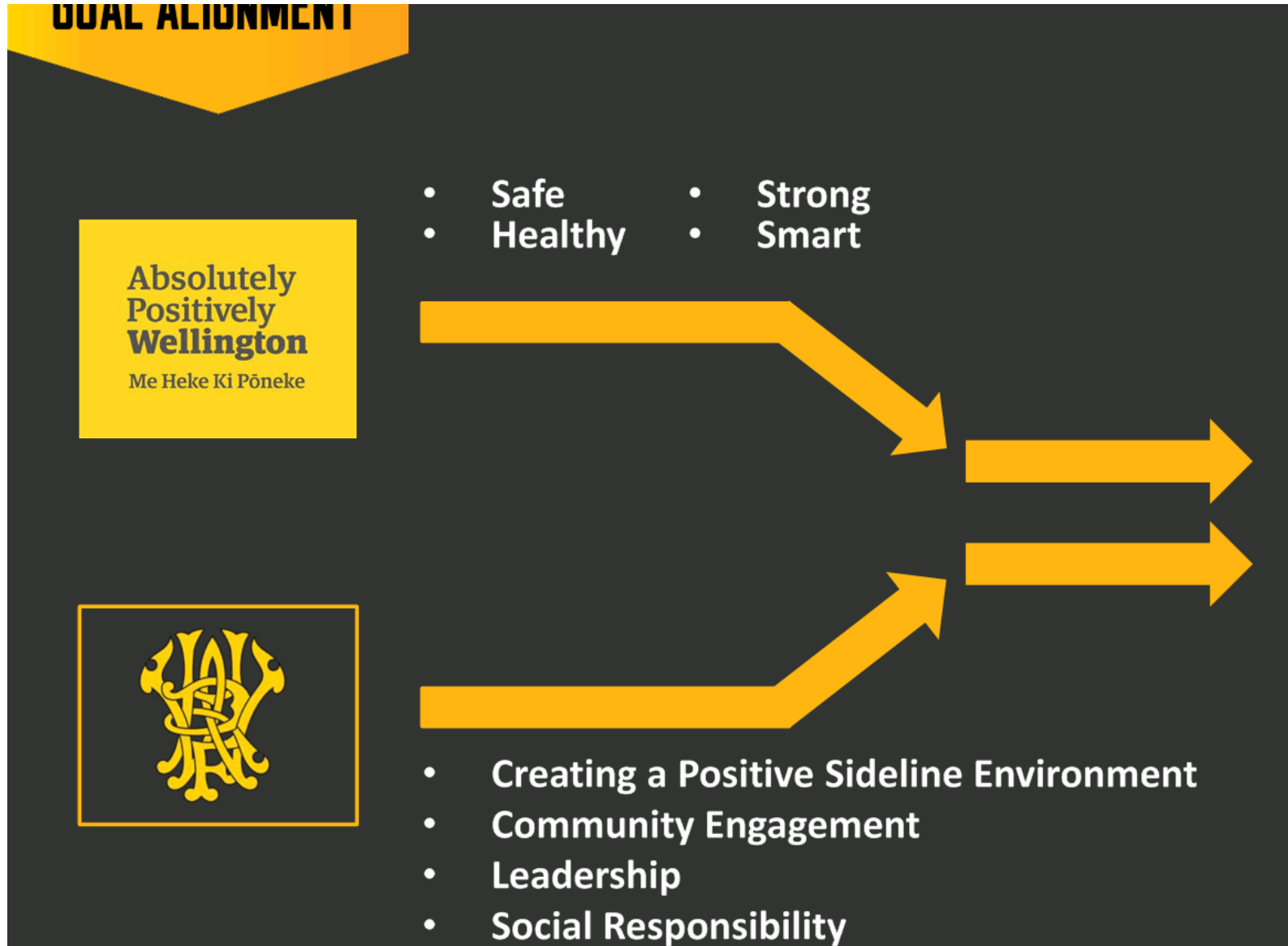














PROMOTE . IGNITE . ACTIVATE

Community Programmes

Central Government Agencies, Social Service Providers and Community Groups

Neighbourhood rejuvenation	Graffiti Zero Tolerance	Health Issues
Strathmore	“Blank It Out” Volunteer Programme Sideline Environment	Alcohol Smoke Free 100% Water



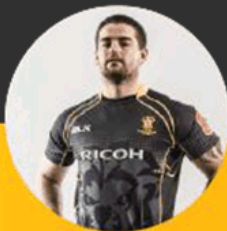


MEDIA REACH



- Strong followership, strength of brand.
- Average viewership in excess of 90,000 unique viewers per match.
- Facebook/Instagram

- The 2015 All Black Rugby World Cup Squad included six Wellington representatives.



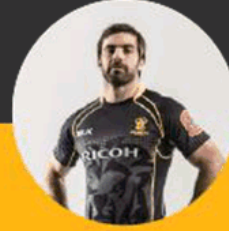
DANE
COLE



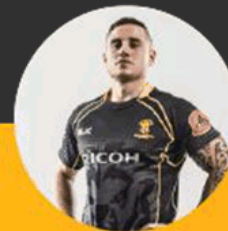
MA'A
NONU



JULIAN
SAVEA



CONRAD
SMITH

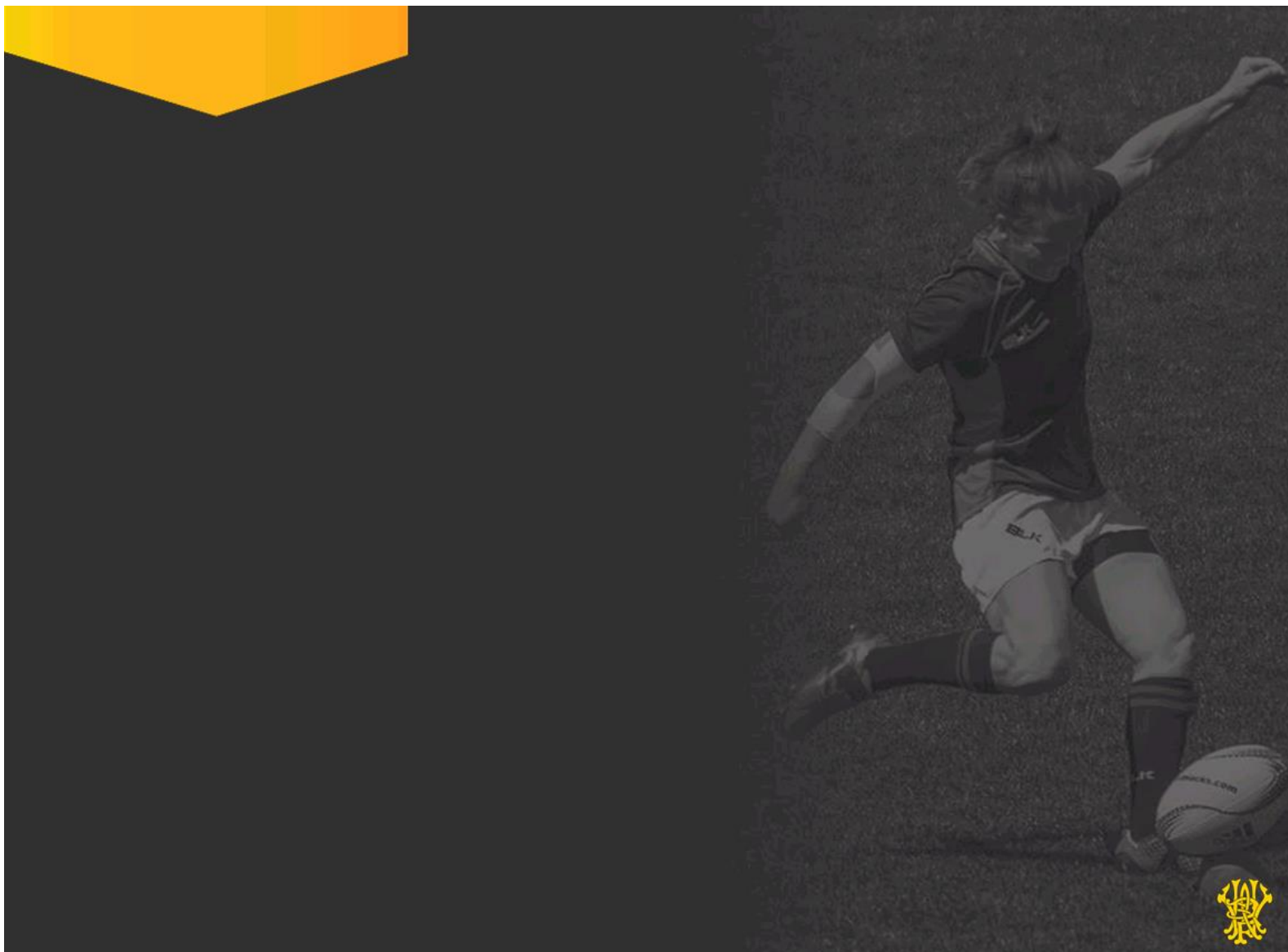


TJ
REENARA



VICTOR
VITO





INNOVATIVE PARTNERSHIP

To better deliver WCC's social agenda;

How WRFU uses sport, in this case rugby, and our local community leaders to support council initiatives.



GOALS

Absolutely Positively Wellington

SOCIAL RESPONSIBILITY	SIDELINE ENVIRONMENT
ECONOMIC / TOURISM	INCREASING REGISTRATION
HEALTH	COMMUNITY ENGAGEMENT
DIVERSITY	CONNECTIVITY

COMMUNITY PROGRAMME'S

WELLINGTON RUGBY FOOTBALL UNION

COMMUNITY & CLUB TEAMS HAVE OVER

11,000

REGISTERED PLAYERS

+

COACHES
CLUB ADMIN
REFEREES
VOLUNTEERS
PARENTS

THERE ARE OVER

100

MATCHES PLAYED EACH WEEKEND DURING THE SEASON

500+

REGISTERED RUGBY TEAMS IN THE REGION FROM 17 CLUBS

U13

U15

U19

SEVENS

DEV TEAM

PRIDE

LIONS

AMATEUR

PROFESSIONAL

1

136 YEARS OLD

ONE OF THE OLDEST PROVINCIAL UNIONS IN NEW ZEALAND

2

AMPLIFY

- TV
- SOCIAL MEDIA
- MEDIA
- LOCAL EXPOSURE
- NATIONWIDE/ INTERNATIONAL EXPOSURE

- TRUST
- TRADITION
- ROLE MODELS

