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**ORDINARY MEETING**

**OF**

**COMMUNITY, SPORT AND RECREATION COMMITTEE**

**AGENDA**

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

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**MEMBERSHIP**

Mayor Wade-Brown  
Councillor Ahipene-Mercer  
Councillor Coughlan  
Councillor Eagle (Chair)  
Councillor Foster  
Councillor Free  
Councillor Lee  
Councillor Lester  
Councillor Marsh  
Councillor Pannett  
Councillor Peck  
Councillor Ritchie  
Councillor Sparrow  
Councillor Woolf  
Councillor Young

**Have your say!**

*You can make a short presentation to the Councillors at this meeting. Please let us know by noon the working day before the meeting. You can do this either by phoning 803-8334, emailing [public.participation@wcc.govt.nz](mailto:public.participation@wcc.govt.nz) or writing to Democratic Services, Wellington City Council, PO Box 2199, Wellington, giving your name, phone number and the issue you would like to talk about.*

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## **AREA OF FOCUS**

The focus of the Community, Sport and Recreation Committee is to build strong, safe, healthy communities for a better quality of life. It will be responsible for social infrastructure (including social housing), social cohesion, encourage healthy lifestyles, support local community events, protect public safety, and provide a wide range of recreation and sporting facilities for residents and visitors to use and enjoy.

**Quorum:** 8 members

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## **1 Meeting Conduct**

### **1.1 Apologies**

The Chairperson invites notice from members of apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

### **1.2 Conflict of Interest Declarations**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

### **1.3 Confirmation of Minutes**

The minutes of the meeting held on 3 February 2016 will be put to the Community, Sport and Recreation Committee for confirmation.

### **1.4 Public Participation**

A maximum of 60 minutes is set aside for public participation at the commencement of any meeting of the Council or committee that is open to the public. Under Standing Order 3.23.3 a written, oral or electronic application to address the meeting setting forth the subject, is required to be lodged with the Chief Executive by 12.00 noon of the working day prior to the meeting concerned, and subsequently approved by the Chairperson.

### **1.5 Items not on the Agenda**

The Chairperson will give notice of items not on the agenda as follows:

***Matters Requiring Urgent Attention as Determined by Resolution of the Community, Sport and Recreation Committee.***

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

***Minor Matters relating to the General Business of the Community, Sport and Recreation Committee.***

No resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Community, Sport and Recreation Committee for further discussion.



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## 2. General Business

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# WAY FORWARD FOR WELLINGTON LOCAL ALCOHOL POLICY

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### Purpose

1. The purpose of this paper is to seek the Committee's resolution on the way forward for the Council's Local Alcohol Policy (LAP).

### Summary

2. The Wellington City Council's provisional local alcohol policy (PLAP) was adopted in October 2013 and notified in January 2014. It was appealed by eight parties. The Alcohol Regulatory and Licensing Authority (ARLA) heard the case in late 2014 and upheld several of the appeals in early 2015.
3. The items that ARLA asked the Council to reconsider are:
  - Maximum trading hours for on-licences in the central city – PLAP stated 7am-5am the following day for late-night traders, ARLA stated the Council needs to prove why the default hours (8am-4am the following day) are not sufficient.
  - The conditions the policy included were determined by a risk assessment tool (RAT), which ARLA held could not be part of the PLAP. This meant that conditions for on-licence late night trading, density and proximity, discretionary conditions for off-licences in the central area and southern zone and automatic triggers for hearings of the District Licencing Committee (DLC) were held to be outside the scope of a LAP.
4. The Sale and Supply of Alcohol Act 2012 (Act) requires the Council to either appeal ARLA's decision on the LAP, resubmit the LAP to ARLA (with the elements we have been asked to reconsider deleted or amended), or abandon the LAP.<sup>1</sup>
5. The Community, Sport and Recreation Committee resolved in March 2015 not to appeal ARLA's decision.
6. The Council is asked to decide if it now wishes to re-engage with an alcohol policy for Wellington, or to remain operating under the parameters set in the Sale and Supply of Alcohol Act 2012 (the Act).
7. This paper presents the Committee with three options for the way forward with the LAP:
  - a. Re-consider each of the elements in respect of which appeals were upheld by ARLA and resubmit the PLAP once those elements have been amended or deleted.
  - b. Not engage further with the PLAP at this time, and remain under the current default hours and other provisions listed in the Act.
  - c. Begin work on a new LAP.
8. The Council needs to consider if it finds the current management of alcohol in Wellington under the Act's default provisions appropriate, or if there is a need for a Wellington-specific policy to set different parameters regarding alcohol. This paper

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<sup>1</sup> Section 84(1) of the Act.

does not explore the potential content of a Wellington LAP but focusses on whether to resubmit the LAP or not. Discussions with key stakeholders have found that views regarding alcohol in Wellington City have not changed dramatically since the work carried out for the PLAP. At this time, there is limited new evidence regarding alcohol related harm in Wellington and lessons are still being learned from ARLA appeals on other LAPs.

## Recommendations

That the Community, Sport and Recreation Committee:

1. Note the options for moving forward with the LAP.
2. Agree that the Council should not resubmit the LAP, and should instead continue to monitor alcohol-related data in Wellington, work with key stakeholders, and consider future ARLA decisions on other PLAP appeals prior to determining if the Council requires a local alcohol policy.

## Background

9. The Sale and Supply of Alcohol Act 2012 (the Act) came into effect on 18 December 2013. S75 of the Act states that any territorial authority may elect to have a local alcohol policy but it is not mandatory. The Council was one of the first in the country to develop a LAP.
10. If a Council chooses to have a LAP, it may contain policy on a limited number of matters<sup>2</sup> relating to the sale, supply or consumption of alcohol within its district. It can be appealed only on the grounds that an element of the provisional policy is unreasonable in light of the object of the Act.<sup>3</sup>
11. The Wellington City Council's provisional local alcohol policy (PLAP) was notified and appealed by eight parties. Appeals were lodged by the New Zealand Police, Medical Officer of Health, Capital and Coast District Health Board, Wellington Inner City Residents and Business Association Incorporated, Food Stuffs North Island Limited, Progressive Enterprises Limited, Super Liquor Holding Limited, and B & M Entertainment Limited. Hospitality New Zealand Incorporated, The Mill Retail Holdings Limited, and Independent Liquor (NZ) Limited also appeared at the hearing as interested parties.
12. ARLA heard the case during October and November 2014 and handed down their decision in January 2015. It upheld several of the appeals, finding the elements that were challenged to be outside the scope of what it determined the legislation stipulated could be contained in a LAP, and asked that the Council reconsider some of the elements. These included:

Appeal issue	What the WCC PLAP included	What ARLA decided
On-license trading hours in the central city	7am-5am the following day (for certain traders)	Appeal upheld – Council asked to look more closely at impact of default hours

<sup>2</sup> Set out in s77 of the Act.

<sup>3</sup> The object of this Act is that the sale, supply, and consumption of alcohol should be undertaken safely and responsibly; and the harm caused by the excessive or inappropriate consumption of alcohol should be minimised. ARLA has defined "minimised" to mean "reduced to the smallest amount, extent or degree."



Conditions on late trading/ risk assessment tool (RAT)	PLAP included RAT to determine which venues were eligible for 5am closing	Appeal upheld – RAT is outside the scope of a LAP. LAPs should not attempt to guide the DLC.
Density and proximity	Parameters in the RAT triggering public hearings of DLC	Appeal upheld – RAT outside of the scope of LAP. LAPs should not attempt to guide the DLC.

13. The main implication of ARLA’s decision was that it determined the scope of a LAP was much narrower than how the Council interpreted the legislation. A LAP can only be concerned with setting broad parameters, like maximum trading hours, and not concern itself with providing guidance on how a DLC exercises its licensing powers.

**Discussion**

14. It has been three years since the Act received ascent (December 2012), just over two years since the PLAP was notified (January 2013), and a year since ARLA’s decision. This paper seeks to examine differences from pre- and post-legislative changes that could influence the Council’s decision for a LAP. Ultimately the Council is deciding if the current management of alcohol in Wellington is appropriate under the legislation, or if there is a need for a local policy to set local parameters.

**Pros and cons for a Wellington LAP**

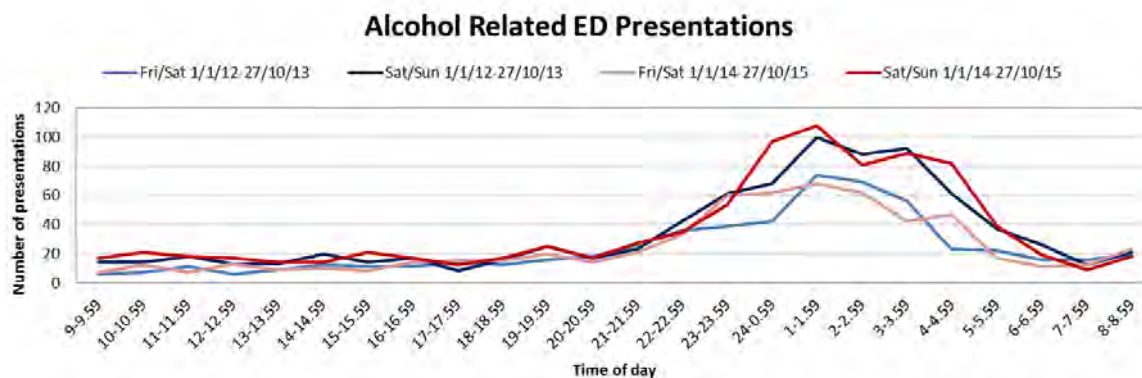
15. A key benefit of a LAP is the ability to make locally relevant policy regarding alcohol licencing. A LAP is an opportunity for the Council to consider all of the varying opinions and concerns of its key stakeholders, including the community, public agencies and industry, and arrive at the best outcome for the city. The Council went through this process, and it was noted in ARLA’s decision: “There is no doubt that the research and consultative process undertaken by the WCC was comprehensive and appropriate. The consultation and development of the PLAP took approximately 12 months and throughout WCC was concerned that it should be a local policy for the local people having taken into account local concerns.”
16. That said, despite the PLAP being the result of a comprehensive and thoughtful consultation process, it was strongly appealed and the risk of appeal on a new or resubmitted LAP is likely to remain high. Other Councils’ have also faced numerous appeals. The main element councils seek to adjust in their LAPs, and therefore the main issue at LAP appeal hearings, is with regard to opening hours (usually amounting to changes of an hour or two). Therefore a major deterrent of going through the LAP process again is the risk of appeals and the associated costs (the legal cost alone for the Wellington PLAP appeal was \$105,000).
17. Officers have met with the Medical Officer of Health, emergency department staff, and the Police. Those parties have stated their commitment to reducing alcohol related harm and their support for a blanket reduction of opening hours, particularly for off-licences. It is unclear if these agencies, due to their statutory responsibility to reduce alcohol-related harm, will place further scrutiny on whatever maximum trading hours are established in a PLAP.
18. Currently, both the Police and Medical Officer of Health spend a significant amount of time and resource preparing and presenting reports for the DLC to consider when a licensee is applying for a licence with hours that they oppose.

19. Officers have also met with Hospitality New Zealand to discuss the LAP. Hospitality New Zealand is supportive of continued information gathering and analysis to inform policy settings.
20. Other key stakeholders to the PLAP (Inner City Residents Association, Foodstuffs and Progressive) were also informed of the drafting of this paper.

**New information/changes since the ARLA hearing**

21. ARLA highlighted the importance of generating and analysing locally specific data to determine maximum trading hours that deviate from the default national trading hours in the Act. Officers have been in contact with appellants to see whether they wish to provide new data that could inform the Council’s decision on whether to pursue a LAP. The data was largely supplied from health professionals.
22. Emergency Department (ED) data received states that alcohol-related presentations increased 7.3% during the period 1 January 2014-27 October 2015, as compared to the same timeframe for 2012-13.
23. Ministry of Health requirements have recently been put in place (July 2015) that require EDs to identify all patients who have had alcohol involvement, not just those that are injured. ED staff record a presentation as ‘alcohol involved’ if the patient is intoxicated at the time of the incident, and/or has consumed any amount of alcohol within 6 hours of the incident or presentation.
24. Wellington Hospital ED staff state that in their experience, in the vast majority of cases when the patient presents to ED s/he was actively intoxicated or still consuming alcohol at the time. The 6 hour criterion is mainly used for screening purposes and if the patient cannot remember the exact time of the incident.
25. Police made improvements in October 2015 to the standards with respect to severely intoxicated people. That change saw Police automatically prompted to take a person in custody to hospital if they are considered to be partially responsive or unresponsive. Police stated that they did not anticipate this creating a significant change in practice.
26. ED presentations peak between 1-2am on Friday and Saturday nights (Figure 1). The trend in presentations appears to be consistent across the time periods when comparing the same twenty-two month time period for Friday and Saturday nights, pre- and post- the changes from the Act coming into force.

Figure 1

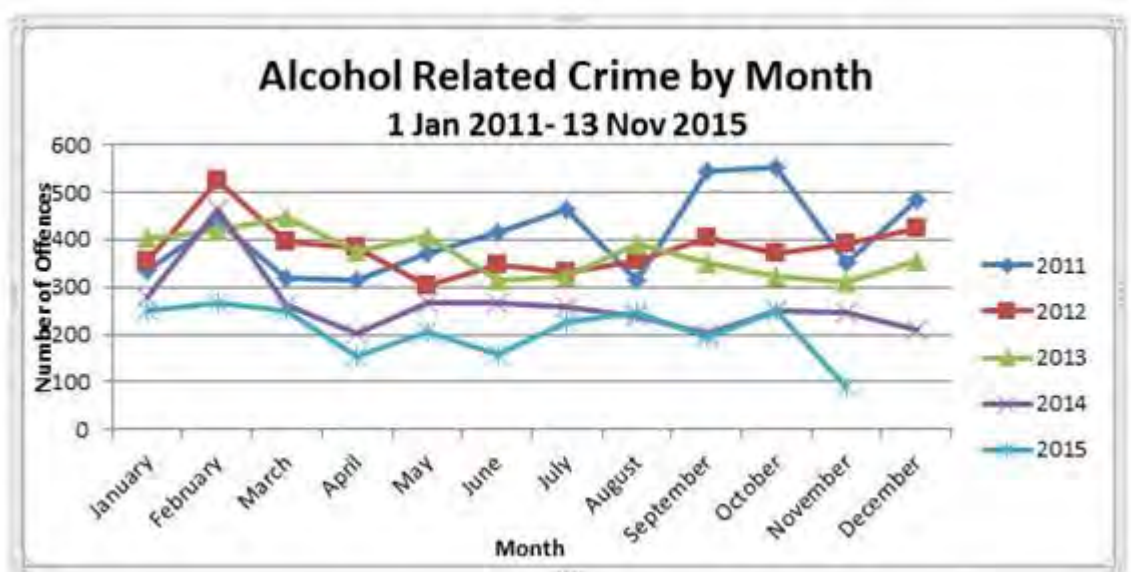


27. Officers have met with the Medical Officer of Health who is working to increase the availability of alcohol-related data in the region. The Medical Officer of Health spends a significant amount of time preparing for DLC hearings and is supportive of a LAP that

reduces opening hours (particularly for off-licences). He is currently working on analysis of ED data that focusses on a number of areas, including high-risk age groups and regions.

28. Police provided officers with a graph (Figure 2) that shows alcohol-related crime by month over the past five years. It shows that, with the exception of February 2014, alcohol-related crime in Wellington has decreased since changes to the Act came into force.

Figure 2<sup>4</sup>



### Options

29. ARLA's decision on Wellington's PLAP suggested that a LAP should consist of on- and off-licence opening hours as well as density and proximity provisions.

#### Option 1: Resubmit the LAP with the upheld items adjusted/deleted

30. If the Council wishes to continue with the current PLAP, it must either delete or amend the sections that ARLA found were to be unreasonable in the light of the object of the Act. That would mean reconsidering how the density and proximity parameters are managed, as well as reconsidering the on-licence hours, the discretionary conditions for off-licences in the central area and southern zone, and the automatic triggers for hearings of the DLC.
31. The process for resubmitting the PLAP is set out in the Act. If a territorial authority has reconsidered the element and resolved to amend or replace it, then it is resubmitted to ARLA for consideration. The Act requires ARLA to deal with the resubmitted element as if it were an appeal, and any party who made a submission on the draft LAP may appear and be heard.

<sup>4</sup> An Official Information Act request was lodged with the Police however the OIA request required clarification. Another request was submitted that specifically referenced and requested the alcohol-related harm data that the Police referenced in their evidence during the ARLA hearing. That information has yet to be received.

32. If all parties in the original appeal are in agreement about the resubmitted element, ARLA is satisfied that the Council has informed everyone who made a submission on the original element in the draft LAP, and ARLA is satisfied the resubmitted item is not unreasonable in light of the object of the Act, then ARLA may deal with the resubmitted item in public or private.
33. In all other cases instances there will need to be another public hearing.

**Option 2: Do not resubmit the PLAP and remain with the default hours in the Act**

34. LAPs are not compulsory. The DLC has the ability to operate under the default parameters in the Act. This option would mean that there are no locally specific rules in place. This has been the arrangement for Wellington since 18 December 2013 when the Act came into effect.
35. The parameters in the Act are currently 8am-4am for on-licences, and 7am-11pm for off-licences. The DLC considers and determines all applications for new and renewed licences and can set licensee's hours within those timeframes in line with relevant case law and on the basis of the specific facts of each application. The DLC take a principled approach to applying the law in each case.
36. There is no further consultation (or potential appeals) required to remain under the default parameters in the Act.

**Option 3: Do not resubmit the PLAP and draft a new LAP**

37. The Council may decide to abandon the PLAP and start over. This would require re-doing the entire process, including using the special consultative procedure.
38. The amount of work and consultation that went in to the current PLAP was thorough, and highlighted differences of opinions between stakeholders – ie there is no simple solution. Going back to the drawing board with the PLAP would be a comprehensive exercise for stakeholders who were committed and highly active throughout the original PLAP. In the absence of any compelling new information, the success of any LAP for the Council relies on these key stakeholders reaching a consensus on the content of a LAP.

**Upcoming information**

39. During any re-engagement with the LAP, caution needs to be given to ensure that the stakeholders are still feeling valued and listened to, that ratepayer money is being spent effectively and efficiently, and that the benefits of having a LAP will outweigh the costs.
40. Although this paper seeks Council direction on its interest for a LAP, it does not propose what the content of that may be. However, it is important to note the Wellington-specific information currently being collected, as it may provide useful information in the future.
41. ED staff have noted that they will be publishing this year about their alcohol screening data.
42. The Medical Officer of Health is working on an analysis which attempts to quantify the harm caused by alcohol in the city. This analysis was still being worked through at the time of the drafting of this paper, though officers and the Medical Officer of Health are in regular communication.

43. The Health Promotion Agency is publishing a report on alcohol related harms in a specifically Wellington context sometime in the first half of 2016.
44. Auckland Council's PLAP was appealed by nine parties, including many of the same or similar parties that appealed the PLAP in Wellington. The Auckland PLAP appeal decisions are of particular interest to Wellington not only given its metropolitan status, but the Auckland PLAP includes a Local Impacts Report, which shares similarities with the Risk Assessment conditions in Wellington's PLAP. The Auckland appeals and ARLA's decision will provide useful information in further determining the scope of a LAP.
45. The Ministry of Justice have advised that there are currently no PLAP appeals set, but this is likely to change in the (relatively) near future.

### **Alcohol Management Strategy**

46. Wellington has an Alcohol Management Strategy (AMS), with a number of initiatives and tools to manage alcohol in the city. The LAP is only one tool for alcohol management in the city, and as determined by the ARLA appeal, a tool more limited tool than the Council originally anticipated.
47. The AMS covers a number of Council work programmes. This section highlights a few.

### **Alcohol control areas/Liquor bans**

48. The Community, Sport and Recreation Committee agreed in late 2015 to the review of the Wellington City Alcohol Ban Bylaw to begin in mid-2016. A number of communities have approached the Council with regard to wanting a liquor ban in their suburb. The review of the bylaw will look at existing and new alcohol ban areas.
49. The review will require the special consultative procedure, and has already received interest from a number of communities.

### **Off-licence accord**

50. This initiative saw stakeholders from the major off-licences, Police and health agencies around the table to discuss a potential voluntary reduction of hours in Wellington City so that research in consumption and purchasing patterns could be studied.
51. The accord did not go ahead as originally planned, however after attending several of the accord steering group meetings, HPA conducted its own research that looked at alcohol-related harm related to off-licence purchasing. That report should be out later this year and will provide Wellington-specific information.

### **Street cleaning**

52. Improvements to street cleaning and rubbish collection were put in place when the hours changed as a result of the Act coming into force. Cleaning begins at 5am, and contractors stated that the decrease in foot traffic around this time makes for more efficient cleaning. Contractors also noted that given the earlier start time for cleaning, there was less risk of early morning people coming across any potential mess left from the night before.

### **Other monitoring**

53. In addition to the data mentioned explicitly in this report, the Council continues to monitor alcohol-related complaints through:

- 
- its contact centre
  - work with public agencies through the Trauma Intelligence Group
  - ambassadorship and monitoring through the Local Host programme
  - increased smart technology with the NEC and CCTV monitoring.

### **Recommendation**

54. Officers recommend that the Council should not resubmit the PLAP, and should instead continue to monitor alcohol-related data in Wellington (in line with ARLA's direction that LAP evidence should be location-specific), work with key stakeholders, and consider decisions on other PLAP appeals soon to be heard by ARLA, prior to determining if the Council wishes to re-engage with/requires a LAP.

### **Attachments**

Nil

Author	Macaela Flanagan, Snr Srvc Dev Proj & Plan Offcr
Authoriser	Greg Orchard, Chief Operating Officer

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## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Officers have met with the Medical Officer of Health, Police and Hospitality New Zealand during the drafting of this paper. Officers have corresponded with Food Stuffs, Progressive, Wellington Emergency Department, and the Inner City Residents Association.

### **Treaty of Waitangi considerations**

There are no Treaty of Waitangi considerations regarding this paper, however considerations will need to occur should Committee decide to go forward with a LAP.

### **Financial implications**

Financial considerations were included regarding the legal fees that the Council had during the last appeal process. Should the Committee wish to go forward with resubmitting or redrafting a LAP, there is a risk of legal action and therefore legal fees.

### **Policy and legislative implications**

LAPs are allowed under the Sale and Supply of Alcohol Act 2012. There are a number of requirements territorial authorities must consider when creating a LAP. This paper focuses on the process to either abandon, resubmit, or redraft a LAP. There will be varying legislative requirements to follow through with dependent on the Committee's resolution.

### **Risks / legal**

If the Council determines it wants to go forward with a LAP there will be legal requirements to consider.

### **Climate Change impact and considerations**

There are no Climate Change impacts with regard to this paper.

### **Communications Plan**

Key messaging will need to be drafted regarding the Council's resolution.





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## ALEX MOORE PARK INDOOR SPORT FACILITY

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### Purpose

1. This report provides an update on the proposed Alex Moore Park indoor sport facility and makes recommendations on future funding and support. The Community, Sport and Recreation Committee is required to make decisions regarding the ground lease and future funding for the proposed indoor sport facility at Alex Moore Park.

### Summary

2. Officers have been working with the clubs based at Alex Moore Park regarding the development of a sports hub and a new indoor sport facility since 2007.
3. The Council has policy, strategy and management plans that support the formation of 'Sportsville' / sport hubs such as the Alex Moore Park project.
4. The original proposal from Alex Moore Park Sport and Community Inc. was that the group would raise all of the funding for construction and operation of the proposed sport building. The exception being that the Council would make a financial contribution towards the two car park areas and towards the public changing rooms in the building.
5. Officers have estimated the project cost to be \$5.9M excluding building inflation costs since July 2014. Allowing for inflation, the cost of the building is expected to be higher than \$5.9M.
6. Based on officers' cost estimate of the proposed building the funding shortfall is estimated to be approximately \$3.6M (plus building inflation). This funding shortfall is considered by officers' to be a challenging target and officers' are aware of other community recreation projects that have also been seeking external funding for a number of years.
7. The AMPSCI Board is in discussion with multiple funders and states that it has received a number of encouraging responses. Factoring in this potential funding the AMPSCI Board claims the funding shortfall would be approximately \$1.2M.
8. The AMPSCI Board has requested that the Council release the \$120k that has been allocated in the 2015/16 budget to undertake detailed design plans for the building to assist the fundraising process.
9. Officers' have identified a number of project risks and have concerns about the operational financial sustainability of the proposed sport building.
10. The Regulatory Processes Committee approved a Ground Lease on 7 December 2011 to Alex Moore Park Sport and Community Inc. for the proposed indoor sport facility. The group has since requested that a longer lease term (33 years) is provided, that the annual ground rental is reduced to \$1 per annum, that a tuck shop and café are permitted along with other changes. Officers are supportive of these changes to the proposed Ground Lease conditions.
11. A Needs Assessment report was undertaken by Lumin in 2015. This report identified demand for a multi-purpose indoor sport facility in the Johnsonville area.
12. A number of project and business case reviews have been completed in the past year.

## Recommendations

That the Community, Sport and Recreation Committee:

1. Receive the information.
2. Agree that the proposed Ground Lease term for the proposed Alex Moore Park indoor sport facility is revised from 10 years plus two rights of renewal for 10 years each (as agreed by the Regulatory Processes Committee on 7 December 2011) to a term of 33 years.
3. Agree that the proposed Ground Lease rental amount for the proposed Alex Moore Park indoor sport facility is revised from \$678 plus GST (as agreed by the Regulatory Processes Committee on 7 December 2011) to \$1 plus GST per annum (if demanded).
4. Agree that the proposed Ground Lease permits the Alex Moore Park Sport and Community Inc. to provide a café in the proposed indoor sport facility subject to regulatory consents, further detail regarding the operation, design and any other relevant land ownership conditions.
5. Note the project risks that officers' have identified in this report and the other community projects that are competing for external funding.
6. Agree to release \$120k from the 2015/16 year budget as a contribution towards the development of detailed design plans and an updated building cost estimate by a quantity surveyor subject to:
  - (i) The balance of the funding required for the detailed design plans being secured by AMPSCI
  - (ii) The Funding Agreement being agreed and signed between AMPSCI and the Council
7. Agree that no further funding is released to AMPSCI (other than the funding for detailed design plans and updated building cost estimate) for the project until the funding shortfall has been secured and a sustainable operating plan has been agreed.
8. Note that funding approved for the project in the Long-term Plan 2015-25 may need to be re-phased and this will be addressed as part of the 2016/17 Annual Plan process.

## Background

13. Council has been working with Alex Moore Park clubs and the Alex Moore Park Sport and Community Incorporated (AMPSCI) since 2007. The group represents Johnsonville Cricket, North Wellington Junior Football Club, North Wellington Senior Football Club, Olympic Harrier Club and Johnsonville Softball Club. AMPSCI is proposing to develop a new indoor sport building at Alex Moore Park in Johnsonville for these sports groups and for the community.
14. The Council has provided the clubs/AMPSCI grant funding since 2007 for planning and has contributed to resource consent and infrastructure costs for the proposed sport building (refer section 12). The Council approved a ground lease in principle in 2011 for the proposed sport building (refer section 19).

15. The Council (with assistance from the Plimmer Trust) completed construction of an artificial sports field, a perimeter walking/cycling track, a car park and landscaping work at Alex Moore Park in May 2014 (stage 1 works).
16. The AMPSCI is leading the stage 2 works which involves the development of a new indoor sport building and an additional car park at the south end of Alex Moore Park. The requirement for the car park is a resource consent condition.
17. The Johnsonville Softball Club and North Wellington Senior Football Club jointly own a clubroom building and land on Phillip Street, Johnsonville. The building on Phillip Street is in poor condition. It is intended that the land is sold by AMPSCI and put towards the proposed new sport building. However, there would still be a significant funding gap.
18. The new sport building will replace the existing clubrooms (Johnsonville Cricket Club and Olympic Harrier Club) at Alex Moore Park and the (North Wellington Football Club and Johnsonville Softball Club) clubroom which is situated in Phillip Street. The two existing clubroom buildings at Alex Moore Park (Johnsonville Cricket Club and Olympic Harriers building) would be demolished. It is noted that the Olympic Harrier Club building is situated above the Council owned pavilion at Alex Moore Park (the Olympic Harrier Club own their building).
19. The Council Regulatory Processes Committee approved the granting of a ground lease to AMPSCI for the proposed new indoor sport building on 7 December 2011.
20. Resource consent for the sport building was granted on 9 September 2013 and is valid for 7 years. The resource consent was jointly lodged and funded by the Council and AMPSCI.
21. It is proposed that AMPSCI would manage construction of the new sport building.
22. There is a national trend towards shared facilities for sport and recreation clubs, known as sport hubs/ 'Sportsville'. This trend is mainly due to the declining membership of clubs as leisure trends change, combined with the higher costs to maintain buildings and rising insurance costs. The sport hub concept allows community and sporting groups to share facilities, e.g. changing rooms, fields, administration, social space, meeting rooms etc., which brings economies of scale to the cost of providing and maintaining these facilities.
23. A number of Council policies, strategies and management plans support the formation of sport hubs. Alex Moore Park is an identified sport hub.
24. The Council approved the following funding in the 2015-25 Long-term Plan for sports hub/sportsville projects:
  - A 'Sportsville Feasibility Partnership Fund' of \$40k p.a. from 2015/16
  - A 'Sportsville Partnership Fund' of \$500k from 2018/19 to assist with the design and construction stage of projects
25. To date, the Council has made the following financial contribution towards the proposed sport building:
  - Over \$40k in Council grants towards business planning and the formation of AMPSCI.
  - Approximately \$70k for a transformer to serve the proposed building and the artificial sports field
  - Needs Assessment \$15k

- Contributed to resource consent costs
26. The project is estimated by AMPSCI to cost approximately \$5.2M. The Council approved \$1.745M in the 2015-25 Long-term Plan (LTP) for the sport building and construction of a car park at the south end of the park.
27. The Johnsonville Community Association has expressed concern about the loss of green space at Alex Moore Park when the proposed new sport building and southern car park are built. It is noted that construction of the southern car park is a resource consent condition of the new sport building.

## Discussion

### Peer Review

28. Sport New Zealand in conjunction with the New Zealand Recreation Association provides a free peer review process for significant projects. A peer review of the Alex Moore Park indoor sport facility proposal was completed in April 2015 by a panel of experienced recreation industry professionals from around New Zealand. The main peer review findings were:
- Applauded the vision of the project development team
  - Recommended that a needs, demand, occupancy and throughput analysis study is undertaken
  - Recommended that the business case is further developed
  - A lack of information was sighted to support the size and style of the facility to ensure it was fit for purpose
  - Recommended a review of the cash-flow projection
  - That the demographics for the suburb indicated growth but further analysis needed
29. The above recommendations have since been undertaken.

### Financial Review

30. A financial review of the operational budget for the proposed building was undertaken by the Council Finance unit in early 2015. Comparisons were made with the operational budgets of Wellington City Council recreation centres and other similar sports hub facilities in Auckland and Nelson. This review identified the following concerns:
- High levels of activities income with limited external sponsorship or grant funding
  - Low wages & salaries budget to manage and programme the facility
  - Unfunded depreciation
  - Unbudgeted expenditure - some expenses were not included in the AMPSCI budget.
31. Since the financial review there has been considerable discussion with AMPSCI regarding the operational budget. The operational budget has since been adjusted – refer section 20. Officers opinion is that there is still risk with the operational budget targets.

### Needs Assessment

32. As recommended in the NZRA/Sport NZ Peer review a Needs Assessment was completed by Lumin in late 2015. The report identified the need for a multipurpose

sports facility in the Johnsonville area and suggested that the facility operate similar to a recreation centre rather than a traditional sport club building.

33. The report highlighted the medium density housing residential areas proposed for Johnsonville. Implementation of these plans would allow for an additional 1,000 dwellings and an estimated 3,000 people to live in the neighbourhoods adjacent to Alex Moore Park.

34. An excerpt from the executive summary of the Lumin report is below:

*'The analysis of current facility supply and demand, population trends in Johnsonville and surrounding suburbs, and opportunities for additional anchor sports codes clearly identified demand for a multipurpose facility to act as:*

- *A sports hub providing club rooms and shared services for anchor codes*
- *A venue for hire by commercial recreation and sport providers*
- *A delivery site for Wellington City Council recreation and sport programmes*
- *A facility for the community to use for casual recreation*
- *A venue suitable for regional competitions and events*
- *Toilets, changing rooms and café services for park users'*

*This is a growing community with an increasing number of families and their young children, and a high proportion of Asian people. Growth in areas such as Churton Park has already occurred, and more proximate growth to Alex Moore Park is currently underway and likely to increase with the proposed intensification. These proposed developments support increasing the provision of community services, particularly when housing has limited outdoor space. Developments in the Johnsonville Mall, transport hub and to other adjacent community facilities - Keith Spry Pool, Johnsonville Library and Johnsonville Community Centre - provide opportunities to enhance walking access to all sides of the park and proposed facility.*

*Clubs are currently achieving membership numbers appropriate to the community profile of Johnsonville. While several clubs identified the benefit of accessing and using the sports hall, forecast demand was not adequate to achieve optimal utilisation. Full utilisation of the proposed facility will only occur if there are additional anchor tenants identified and engaged in the project that are 'indoor' activities.*

*The current and forecast increase in population of a young recreation and sport age in the close and surrounding areas and changing ethnicity of those communities requires provision decisions that reflect the likely use for indoor recreation as well as the park use. This requires planning for activities such as: table tennis, badminton, basketball, futsal, volleyball, martial arts and a range of exercise modes suitable for all ages. In summary, this community is young and family focused, with parents and their young children. High levels of engagement in recreation and sport are features of this group.*

*In addition to its local focus, Alex Moore Park should be a multi-use facility located on a multi-field site, and could be one of the Wellington sports hubs. This will be of regional*

*significance for competition and events, and enable local schools, clubs and users to host larger tournaments and events than currently possible.*

Facility Development

*The feasibility study has highlighted the demand for a new facility including a full-sized sports hall to meet the future needs of the Johnsonville and surrounding suburbs, and their sport, recreation and community use.*

*The current proposal is under developed, and does not fully articulate the possible programming requirements that would be required to supplement proposed use of the AMP facility.*

*Proposed new models of operation will require WCC to influence the scope around the design and build of the facility as well as its operation'.*

35. AMPSI has discussed the findings of the Lumin report with the foundation clubs. The foundation clubs and AMPSCI feel strongly that the facility's primary use is as a sport club facility and not as a recreation centre. However, AMPSCI does propose to hire the facility to other groups and provide recreation programmes.
36. Refer to Appendix 1 for the full Needs Assessment report by Lumin.

**Project Cost and Funding**

37. The original proposal from AMPSCI to the Council was that the group would raise all of the funding for construction and operation of the proposed sport building with the exception that the Council would make a contribution of \$500k towards the two car park areas and \$330k towards the public changing rooms in the building.
38. In August 2010 the project was estimated by AMPSCI to cost \$4m.
39. AMPSCI made a funding request to the Council as part of the 2015-25 Long-term Plan (LTP). As a result of this request the Council approved \$1.745M in the 2015-25 LTP for the sport building and construction of a car park at the south end of the park. This funding is allocated as follows:
- 2015/16: \$120k (OPEX)
  - 2016/17: \$875k (\$330k CAPEX for public toilets and \$545k OPEX)
  - 2017/18: \$750k (\$450k CAPEX for the southern car park and \$300k OPEX)
40. Since March 2015 the project has been estimated by AMPSCI to cost approximately \$5.2M. This figure is based on a quantity surveyor estimate for the building in July 2014, and quantity surveyor estimate for the car park (southern) in November 2011.
41. AMPSCI was granted funding of \$500k in 2015 by the Lottery Grants Board for the proposed sport building. AMPSCI does not have any other significant funding formally confirmed but is in discussion with a number of other funding organisations regarding funding for the sport building. AMPSCI has said it has promises from a range of funding organisations that reduce the funding shortfall to approximately \$1.2M. AMPSCI has said that some of this capital funding would be spread over three years.
42. AMPSCI stated in its 2015-25 Long-term Plan submission (31 March 2015) that funding would come from the following sources:
- Wellington City Council \$1.785M
  - NZ Lotteries \$950k

- Sale of Johnsonville Softball Club/ North Wellington assets at Phillip Street, Johnsonville \$700k
- Gaming & Trust investments \$700k
- Community funds from events, individual donations, sponsorship, naming rights, sports clubs, etc.... \$800k
- Other – commercial/contra funding, private funder - around \$1.1M

43. Officers' believe the cost of construction will be higher than \$5.2M and have prepared a cost estimate which is based on industry standards and advice from Sport New Zealand for the construction of indoor sports centre buildings.

**WCC Officers Project Cost Estimate (ex GST)**

Building cost	\$3,977,000 (based on QS cost estimate in July 2014)
Car park cost	\$400,000 (based on QS cost estimate of \$373k in Nov 2011)
Building consent	\$20,000
<b>Total costs on site</b>	<b>\$4,397,000</b>
Site supervision (3%)	\$131,910
Construction contingency (5%)	\$219,850
<b>Construction costs</b>	<b>\$4,748,760</b>
Professional fees (12%)	\$569,851
Project contingency (5%)	\$237,438
Building fit-out	\$330,000 (estimated in Dec 2014 by AMPSCI)
<b>Project Costs</b>	<b>\$5,886,049</b>
Less	
Wellington City Council funding	\$1,745,000
NZ Lottery Grants funding	\$500,000
<i>Sub-total</i>	\$2,245,000
<b>Project funding shortfall</b>	<b>\$3,641,049</b>

Note: The above figures exclude any inflation cost adjustment for the building since July 2014. This revised cost estimate of \$5.9M was discussed with the AMPSCI Board on 17 February 2016 and they were agreeable with this \$5.9M figure.

**Release of Wellington City Council funding**

44. To date none of the Council funding allocated in the LTP has been released. The detailed design has been estimated by AMPSCI to cost \$300k. AMPSCI is currently seeking external funding for the detailed design and has requested that the Council contributes \$120k towards the detailed design cost. AMPSCI has said that a number of potential funders require detailed design before they are willing to approve funding for the project.
45. Officers' view is that with the exception of some funding being made available to alter the concept design and re-estimate the cost of construction, the rest of the Council funding should not be released until the balance of construction cost has been raised by AMPSCI. The reason for this recommendation being that officers' opinion is that:

- There is a risk that AMPSCI may not achieve the required funding shortfall for the project. If the Council releases funding for detailed design this funding could be lost
  - A concept design that has been costed by a quantity surveyor should be sufficient detail for the AMPSCI to gain external funding
46. Because of the funding shortfall and delays with the project, officers' recommend that the funding allocated in the Long-term Plan is reallocated in the 2016/17 and 2017/18 years but that \$1.745M still remains the total funding amount provided by the Council.
47. A draft Funding Agreement has been prepared by officers' that outlines the proposed conditions for release of funding, project management and construction.

**Ground Lease**

48. The Council Regulatory Processes Committee approved the granting of a ground lease to AMPSCI for the proposed new indoor sport building on 7 December 2011 and resolved the following:

**RESOLVED:**

*THAT the Regulatory Processes Committee:*

1. *Receive the information.*
2. *Agree, subject to the terms and conditions noted below, the granting of a ground lease to the Alex Moore Park Sport and Community Incorporated Society in accordance with the Reserves Act 1977.*
3. *Note that the terms of the ground lease are as follows:*
  - Location: Part of Alex Moore Park, Johnsonville (outlined in red on Appendix 1 of the officer's report).*
  - Term: 10 years plus 2 rights of renewal for a 10 year term each.*
  - Annual Rental: \$678.00 per annum plus GST.*
4. *Note that any approval to grant the ground lease is conditional on:*
  - (i) appropriate consultation with Iwi;*
  - (ii) the lease being publicly notified in accordance with section 119 and 120 of the Reserves Act 1977;*
  - (iii) there being no sustained objections resulting from the abovementioned consultation or notification;*
  - (iv) the legal and advertising costs associated with preparing the ground lease is met by the Lessee;*
  - (v) resource consent for the new building being granted; and*
  - (vi) full funds for the development of the building are secured by the Alex Moore Park Sport and Community Incorporated Society.*
5. *Agree that Council officers will finalise and negotiate the lease*

49. It is noted that since 2011 the Council has reviewed the Leases Policy for Community & Recreation Groups. The result of the review is that ground lease rental amount is now calculated to be \$1,242.80 plus GST.
50. Officers have recently been negotiating the Ground Lease agreement with AMSCI and they have made the following requests from the Council in respect to the ground lease:

<b>Request from AMPSCI</b>	<b>December 2011 WCC Regulatory Committee</b>	<b>Reason for request and officers' response &amp;</b>
----------------------------	---	--



	<b>resolution</b>	<b>recommendation</b>
That the Ground Lease is for 33 years	Ground lease 10 years plus 2 rights of renewal for a 10 year term each	<p>AMPSCI has said the Board and foundation clubs wish to have a longer term lease given the financial contribution to the building, to provide greater security of tenure and because this will assist the Board in obtaining funding.</p> <p><b>Response:</b> The Reserves Act 1977 allows the lease term to be a maximum of 33 years.</p> <p>Council's "Leases Policy for Community &amp; Recreation Groups" says the standard tenure for leases relating to reserve land is 10 years plus a 10-year right of renewal. However, the policy states, "<i>A longer tenure may be granted if groups amalgamate, share facilities or where a significant investment has been or is going to be made which results in land and/or buildings being utilised to their fullest extent practicable</i>".</p> <p><b>Recommendation:</b> That the lease term is extended to 33 years.</p>
That the annual ground lease rental is \$1 plus GST (if demanded)	Annual ground lease rental \$678 per annum plus GST	<p>AMPSCI has requested that ground rental is waived in recognition of the sports hub that is being formed and to improve the financial sustainability of the entity.</p> <p><b>Response:</b> The AMPSCI operational budget for the building is not sufficient to cover depreciation and waiving the rental will assist financial sustainability. Officers' do have concern that this subsidy could set a precedent for other clubs/community groups.</p> <p><b>Recommendation:</b> That the annual ground lease rental is reduced to \$1 plus GST.</p>
AMPSCI has requested that they be allowed to potentially operate a <b>café</b>	Not mentioned.	<b>Response:</b> There will be an expectation from club members and the public that they can

<p>and 'tuck shop' in the sport building</p>		<p>purchase snacks and drinks at the facility. For example, food and beverages are available at the Renouf Centre, the Netball Wellington Centre at Hataitai Park, the National Hockey Stadium etc.. AMPSCI identified to officers two years ago a wish to provide a tuck shop within the building.</p> <p><b>Recommendation:</b> That AMPSCI be allowed to provide a tuck shop. That AMPSCI be allowed to provide a café in the building subject to regulatory consent and further detail regarding the operation, design and any other relevant land ownership conditions.</p>
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### Operational Budget

51. Officers have had extensive discussions with AMPSCI regarding the proposed operational budget for the sport building. This has involved comparisons with Council recreation centres and other similar facilities around New Zealand. In particular, officers consider the following areas of the proposed operational budget for the sport building to be risk areas:
- **Income:** total income for the Alex Moore Park indoor sport facility is budgeted at \$331,190 in year 1. This is higher than income generated by Council's recreation centres - Nairnville Recreation Centre had total income of \$229k and Karori Recreation Centre \$250k in 2014/15.
  - **Facilities room and court/hall** - the income figures for use of the court/hall are based on 80% occupancy. It is noted that the proposed hire rates for the court/hall area are \$55 peak per hour and \$37 off-peak. These rates compare to Nairnville, Karori, Kilbirnie and Tawa Rec Centres gym hire rates of \$48 peak per hr and \$27 off-peak. Officers have recommended to AMPSCI that the hourly rates for proposed building are aligned with these Council recreation centres.
  - **Depreciation** - the current budget assumption is that depreciation will not be funded and that when it comes to the renewal of assets funding will be sought from the community and grants. There is a risk that if funding is unable to be obtained, Council may be required to provide additional funding in the future.
  - **Holiday programme** - income is projected at \$80k p.a. from year 1. Officers think this figure is too optimistic. Nairnville's holiday programme has been very successful with high occupancy for many years and had income of \$58k in 2015.
  - **Building & Plant Maintenance cost (\$35k)** – officers think this budget should be higher. However, if the Board has access to pro bono or discounted works through its members this budget could be sufficient.
  - **Grants (\$60k)** - officers believe this annual figure will be challenging given external funding bodies are being asked to contribute to the construction of the building.

### Project Risks

52. The project risks are:
- **Funding shortfall for construction** - there is a risk that the AMPSCI will not be able to raise the capital funding required for the sport building. There is still a level of ambiguity in regards to what the real cost of the facility will be – the estimated project cost does not allow for building inflation since July 2014. It is also proposed that some of the identified sponsorship funding will be received over three years which will result in cash-flow issues during construction.
  - **Depreciation** - the current assumption is that depreciation will not be funded and that when it comes to the renewal of assets funding will be sought from the community and grants. There is a risk that if funding is unable to be obtained, Council may be required to provide additional funding in the future.
  - **Operational budget** – AMPSCI has set challenging income targets and has not budgeted for depreciation. There is a risk that Council may be asked to fund depreciation/renewal of assets in the future and/or provide an operational subsidy.
  - **Construction management** - the proposed sport building is a large facility and will require significant construction supervision and project management. The AMPSCI

Board is all volunteers and officers' believe it will be challenging to supervise construction of the facility.

- **Other community facilities** – there is a risk that the facility could compete with other community facilities such as the Johnsonville Community Centre and Nairville Recreation Centre. It will be important that there is close co-operation, alignment and linkages between these and other key community facilities to ensure they complement each other.
- **Utilisation of the facility** – as identified in the Lumin Needs Assessment report, full utilization of the proposed facility will only occur if there are additional anchor tenants engaged in the project that are indoor sports. AMPSCI has acknowledged the need to involve indoor sports in the facility and plans to engage and provide for them.

### Options

53. The options available are:

- a. Status quo – continue to work with the AMPSCI on the current sport building proposal.
- b. The Council could release the \$120k in the 2015/16 budget to help enable detailed design to be undertaken. It is noted that detailed design is estimated to cost \$300k and the AMPSCI Board would need to raise the balance (\$180k) of this cost.
- c. Redesign - Consider development of an alternative building design that has a lower capital cost. It is noted that officers' suggested to AMPSCI in November 2014 that a "plan B" involving a smaller facility be considered.

### Next Actions

54. If the recommendations in this report are approved officers will undertake the following:

- Continue to work with AMPSCI on the development of an indoor sport facility at Alex Moore Park. Officers continue to attend AMPSCI Board, stakeholder and public meetings
- Finalise Ground Lease with AMPSCI and publicly notify Ground Lease.
- Finalise the 'Funding Agreement' with AMPSCI
- Sign the Funding Agreement and Ground Lease
- Building concept design to be reviewed
- Concept design reviewed and costed by a quantity surveyor
- Written evidence from AMPSCI that all funding for project has been obtained
- Establish milestones for project
- Detailed design completed by AMPSCI
- All necessary regulatory consents obtained by AMPSCI
- Project Control Group to be formed between AMPSCI and WCC
- Council to approve project engineer
- Council to approve contractor

- 
- Manage release of funding to AMPSCI

**Attachments**

Attachment 1. Needs Assessment (Lumin) report

Page 31

Author	Glenn McGovern, Sports & Club Partnership Leader
Authoriser	Greg Orchard, Chief Operating Officer

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## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Officers have had regular engagement with the Alex Moore Park Sport and Community Incorporated. Officers have attended public meetings about the project. Discussions have also been held with the Johnsonville Community Association (JCA) – the JCA has expressed concern about the loss of green space at Alex Moore Park that would result from the proposed building and southern car park being built.

### **Treaty of Waitangi considerations**

### **Financial implications**

The financial implications of the project have been outlined in the report.

### **Policy and legislative implications**

Council policy, management plans and legislation have been considered. The recommendation of a 33 year ground lease could set a precedent for future sports projects.

### **Risks / legal**

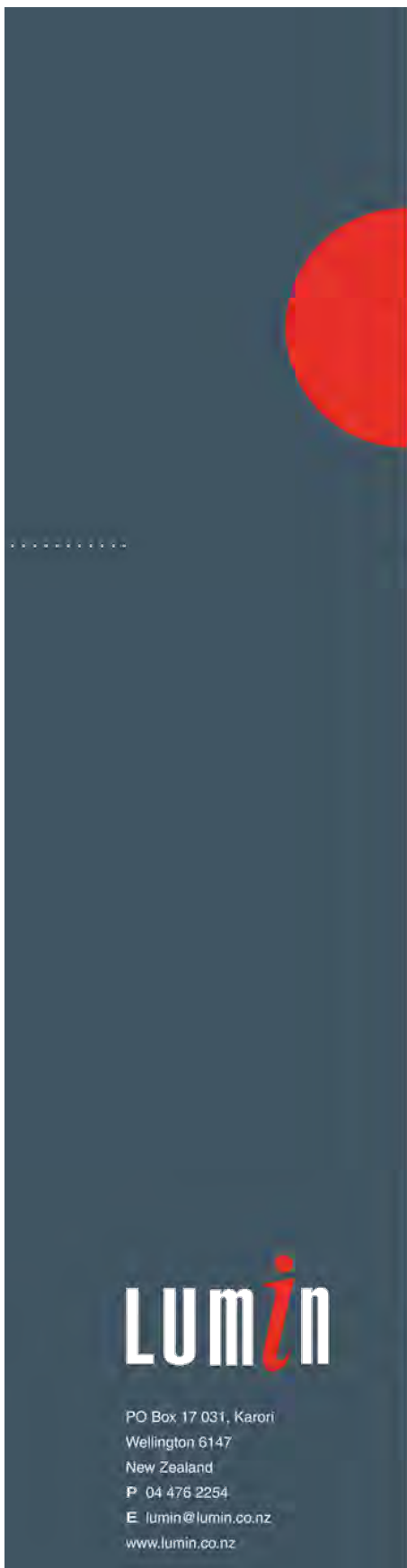
DLA Piper has provided legal advice in the preparation of the draft Ground Lease. Risks involved with the project have been covered in this report.

### **Climate Change impact and considerations**

No climate change issues have been identified.

### **Communications Plan**

Officers are in regular communication with the Alex Moore Park Sport & Community Inc. The Council website is being used for information about the project. A detailed Communication Plan will be developed once the project is further advanced.



## **ALEX MOORE PARK**

### **NEEDS ASSESSMENT**

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#### **Facility Development**

DECEMBER 2015

*Robyn Cockburn  
Esther Bukholt  
Lucy Atkinson*



Title: Alex Moore Park Facility Development Needs Assessment  
Authors: Robyn Cockburn, Esther Bukholt and Lucy Atkinson  
Publisher: Lumin Ltd  
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## 1 EXECUTIVE SUMMARY

### 1.1 PURPOSE OF THIS PROJECT AND REPORT

Following a series of proposals to Wellington City Council (WCC), and subsequent peer reviews<sup>1</sup> which identified gaps in planning information, WCC and Alex Moore Park Sport and Community Inc. (AMPB) have commissioned a needs assessment to better understand the need for the proposed indoor sport facility at Alex Moore Park.

*The analysis of current facility supply and demand, population trends in Johnsonville and surrounding suburbs, and opportunities for additional anchor sports codes clearly identified demand for a multipurpose facility to act as:*

- A sports hub providing club rooms and shared services for anchor codes
- A venue for hire by commercial recreation and sport providers
- A delivery site for Wellington City Council recreation and sport programmes
- A facility for the community to use for casual recreation
- A venue suitable for regional competitions and events
- Toilets, changing rooms and café services for park users.

### 1.2 BACKGROUND

The Alex Moore Park redevelopment project<sup>2</sup> proposes an indoor sports facility to replace the existing clubrooms. Stage one works included: a full-size artificial turf on the northernmost field, a car park at the north end of Alex Moore Park, and a perimeter walkway and associated landscaping.

The AMPB are leading the fundraising for Stage Two, which is a proposed new sport facility with function rooms, sports hall, changing facilities, offices and catering/bar to replace the two existing clubroom buildings (Johnsonville Cricket Club and Olympic Harrier Club) at Alex Moore Park. An additional car park is also proposed at the south end of Alex Moore Park as per the resource consent conditions.

The AMPB Board and Council have been working together on the project since 2007. Proposals to date have the AMP board managing the proposed indoor sport facility. Resource consent has been granted for the proposed building and the southern car park.

### 1.3 OBJECTIVES

The primary objective of this needs assessment project is to assess the need, demand and utilisation of the proposed Alex Moore Park indoor sport facility. This report provides:

- A demographic review/profile
- An analysis of the need for an indoor sports facility in Johnsonville
- A literature and best practice review
- Analysis and conclusions.

<sup>1</sup> Alex Moore Report Final, Sport Guidance, May 2009, NZRA Peer Review Report and Onfield Solutions report, February 2015

<sup>2</sup> <http://www.alexmoorepark.org.nz/>



#### **1.4 DEMAND AND UTILISATION**

This is a growing community with an increasing number of families and their young children, and a high proportion of Asian people. Growth in areas such as Churton Park has already occurred, and more proximate growth to Alex Moore Park is currently underway and likely to increase with the proposed intensification. These proposed developments support increasing the provision of community services, particularly when housing has limited outdoor space. Developments in the Johnsonville Mall, transport hub and to other adjacent community facilities - Keith Spry Pool, Johnsonville Library and Johnsonville Community Centre - provide opportunities to enhance walking access to all sides of the park and proposed facility.

Clubs are currently achieving membership numbers appropriate to the community profile of Johnsonville. While several clubs identified the benefit of accessing and using the sports hall, forecast demand was not adequate to achieve optimal utilisation. Full utilisation of the proposed facility will however only occur if additional anchor tenants associated with 'indoor' activities are engaged, and recreation programmes are developed and provided.

The current and forecast increase in population of a young recreation and sport age in the close and surrounding areas and changing ethnicity of those communities, requires provision decisions that reflect the likely use for indoor recreation as well as the park use. This requires planning for activities such as: table tennis, badminton, basketball, futsal, volleyball, martial arts and a range of exercise modes suitable for all ages.

In summary, this community is young and family focused, with parents and their young children. High levels of engagement in recreation and sport are features of this group.

In addition to its local focus, Alex Moore Park should be a multi-use facility located on a multi-field site, and could be one of the Wellington sports hubs. This will be of regional significance for competition and events, and enable local schools, clubs and users to host larger tournaments and events than currently possible.

**RECOMMENDATION:** That the facility development is based on the premise that all of the sports codes will grow for at least the next 10 – 15 years.

**RECOMMENDATION:** That the facility developments actively provide for indoor sports clubs and groups that will emerge as the community demographic changes.

**RECOMMENDATION:** That the AMPB Operations Subcommittee seeks additional foundation clubs as primary users of the sports hall.

**RECOMMENDATION:** That AMPB and WCC work closely with the other providers of recreation and sport to maximise utilisation through shared/co-ordinated programming of (for example) holiday programmes, sports coaching and sports leagues.

**RECOMMENDATION:** That WCC consider the current location of recreation programming services in the northern suburbs and prepare a business case for making the planning hub at Alex Moore Park, with a programming function servicing wider communities.



### **1.5 FACILITY DEVELOPMENT**

The feasibility study has highlighted the demand for a new facility including a full-sized sports hall to meet the future needs of the Johnsonville and surrounding suburbs, and their sport, recreation and community use.

The current proposal is under developed, and does not fully articulate the possible programming requirements that would be required to supplement proposed use of the AMP facility.

Proposed new models of operation will require WCC to influence the scope around the design and build of the facility as well as its operation.

The resource consent requires consideration of parking management.

**RECOMMENDATION:** That AMPB review the facility design to accommodate the public spaces required for indoor recreation and sport programme use as well as supporting the facility use by park users.

**RECOMMENDATION:** That the internal configuration of the facility reflect the need to accommodate club and facility personnel.

**RECOMMENDATION:** That changing configuration is reviewed to service sports hall users.

**RECOMMENDATION:** That there is design consideration to enhance access to the facility by foot from the mall, train and bus links

**RECOMMENDATION:** The indoor/outdoor flow is reviewed to enable good facility supervision and a positive welcome.

**RECOMMENDATION:** Consider opportunities for development of adjacent play areas for pre-school and school aged children as part of Wellington Playground Review.

**RECOMMENDATION:** Configuration of the sports hall to enable spectator viewing alongside.

**RECOMMENDATION:** Management of the sports hall to enable screening of ½ court and therefore multi-use at the same time.

**RECOMMENDATION:** Configuration of the spaces to enhance the social flow with the kitchen located to the west side of the facility to enable better passive oversight from the upstairs social space to the downstairs sports hall.

**RECOMMENDATION:** Reconsideration of the lobby/reception to support effective customer service and programming.

**RECOMMENDATION:** Design the southern carpark to enable use for recreation and peak use parking, through incorporating a basketball half court, and consideration of active management requirements like gates or bollards.



#### **1.6 SPORTVILLE HUB**

There appears to be benefit in each club remaining as a 'separate' legal entity able to access community funding, as well as the AMPB being able to secure resources for the facility and its services. This requires further exploration and advice.

In addition, the real benefit of coming together as a sportville hub is the opportunity to provide a shared service model that supports clubs and their operation.

**RECOMMENDATION:** That WCC, Sport Wellington and AMPB actively engage in a sportville hub approach to enhancing club collaboration and support.

**RECOMMENDATION:** That AMPB support the clubs to work with new community members and increase membership.

**RECOMMENDATION:** That the personnel of AMP engage in a sports development process to build membership.

#### **1.7 RELATIONSHIP DEVELOPMENT**

The AMPB needs to work strategically to develop engagement with supporters, potential users and key funders in the community. The changing ethnic composition of the communities will also create demand for a range of traditional sports, particularly football and cricket, as well as indoor recreation such as badminton, table tennis and basketball. These communities have a strong commitment to wellbeing, and will seek out activity options that support this (martial arts, dance and yoga/tai chi types of exercise). Multi-generational participation is also a key feature.

Access to quality sport and recreation spaces is crucial to commercial providers such as Kelly Sports, who would be keen to base themselves at a facility such as this, and provide programmes inside the facility and on the sports fields.

The facility should have a mix of delivery. Work needs to be done to determine the balance between AMPB club use, venue for hire by RSOs and local schools for example, and direct programming. Also, additional clubs based at AMP will impact on utilisation and programming.

**RECOMMENDATION:** That AMPB engage with new migrant groups in the community.

**RECOMMENDATION:** That AMPB explore commercial providers as part of the tenancy mix, particularly Kelly Sports.



**1.8 PROGRAMMING AND MANAGEMENT**

To achieve optimal levels of utilisation and engagement, adequate staffing will need to be in place, and this will require spaces for facility and club personnel.

**RECOMMENDATION:** That WCC Parks, Sport and Recreation consider their current spread of service delivery in the northern suburbs, and assess the feasibility of establishing programme design and management functions for the northern suburbs at Alex Moore Park with delivery into Tawa Recreation Centre.

**RECOMMENDATION:** That the facility identity and marketing reflect a wellness message, and maintain a playful aspect in branding and programming.

**RECOMMENDATION:** That the centre is promoted locally and with politicians amplifying its potential to impact positively on urban renewal and development.

**RECOMMENDATION:** That programming targets older adults with a range of cultural, volunteer and wellness strands.

**RECOMMENDATION:** That the facility is focused on providing experiences, which might include cultural, sporting social and other activities in a unique mix reflecting that particular community and building on its strengths.

**RECOMMENDATION:** That staff are employed that meet the following requirements: Sportville development skills, facility operations, teach physical education and manage school sports, facilitate opportunities for others and programming where there are gaps and no competition.



### 1.9 A NEW MODEL OF OPERATION

Recreation and sport facilities in Wellington are typically provided by: clubs servicing their own members; commercial providers offering user pays services to the community; and by WCC providing rates subsidised facilities and services. Alex Moore Park, its facilities, operation and programme provides an opportunity to develop a new model of development and delivery that has four objectives.

It is envisaged that the facility will provide:

- **Sports Hub** for anchor clubs requiring a home base for training and coaching, competition and events club meetings and social occasions, and sport development and accessing back office club support services
- **Community and commercial providers** offering programmes and opportunities (eg after school programmes, gymnastics, commercial recreation and sport providers)
- **Venue for hire** by the community for community, recreation and sport activities
- **WCC Recreation and wellbeing programmes** provided to fill gaps, meet community need not currently satisfied by other providers and build demand for other user groups and clubs.
- **Schools** with access to physical education, event support and an indoor venue.

This change in thinking and approach will require a review of the facility scope, reconsideration of facility management and development of programmes and provider support and engagement. The scope of this is beyond the current priorities, resources and brief of AMPB and will require WCC to engage in ways additional to the current 'landowner' and 'investor' roles.

The proposed facility and its programmes and services require a new approach that reflects proactive engagement with the community and quick responses to needs which is often a challenge in a large organisation such as WCC, and resources for planning and delivery, often difficult for the community to access. Delivering the new model requires the following suite of capability:

- Sportville development
- School sports and physical education programmes
- Community development
- Sport and recreation programme development and delivery
- Facility operations.

Currently Alex Moore Park Sport and Community Trust Incorporated have the lease for the site and intend to own and govern the facility. This needs assessment has broadened the possibilities and changed the scope of ownership and governance.

**RECOMMENDATION:** That WCC reviews its engagement with AMP and its facility development as part of the new model of operation.

**RECOMMENDATION:** That the WCC prepares a business case based on the new model.





## **2 NEEDS ASSESSMENT IN CONTEXT**

### **2.1 PURPOSE OF THIS PROJECT AND REPORT**

Following a series of proposals to Wellington City Council (WCC), and subsequent peer reviews<sup>3</sup> which identified gaps in planning information, WCC and Alex Moore Park Sport and Community Inc. (AMPB) have commissioned a needs assessment to better understand the need for the proposed indoor sport facility at Alex Moore Park.

### **2.2 BACKGROUND**

The Alex Moore Park redevelopment project includes a new artificial turf and a proposed indoor sports facility to replace the existing clubrooms. Stage one works were completed in May 2014, funded by the Wellington City Council (\$1.9 million) and the Plimmer Trust (\$380,000). These included: a full-size artificial turf on the northernmost field, a car park at the north end of Alex Moore Park, and a perimeter walkway and associated landscaping.

The AMPB are leading the fundraising for Stage Two, which is a proposed new sport facility that includes:

- A new indoor sports facility with function rooms, sports hall, changing facilities, offices and catering/bar to replace the existing two clubroom buildings (Johnsonville Cricket Club and Olympic Harrier Club) at Alex Moore Park
- Selling the clubroom owned by North Wellington Football Club and Johnsonville Softball Club on Phillip Street (just north of Alex Moore Park).
- Demolishing the existing two clubroom buildings on Alex Moore Park
- A second car park at the south end of Alex Moore Park.

The AMPB Board and Council have been working together on the project since 2007. It is proposed that the AMP board will manage the planned indoor sport facility. Resource consent has been granted for the proposed building and the southern car park.

### **2.3 OBJECTIVES**

The primary objective of this needs assessment project is to assess the need, demand and utilisation of the proposed Alex Moore Park indoor sport facility. This work involved:

- A demographic review/profile
- An analysis of the need for an indoor sports facility in Johnsonville
- A literature and best practice review
- Analysis and conclusions.

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<sup>3</sup> Alex Moore Report Final, Sport Guidance, May 2009, NZRA Peer Review Report and Onfield Solutions report, February 2015



To achieve these outcomes, the following work was conducted:

- Reviewing existing documentation in regards to predicted need, demand and utilisation of the proposed building at Alex Moore Park
- Undertaking an occupancy/visitor throughput analysis to profile the use of each space in the proposed building
- Reviewing the utilisation and capacity of other similar facilities in the surrounding Johnsonville area such as the Nairnville Recreation Centre, the Onslow College gymnasiums and the Johnsonville Community Centre and any other relevant facilities in the wider area
- Development of a matrix showing how each facility area in the proposed Alex Moore Park building (i.e. sports hall, meeting rooms/offices and the clubroom) would be utilised. The matrix will be by season or term, with usage by day and hour.
- Review demographic information for Johnsonville and surrounding suburbs that are considered part of the catchment for the proposed building
- Confirm that the proposed building is an appropriate size and design to meet the need and demand from the community both currently and over the next 25 years
- A review of relevant literature, best practice and indoor sport facility trends
- Conclusions and recommendations.

#### **2.4 KEY ASSUMPTIONS**

The conclusions drawn from the needs assessment process are based on the following assumptions:

- Population density proposals will be implemented in the Johnsonville area
- The current population composition will continue with a similar trend of growth and increase of migrants from Asia
- That the club membership levels stay static or grow
- That no other major indoor facility is developed in the Johnsonville area.

#### **2.5 THE REPORT**

This report is presented as follows:

- Needs assessment in context
- Alex Moore Park development
- A sports facility for Johnsonville
- Johnsonville and surrounding suburbs
- Current provision in the community
- Best evidence synthesis
- Community analysis and conclusions
- Financial assumptions and implications
- The proposed facility redevelopment
- Conclusions and recommendations.



### **3 ALEX MOORE PARK DEVELOPMENT**

#### **3.1 ALEX MOORE PARK IN CONTEXT**

The Alex Moore Park is centrally located in Johnsonville, and has been home to several sports clubs for many years. Recent commitment to redevelopment has seen installation of a new artificial turf with adjacent car parking and a perimeter walkway.

The deteriorating state of the two traditional single code clubrooms (cricket, harriers) on Alex Moore Park and the shared off-site clubrooms occupied by softball and football, has triggered an interest in developing a new indoor sports facility with other works including a second car park at the south end of Alex Moore Park.

This triggered a more formal partnership between the clubs and engagement of a consultant called "Sport Guidance" in 2009 to provide advice regarding the process and structure of the Board.

#### **3.2 ALEX MOORE PARK SPORT AND COMMUNITY BOARD**

Recommendations from Sport Guidance<sup>4</sup> regarding the establishment of the Alex Moore Park Sport and Community Board (AMPB) are summarised below:

- Creation of a new entity representative of the founding clubs and organisations involved in the Alex Moore Park Multi-sport Development comprised of an appointed skills-based board of governors to act as a single point of contact for the major changes in buildings, park use and programming proposed.
- The new board would lead the strategic vision for the new entity, manage the formal legal processes for the new facility and its fundraising processes and ensure organisational fit with Wellington City Council Johnsonville Town Plan, other important planning and community processes and future links into the LTCCP process.
- Ongoing engagement of the working party to focus on the building development
- Existing [sport] organisations to remain in place delivering sport services to their communities.

The AMPB was formed in 2010 and began to develop proposals and secure funding to achieve this proposed facility development. The board committed to a 'Sportville'<sup>5</sup> approach, where the clubs establish a shared umbrella organisation responsible for completing the project, managing the facility and supporting development initiatives.

#### **3.3 THE FACILITY DEVELOPMENT**

The board has progressed the idea from a concept, through the resource consent process and now into funding the community complex that is estimated will cost \$5.2 million. The 2,100 square metre facility is proposed to incorporate a sports hall, meeting rooms and function areas and is configured to cater for a large variety of sporting, recreation and community uses.

<sup>4</sup> Alex Moore Report Final, Sport Guidance, May 2009.

<sup>5</sup> <http://www.sportnz.org.nz/managing-sport/programmes-and-projects/hubs-and-sportsvilles-introduction-and-contacts>



Recent announcements by the board<sup>6</sup> confirm anchor investments from Wellington City Council (\$1,745,000) and Lottery Community Facilities Fund (\$500,000).

As part of securing the rights to develop the facility, AMPB has sought and been granted a ground lease and resource consent.

### 3.4 THE LEASE

A ground lease (in principle) has been obtained from Wellington City Council (the landowner) based on the following facility proposal<sup>7</sup>:

- A facility designed to enhance the health and wellbeing of Wellingtonians
- Intention to develop customer focused programme of activities for the park as a whole which offers recreation, leisure and sporting choices for people of all ages and abilities
- Additional facilities [to those provided on the park] including:  
reception/administration and office area, club room, changing/showers/toilets, public toilets, car parking, kitchen/bar, viewing decks, storage, first aid room, sports hall, meeting rooms.

#### Implications of the lease for facility operations under the Reserves Act (1977)

There are several implications of the lease that are outlined below, however the key theme is that while the building is on reserve land, it is acceptable for a facility to be developed that both supports use of the reserve for outdoor recreation **and** is available for other types of recreation. A more comprehensive analysis is included in the Appendices.

The main purpose of Recreation Reserves is the provision of areas for recreation and sporting activities. This is to provide for the physical welfare and enjoyment of the public and for protection of the natural environment and beauty. (Section 17, Reserves Act, 1977) and ensure that: *those qualities of the reserve which contribute to the pleasantness, harmony... and the better use and enjoyment of the reserve shall be conserved.* (Section 17 (2) (c), Reserves Act, 1977)

Section 53 allows the lessee to: (g) *... erect on some portion of the reserve ... pavilions, gymnasiums, or other buildings ...for public recreation and enjoyment not directly associated with outdoor recreation.*

Schedule 1 allows WCC to lease the reserve for a stand, pavilion etc including:

(a) *...an allocation of the use...for the playing of specified sports, games, or other recreational activity....*

(b) *... to a charge for admission to ... any ... pavilions, gymnasiums, or other buildings or facilities may be made*

(c) *... the use of playing facilities by non-members...*

(d) *... mak[ing] the whole or part ...of buildings...available ... for outdoor sports, games, or recreational activities, or in special circumstances for recreation not directly associated with outdoor recreation.*

<sup>6</sup> <http://www.alexmoorepark.org.nz/media.html>

<sup>7</sup> Alex Moore Park Sport and Community Incorporated Society, Application to Wellington City Council for land owner approval of lease, October 2011



### **3.5 RESOURCE CONSENT**

The AMPB has jointly with Wellington City Council secured consent for the development of the community sports centre, new car parking areas in the south-western area of the site, and demolition of the harrier and cricket clubrooms.

The proposal that has received resource consent is for a building, structures, car parking areas and access areas that would not exceed the permitted net coverage of 10%. The proposed community sports building has a proposed footprint of 1,450m<sup>2</sup> and a gross floor area of 2,230m<sup>2</sup> which exceeds the Permitted Activity Condition 17.1.9.4, of 200m<sup>2</sup> in gross floor area.

The consent was granted with some conditions attached, and those relevant to the proposed facility development, its management and parking are summarised below.

The Centre Management Plan, to be approved by the Council's Compliance Monitoring Officer, needs to be prepared for the proposed sports centre and incorporate the following:

- Car park lighting to ensure public safety
- Avoidance of unreasonable light spill
- Rubbish management
- Security of the public toilets
- Minimising adverse effects of centre use after 10pm
- Opportunities for local residents to be on the Centre Management Committee
- A complaints procedure.

A parking management plan also needs to be prepared for on-site and adjacent on-street parking including: parking demand during weekends and for different types of events; options for the parking restriction on the western side of Bannister Avenue to be lifted; provision of dedicated managed drop-off/pick up facilities both within the site and on adjacent streets; and parking of buses on site.

In addition, a Pedestrian Safety Audit needs to be conducted during the first three months of the facility's operation.

### **3.6 SUMMARY OF CONSTRAINTS AND CONSIDERATIONS**

The lease enables development and operation of a facility that is available for use of all forms of recreation and is not limited to outdoor recreation. The potential constraints of the site use and development under the Reserves Act enable facility provision for recreation that is not specifically in support of existing outdoor recreation use on the Alex Moore Park. Charges can be made for access to and use of the facility, which can be used by non-members.

The current Resource Consent has paved the way for the proposed development to occur, with a series of conditions that are, in principle, able to be met.

Key areas of focus for the facility design are: parking provision and management and lighting design.

Issues to be addressed before facility operation include: centre management procedures that ensure health and safety; facility programming within a time envelope; and facility management that engages with local communities and other stakeholders.



## 4 A SPORTS FACILITY FOR JOHNSONVILLE

This section of the report provides more detail about the sports clubs that use Alex Moore Park and comprise the AMPB. Information about their club context, club territory and membership, development plans and any issues are identified. Information obtained from each of the anchor tenant clubs has been summarised and presented in the following pages.

### 4.1 THE FOUNDATION CLUBS

There are five foundation clubs that are working towards the development of the AMP facility. Two of these clubs have clubrooms on the park, and three share clubrooms off-site.

#### *Individual Clubrooms on Alex Moore Park*

- Johnsonville Cricket
- Olympic Harriers

#### *Shared clubrooms off-site*

- Johnsonville Softball
- North Wellington Association Football Club
- North Wellington Junior Football Club.

Alex Moore Park Aggregated Club Membership 2015	
Juniors	901
Seniors	1270
<b>Total Membership</b>	<b>2171</b>

In addition, some of these codes also have clubs in adjacent suburbs:

- Football:** Onslow Junior Football (Nairville Park). There is no senior club.  
Tawa Football Club (Redwood Park)
- Cricket:** Onslow Cricket Club, (junior and senior) (Nairville)  
Tawa Cricket Club (junior and senior) (Linden Park)
- Athletics:** Onslow Amateur Athletics Club (Nairville Park).
- Softball:** Tawa Softball Club (Redwood Park)  
Newlands Softball Club (Newlands Park)

### 4.2 NORTH WELLINGTON ASSOCIATION FOOTBALL CLUB

#### **Club context**

North Wellington Football has a strong association with the North Wellington Junior Club and Onslow Junior Football. It currently provides a shared 'front end' website with all other functions operating separately. While there have been discussions about merging the clubs there is no current proposal being considered.

#### **Club Territory and membership**

While the club is based in Johnsonville, it draws players from all of the suburbs from Wadestown north to Tawa. As a senior club it has strong relationships with Onslow and Newlands Colleges.

New migrants are starting to join the club.

North Wellington Association Football Club 2015	
Teams	21
<17 teams	2
Women's teams	3
Masters teams (35+)	5
<b>Overall membership</b>	<b>360</b>



**Development**

In addition to the relationship with the Junior Club, North Wellington Football proposes taking advantage of the new facilities by providing an increased programme of competitions (mid-week and business house), events, holiday programmes and a football academy.

**Issues**

The development of the artificial pitch has had a positive impact on the utilisation of the park and also created some issues regarding access to fields balancing training and competition.

**4.3 NORTH WELLINGTON JUNIOR FOOTBALL CLUB**

**Club context**

The North Wellington Junior Football Club currently share a website. It also has relationships with the local Onslow and Newlands colleges. It is in a strong position financially and receives good local support. The closest neighbouring club is Onslow (based at Nairville).

Access to the new turf has enhanced the playing experience and reduced the number of cancellations.

**Club Territory and membership**

While the club is based in Johnsonville, it draws players from surrounding suburbs. The Club runs teams from First Kicks (4 – 6 year olds) through grades 7 to 14, plus North Wellington’s Player Development Programme.

North Wellington Junior Association Football Club 2015	
Boys	460
Girls	40
Overall membership	500

**Development**

Access to indoor facilities will make it easier to support the junior members and their supporters, who are highly visible on Saturday mornings. Social spaces and services (café/tuck shop, seating areas out of the weather etc) will meet the needs of these community members.

**Issues**

The club identified the benefit of having support to establish the ‘sportville’ services that would be shared across the shareholding clubs. With the planned amalgamation of junior and senior football clubs, the potential ‘shareholding’ of AMPB drops from five to four clubs. The value of the current clubrooms and land, which are shared with the senior football club and softball club, will need to be assessed against how this contributes to the new facility development<sup>8</sup>.

There appears to be benefit in having each club continue as a ‘separate’ entity to enable access to community funding, as well as the separately constituted AMPB being able to secure resources for the facility and its services. This requires further exploration and advice.

As part of the development of the shared facility, there needs to be careful consideration of governance and management issues of representation, and the

<sup>8</sup> Check trust deed with respect to club rooms





process of addressing any club specific concerns. The governance approach will then need to be captured in a trust deed that reflects mechanisms the clubs are comfortable with.

#### 4.4 JOHNSONVILLE SOFTBALL CLUB

##### Club context

Johnsonville Softball is the oldest softball club in NZ. With a strong family focus, it caters to everyone who wants to play the game.

##### Club Territory and membership

Membership of the club is stable although softball as a sport is on the decline nationally. There is an increase in the number of social teams, and the competitions held on Saturday with juniors in the morning and adults in the afternoon.

Johnsonville Softball Club 2015	
Junior teams = 17	250
Senior teams = 10	150
Social teams = 3	
Overall membership	400

##### Development

Demographic changes in the local community are being reflected at the club. Softball is big in Asia, and the Asian community is growing in Johnsonville, leading to potential for growth in membership. To build on this, the club has been working closely with Amesbury School in Churton Park, running some 'outreach' children's have a go and skills sessions.

##### Issues

The high level of programming of the artificial turf, particularly by football through summer as well as winter requires further review to enable access on Saturday afternoons for adult competition. Frequently, the softball club is required to practice at Raroa Park.

#### 4.5 OLYMPIC HARRIERS CLUB

##### Club context

The largest athletic club in Wellington, Olympic Harriers offers a strong winter harriers club and track and field programme during the summer. Increasing in size and strength, it splits its home base between Alex Moore Park for harriers and Grenada North Park for athletics.

##### Club Territory and membership

Membership of the club is increasing, both at junior level for athletics and also the number of junior harriers members.

Olympic Harriers 2015	
Athletics	320
Harriers	191
Overall membership	511



**Development**

The current focus on coaching and training, links with Raroa Intermediate and Athletics New Zealand's Get Set Go programme are building interest and engagement in Olympic Harriers.

**Issues**

The current two-site delivery works for the club, particularly for the major training nights. The development of an indoor space (the proposed sports hall) would benefit the core strength training done as part of the harriers programme, and could be used to deliver Get Set Go and the KiwiSport programmes currently focusing on younger athletes.

**4.6 JOHNSONVILLE CRICKET CLUB**

**Club context**

One of the oldest cricket clubs in the Wellington region, Johnsonville Cricket has achieved 'Premier Club' status under Cricket Wellington's club model.

Training opportunities are enabled through access to Alex Moore Park and the Famboro Indoor Centre (three lane indoor cricket tunnel) at Onslow College. Access to this is shared between Onslow College, Onslow Cricket (based at Nairville) and Johnsonville Cricket, but is limited because of the lack of lights.

**Club Territory and membership**

Club membership declined slightly, although there are mitigating reasons for this. The changing demography of the community, with increased Indian subcontinent population is likely to drive an increase in cricket players.

**Development**

Cricket has a development plan in place that has involved offering holiday programmes, pre-season training and coaching.

**Issues**

As a club, cricket will make limited use of the indoor sports hall space proposed as part of the development.

Johnsonville Cricket Club 2015	
Junior teams = 21 Have-a-go grade	200
Senior teams = 12 Women's teams = 3 Men's teams = 8	200
Social teams (20/20 games)	
Overall membership	400

**4.7 SUMMARY**

Clubs are currently achieving membership numbers appropriate to the community profile of Johnsonville. Some clubs have a greater geographical reach and have the potential to achieve higher membership through targeted promotion and improved programme delivery.

Some clubs expressed concern regarding the reduction in fields and increased demand for the turf making training times more complex to arrange.

While several clubs identified the benefit of accessing and using the sports hall, forecast demand was not adequate to achieve optimal utilisation.

Full utilisation of the proposed facility will only occur if there are additional anchor tenants identified and engaged in the project that are 'indoor' activities.

#### 4.8 CLUB GROWTH FORECASTS

The following analysis identifies potential growth within existing clubs and areas of potential development with other anchor partners.

While participation in sport amongst the adult population is steady or declining, there has been considerable work done by SportNZ<sup>9</sup> to understand the demand profile of young people.

##### Youth Sport

The following analysis is based on data collected as part of Sport New Zealand's 2011 Young People's Survey for students (5 to 18 years old) attending schools in main urban areas (population of 30,000+). In context, Johnsonville has approximately 2100 people in this category, and incorporating Johnsonville and its surrounding suburbs<sup>10</sup>, a total of 8800 young people. Evidence indicates that half of all young people play sport for a club.

Anchor and potential junior clubs					
	Current junior club membership	Pro Rata National club membership	Potential NEW members Johnsonville	Potential NEW members J'ville & suburbs	Have a go Johnsonville
Football	500	311	-189	802	279
Softball	250	97	-153	155	57
Athletics/Xcountry	320	328	8	1053	111
Cricket	200	132	-68	354	82
Badminton*	No local club	43	43	180	25
Basketball	No local club	183	183	766	174
Table tennis	No local club	107	107	449	No data
Volleyball	No local club	105	105	440	88
Dance	Various groups	267	267	1118	118
Martial arts	Various groups	153	153	642	82
TOTAL current & potential club membership	1270	1621	351	5519	928
Demand	High	Moderate	Moderate	High	Moderate

\* Badminton data is only available for young people aged 10 – 18 years

<sup>9</sup> Rugby data was collected during the 2011 Rugby World Cup and is likely to be elevated

<sup>9</sup> Sport NZ ((2011) Sport and Recreation in the lives of Young New Zealanders. Young People's Survey for students (5 to 18 years old) attending schools in main urban areas (population of 30,000+). Sport NZ, Wellington.

<sup>10</sup> Johnsonville and surrounding suburbs in this context relates to: Johnsonville, Khandallah, Broadmeadows, Churton Park, Newlands and Paparangi



The table provides an analysis of the current participation patterns from across other urban areas in New Zealand, for each of the current AMP clubs, as well as some information about potential tenant clubs or users.

The information relating to 'have a go' is identifies younger children who are likely to engage in introductory sessions at their local park or facility. The forecast numbers are based purely on the population of Johnsonville, rather than the suburbs surrounding the area.

Anchor clubs are performing well against national indicators when assessed for meeting local needs (Johnsonville), although could increase their membership to reflect a wider suburban reach. The Onslow codes for football and cricket are strong and direct competition, but there is less competition by clubs to the north located in Tawa.

There are a considerable number of *potential* club members and those who could be interested in having a go at the sport. These would be attracted to programmes such as holiday programmes, skill development and have-a-go days.

#### 4.9 POTENTIAL FOUNDATION CLUBS

##### Indoor Sport Codes

Some codes are currently not reflected in opportunities available in Johnsonville, particularly junior basketball and badminton, as participants are either playing informally or participating in teams at the Nairnville or Tawa recreation centres. There is demand for these sports that could be met through programming at the facility and/or outreach from existing clubs (for example, Wellington North Badminton, Filipino Basketball Association).

In addition there is increasing evidence of demand for floorball, futsal, handball and turbo touch that could be accommodated at the facility.

##### Other user groups

Martial arts and dance are provided through a range of dojos and studios in schools, community and church halls. These activities will be of interest to the demographic groups within the local communities, and should be considered as potential anchor clubs.

#### 4.10 CASUAL USERS

Other regular users will include those providing recreation opportunities to young people, older adults or looking for a venue for an event or celebration. Detailed analysis is included in later chapters and the appendices.

Johnsonville and surrounding Suburbs

#### 4.11 DEMOGRAPHIC REVIEW

Information on the demography of Johnsonville and the surrounding suburbs was obtained from Profile ID Community Profile.<sup>11</sup> The total population of Johnsonville and the surrounding suburbs is **39,495** (2013 Census), which represents **20.6%** of the Wellington City population. A detailed suburban snapshot is included in the appendices.

There are some unique and important features of the community demography that influence the demand, facility design and delivery of programmes and services. This is a growing community with an increasing number of families and their young children, and a high proportion of Asian people.

#### 4.12 COMMUNITY GROWTH

Over the 7 years between the last two Censuses 2013 and 2006 the Johnsonville population increased by 993 to 10,236 (10.7% increase, WCC 6.4% increase). The surrounding communities also showed higher than average levels of growth:

Suburban Populations			
Suburb	2013	2006	Increase between 2006 - 2013
Johnsonville	10,236	9,243	10.7%
Broadmeadows	1,533	1,485	3.2%
Churton Park	6,528	5,862	11.4%
Khandallah	8,484	8,016	5.8%
Newlands	7,278	6,750	7.8%
Paparangi	5,436	4,806	13.1%
Total	39,495	36,162	9.2%
WCC	190,959	179,463	6.4%

Johnsonville is the largest suburb in the northern area, and when the adjacent communities are included, it accounts for one fifth (20.6%) of the total population of Wellington.

The historical growth will continue because of several factors:

- Green fields developments in the northern suburbs, particularly Churton Park and the Lincolnshire farm areas
- Proposed intensification of housing in the areas adjacent to Alex Moore Park. More detailed information on this is included over the following pages.

Growth in areas such as Churton Park has already occurred, and more proximate growth to Alex Moore Park is currently underway and likely to increase with the proposed intensification.

<sup>11</sup> <http://profile.idnz.co.nz/wellington>



### Transformational Growth

Johnsonville has been identified as one of the 'transformational growth areas',<sup>12</sup> based on the following factors:

- the capacity of the existing infrastructure
- key transport infrastructure
- existing key activities and services to cater for people
- existing community facilities
- whether change in the area will support and enhance the mix or type of homes
- business uses on offer to people that live and work there.

Council's commitment to directing development in these areas requires a focus on:

- improving the efficiency of infrastructure by locating more people in areas with existing high capacity
- providing opportunities for people to live closer to where they work or to access high quality transport options
- concentrating investment into a smaller number of centres.

Council, through the plan, is committed to working with external partners to co-invest and maximise the benefits to the city, coordinate land use, transport planning and investment in supporting infrastructure.

Proposals for Johnsonville are for medium density residential areas<sup>13</sup> that border Alex Moore Park, incorporating a range of housing types including: semi-detached houses, terraced or town houses and apartments. The adjacent map identifies the two types of density: MDRA 1 includes two areas near to Alex Moore Park that are proposed to contain a significant number of smaller infill and multi-units creating a relatively intensive urban character; and MDRA 2 provides for a slightly less intense, more suburban style of development.

Implementation of these plans would allow for an additional 1,000 dwellings and an estimated 3,000 people<sup>14</sup> to live in the neighbourhoods adjacent to Alex Moore Park.

These proposed developments support increasing the provision of community services, particularly when housing has limited outdoor space. It will also put additional pressure on parking and require well considered walking access to all sides of the park and proposed facility.

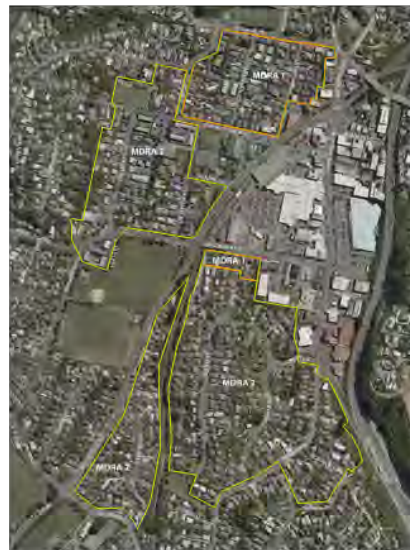


Figure 1 Extent of Johnsonville MDRA 1 and 2

<sup>12</sup> Wellington Urban Growth Plan, accessed from: <http://wellington.govt.nz/~media/your-council/meetings/Committees/Transport-and-Urban-Development-Committee/2014/08/Report-ONEAttachment-ONE.pdf>

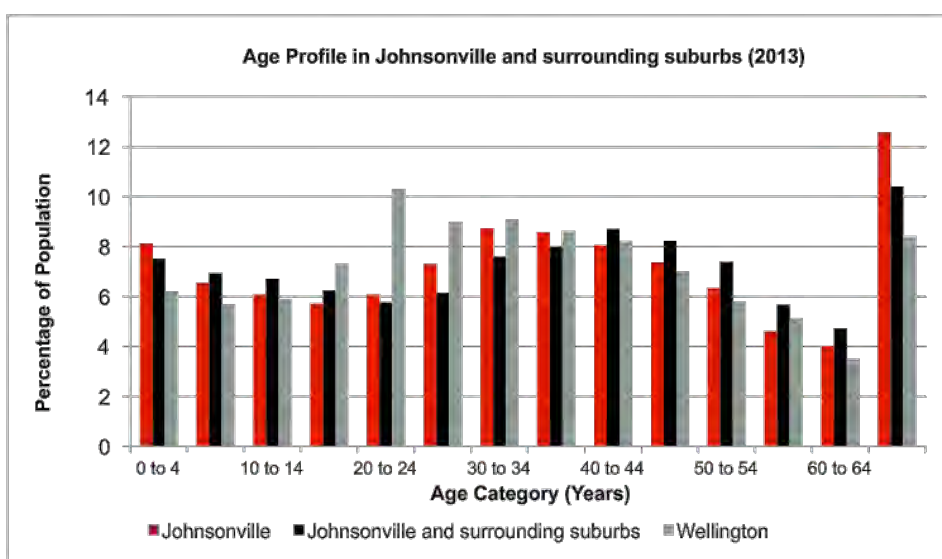
<sup>13</sup> Johnsonville Medium Density Residential Area, Design Guide. Accessed from <http://wellington.govt.nz/~media/your-council/plans-policies-and-by-laws/district-plan/volume02/files/v2residentialapp7.pdf>

<sup>14</sup> Estimate provided by Graeme Saqwyer, Johnsonville Community Association.

#### 4.13 POPULATION BY AGE

At a deeper level, there are some unique features of Johnsonville compared with Wellington City as a whole. There are:

- **more pre-schoolers** (0-5 years), 8.1% of the population compared with 6.0% in Wellington as a whole
- **less young people** (15 - 24 years), than Wellington as a whole with those aged 15 – 19 years 5.7% vs Wellington City 7.5%, and young adults aged 20 - 24 years 6.1% vs Wellington City 10.8%
- higher numbers of people in the over 65 area are potentially skewed by the presence of several rest homes in the area.



Major changes in the population age profile are outlined in the adjacent table.

#### Consequences

In summary, this community is young and family focused, with parents and their young children. High levels of engagement in recreation and sport are features of this group.

Years	Increase since 2001	Total 2013 census
0 - 4	+180	831
15 - 19	-54	585
20 - 24	+72	621
25 - 29	+93	747
50 - 54	+180	648
65 - 69	+123	375
50 - 54	+180	648
65 - 69	+123	375

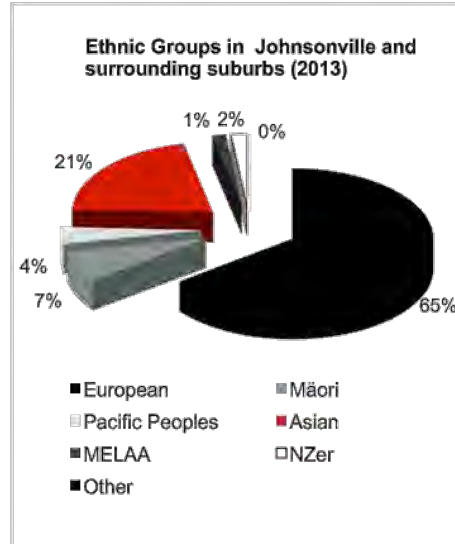


**4.14 ETHNICITY**

Johnsonville and its surrounding suburbs<sup>15</sup> are comprised of a diverse mix of ethnicities. New settlers are typically from Asia (8,661) and represent 21% of the population. Non-NZ birthplaces are in order of size: UK, China, Philippines, India, Malaysia and Fiji.

Johnsonville in particular has a higher concentration than other parts of the area with Asian population (25%), which is greater than Wellington as a whole (15%), and is an increasing trend.

The Asian population has grown by +909, between the two Censuses, from 1,671 in 2001 to 2,580 in 2013. In comparison the Maori and Pacific proportion is similar to Wellington wide population.



**Consequences**

The changing ethnic profile will also drive some changes in sport participation, particularly the priority some cultures place on sport (vis a vis work or study), the importance of multi-generational participation, and life-long commitment to wellbeing.

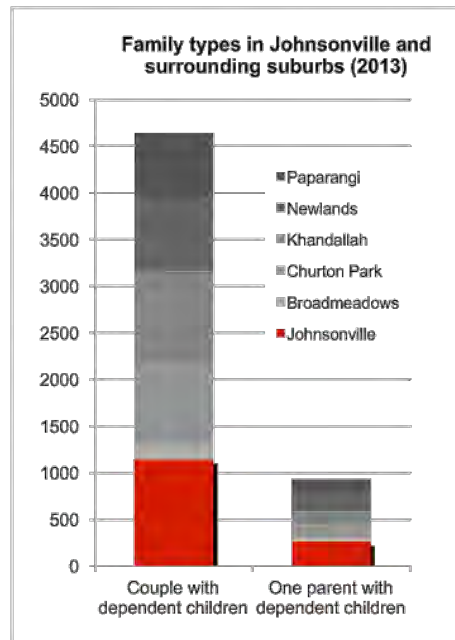
The predominant countries of origin have professional sports in several of the codes that are foundation members of AMPB, and also participate in other sports (basketball, badminton) that would be an appropriate fit for the sports hall.

**4.15 HOUSEHOLD COMPOSITION**

Johnsonville has a higher proportion of one family households and a lower proportion of flats (group household unrelated), than Wellington city as a whole.

Johnsonville has a higher proportion of 'couples with children' and a lower proportion of 'couples without children' families than Wellington as a whole. 'One parent families' are only slightly higher than Wellington as a whole. In Johnsonville and the surrounding suburbs there are 5,574 families with dependent children.

Johnsonville has fewer two-person households, but more three and four person households than Wellington as a whole.



<sup>15</sup> Johnsonville and surrounding suburbs in this context relates to: Johnsonville, Khandallah, Broadmeadows, Churton Park, Newlands and Paparangi





**4.16 LOCAL SCHOOLS**

There are several local schools that are likely users of the facility, and information about the roll of each is presented in the adjacent table. Most schools are experiencing growth, and this will continue with the intensification of housing and the demographic changes that are occurring in the community. All of these factors will drive up demand for facilities at Alex Moore Park.

LOCAL SCHOOL ROLLS		
School	Roll size approx	Trend
Onslow College	1250	Increasing
Newlands College	1000	Static
Raroa Intermediate	630	Increasing
West Park Primary	375	Increasing
St Brigids	325	Increasing
Johnsonville Primary	360	Static
<b>Total roll</b>	<b>4,000</b>	

**4.17 IMPLICATIONS OF THE COMMUNITY PROFILE**

Johnsonville and surrounding suburbs are areas of growth, with forecast intensification compounding this. It is likely that this cluster of suburbs, and in particularly Johnsonville will see more housing and therefore more people.

The current age profile of families with young children will create short to medium term demand for traditional sport facilities, including indoor recreation options.

The ethnic composition of the communities will also create demand for a range of traditional sports, particularly football and cricket, as well as indoor recreation such as badminton, table tennis and basketball. These communities have a strong commitment to wellbeing, and will seek out activity options that support this (martial arts, dance and yoga/tai chi types of exercise). Multi-generational participation is also a key feature.

With more than 4500 families comprising a couple with dependent children, there is opportunity to provide family-focused programmes and services that complement traditional age-grade focused sports.





## 5 CURRENT PROVISION IN THE COMMUNITY

Development of a facility at Alex Moore Park needs to be considered in the context of other facility provision in Johnsonville and the surrounding suburbs. Schools, churches and community centres are the biggest providers of indoor facilities available for community groups and clubs. A brief summary of the key community facilities in Johnsonville and surround suburbs, their features and constraints is presented below, and a comprehensive list is included in the appendices.

### 5.1 FACILITIES IN JOHNSONVILLE

The local community have available to them a range of community funded and provided spaces. These sites are located on the map that follows.

- **Girl Guides Hall**, 87 Broderick Road provides a hall that is used for: sport, dance, martial arts, and youth group
- **Salvation Army**, 125 Johnsonville Road has a hall that is used for sport
- **Johnsonville Uniting Church - J'ville**, 18 Doctor Taylor Terrace has a hall used by Brownies and After school care
- **Johnsonville Rugby Club**, Helston Park, Paparangi has meeting rooms
- **St Johns Anglican Church Hall**, 18 Basset Road is used for dance and sport
- **Johnsonville Club**, 1 Norman Lane has meeting rooms and is used for dance, sport and exercise

### 5.2 COUNCIL FACILITIES

Wellington City currently provides a range of community facilities that service Johnsonville and the surrounding suburbs:

- **Keith Spry Pool** with a range of pools, spa and sauna
- **Johnsonville Library** which is being redeveloped on a site adjacent to the community centre and pool and is likely to include small meeting rooms and potentially an auditorium
- **Sports fields** throughout the suburb, although the only clubrooms are at Helston Park (rugby) and on Alex Moore Park
- **Green spaces**, primarily the outer town belt
- **Johnsonville Community Centre**, with a small hall and meeting rooms
- **Churton Park Community Centre** with a large meeting room and small lounge
- **Recreation centres** at Nairnville (3km to the south) and Tawa (8km to the north).

### 5.3 SCHOOLS

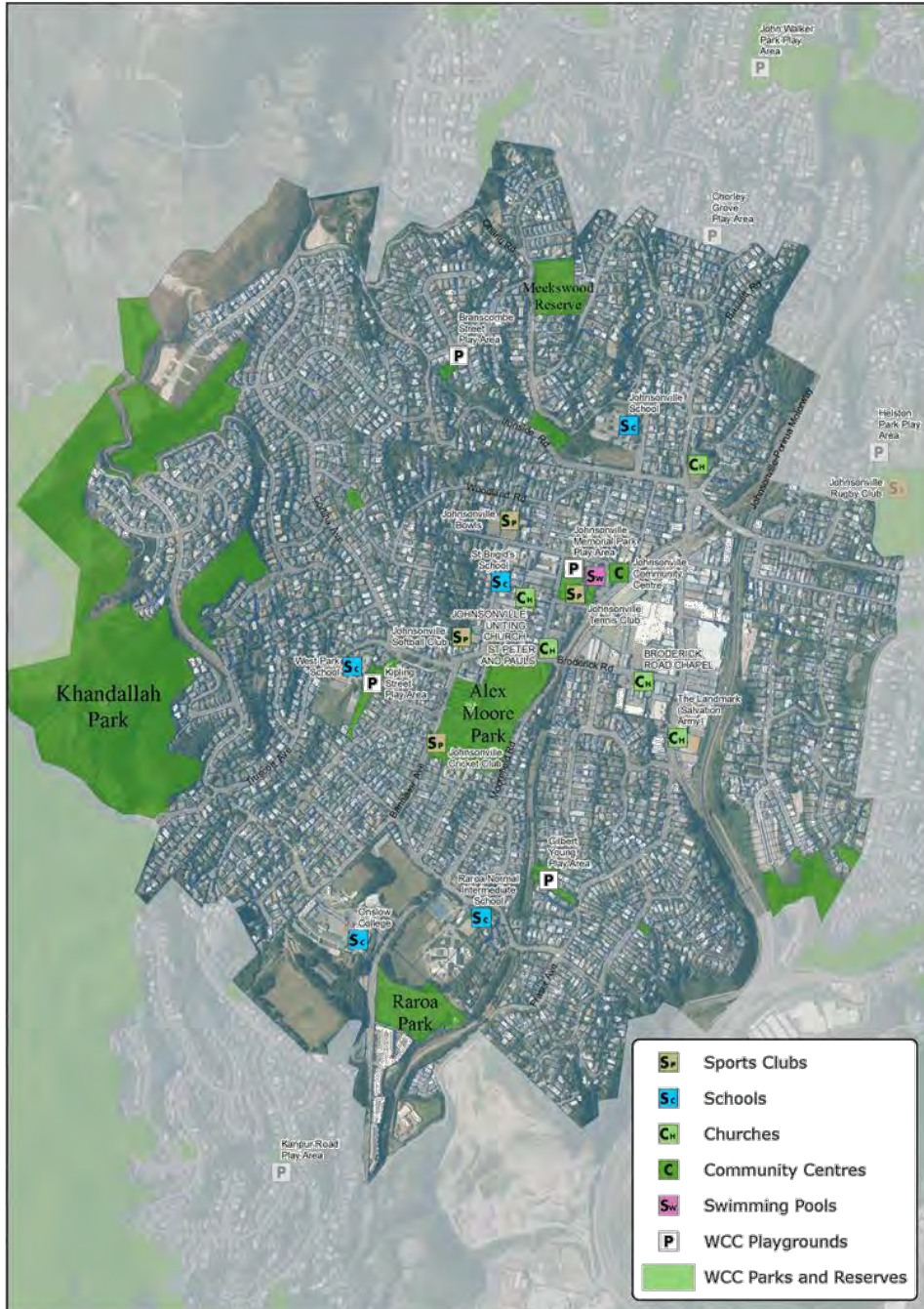
There are a number of schools close to Alex Moore Park that currently have halls which are also used by the community. However, all of those facilities in walking distance (Onslow, Raroa, St Brigids and West Park) would be keen to access the Alex Moore Park facility as part of their school programmes.

While most schools have a small hall that is used for physical education, Onslow in particular is not able to meet demand for gymnasium space, particularly from outside users. In addition, St Brigids has no school hall. Most schools have other users booking their facilities out of school time.



**5.4 LOCATION OF FACILITIES IN COMMUNITY**

The following map shows the location of community facilities in relation to Alex Moore Park.





### 5.5 PROVISION BY OTHERS

Local groups have their needs met by facilities that host a range of activities across the following spectrum of activities and target groups.

- Activity type: Badminton, Basketball, Dance, Drama, Gymnastics, Martial Arts, Sports, Fitness, Youth groups, Holiday and after school programmes
- Target groups: Asian, Older Adults, Youth Groups, School aged children.

The focus of this needs assessment was on physical recreation and sport needs. It is likely there is a considerable amount of cultural recreation (dancing, singing, craft) that is occurring in the community that has not been investigated.

Our research identified some strong themes.

- **Dance**, especially traditional dance forms (ballet and jazz for girls) in all its forms is offered at several venues in Johnsonville and the surrounding communities.
- Casual rehabilitation **exercise classes** (tai chi, yoga, pilates) are offered in many places including the community centres, which offer a range of styles and prices, and are variously attended.
- Some existing **indoor sport clubs** that might have the potential of moving to Alex Moore Park are based in other facilities (badminton at the Ngaio Town Hall, and table tennis at the Johnsonville Club and casually elsewhere).
- **Churches** provide a significant supply of space, enabling opportunities for dance, martial arts, community exercise and sport.
- **Youth provision** is centred at the schools, through after school care and Kelly Sports, and at churches with youth groups. Girl Guides also have a facility in the community that is available for community use.
- **Small ethnic groups** are using local halls for faith groups and cultural recreation, as well as having links with the community centre and Catholic church.
- **Martial arts** in a wide range of forms is offered in Johnsonville and the surrounding communities.

Competition from other Council facilities (Tawa Recreation Centre, Nairnville Recreation Centre and ASB Sport Centre) is important to consider. The current users of Tawa and Nairnville are typically local, and AMP will have limited impact because of its location in Johnsonville. In addition, AMP has several schools extremely close by that have expressed an interest in being regular users of the facility. Some of these schools have no hall or spaces that are not conducive to indoor physical education. Opportunities to share resources and programming expertise are key considerations to increase service delivery and manage costs.

The current transport and programming subsidy afforded by ASB Sports Centre could potentially impact on use by schools during the day, but is likely to be minimal because the proximity of the Alex Moore Park facility will make it regular local use easier for schools (however, this would mean some loss of business for the ASB Sports Centre). AMP would be available for training in the evenings and provide a local base for competition by primary and intermediate age groups.

Code specific facilities, particularly Wellington North Badminton (Tawa) provide specialist facilities for club and interclub badminton, and any provision by AMP of badminton would need to be informal and recreational.



## 5.6 COMMUNITY USE

In addition to use by anchor clubs, community use can be achieved through **programming**, **casual use** and making the venue available for **hire**. Spaces for use include: sports hall, function room, sports fields and the parking area. The following lists potential users and types of use for each space.

### Sports hall

- Early morning training programmes for sports clubs and commercial providers (fit-busters, boot camps etc)
- Preschool activities – gym, dance
- Fundamental movement, dance, ball skills
- Business House sports - local and area businesses/companies, taxi company games
- School sports programmes
- Club training and game venue
- Dojo
- Casual sport hire: Basketball, Badminton, Table tennis, Futsal, Volleyball, Turbo touch, Floor ball
- Youth activity/sport options
- Church hire
- Family friendly community and faith events.

### Function room

- Early morning training programmes for sports clubs and commercial providers (fit-busters, boot camps etc)
- Older adults/Easi-movers
- Exercise rehabilitation & socialising
- Dance
- Dojo
- Birthday parties
- Family friendly community and faith events
- Games and Tournaments
- Venue for event hire.

### Parking area

- Fundamental movement – wheels, cycle skills
- 3 on 3 basketball half court.

### Fields

- Games and Tournaments
- Fundamental movement - ball skills
- Business House sports - local and area businesses/companies, taxi company games
- Club training and game venue.



### 5.7 VENUE FOR HIRE

While the lease requires that users are primarily engaged in activities associated with the park, outdoor recreation and its associated activities, there are several potential user groups that could be attracted to the facility because of its location and spaces.

Group	Use	Feasibility	Probability
<b>Functions</b>			
Sport and community celebrations	Social functions	Promote through community networks and local families Promote through clubs and user groups	High
<b>Corporates/Businesses</b>			
Training and development	Off-site events	Other competing facilities in the Wellington area and distance from town may be a negative driver Some attraction to local businesses (Johnsonville, Ngāuranga, Grenada)	medium
<b>Recreation and sport providers</b>			
Events organisers	Sport events	Already some events hosted at the park that will require indoor facilities for social events, warm up, wet weather alternatives Has the potential to host range of event types Potential to be used for events that use the surrounding walking/biking trails	High
Sport organisations	Coaching clinics	Multi-use spaces make small group activities possible Able to operate several sessions concurrently	High
<b>Schools</b>			
Physical education	Teaching and practice	Can accommodate larger group in smaller teaching groups across a range of indoor and outdoor spaces	High
Sports events	Competition	Able to host a range of inter-school events with good support services (for example, Primary Sport Wellington events)	High

### 5.8 IMPLICATIONS FOR THE FACILITY

In summary, AMPB is currently comprised of the key outdoor sports codes using Alex Moore Park for training and competition. To fully achieve the potential of the proposed facility, its location and surrounding community needs, additional foundation partners should be sought.

#### Partners

The proposed sports hall is attractive to indoor sports, particularly those connected with the local community: badminton, basketball, martial arts, dance and table tennis.



**Providers**

Access to quality sport and recreation spaces is crucial to commercial providers such as Kelly Sports, who would be keen to base themselves at a facility such as this, and provide programmes inside the facility and on the sports fields.

**Programming and management**

Lastly, Wellington City Council Parks, Sport and Recreation team should review their current spread of service delivery, particularly with respect to Tawa Recreation Centre, and consider establishing a programme of delivery at Alex Moore Park. Availability of the facility throughout the day, evenings and weekends, with some strong anchor tenancies that form a framework of occupancy, can drive high levels of utilisation.





## 6 BEST EVIDENCE SYNTHESIS

There is considerable information available on communities, participation in sport and recreation and the provision of appropriate community recreation facilities. Key themes identified in national and international research include:

- Participation and engagement
- Population trends including demographic change and urban renewal
- Facility development to support community sports hubs.

This information has informed the needs assessment and conclusions reached.

### 6.1 PARTICIPATION

Changes in the way people participate and the types of activities they choose are indicated in recent national and international research<sup>16,17</sup>, and include:

- A decline in young adult participation in sports
- An increase in the numbers of people volunteering
- Asian young people are typically less engaged in sport and recreation activities than those of European descent
- Top sports are: golf, football, tennis, netball, cricket and rugby
- Top activities are: walking, swimming, cycling and jogging
- Socio-economic deprivation has a negative impact on participation
- The most common way to participate is 'pay-to-play'.

#### Barriers to participation

Barriers to participation are described in the research<sup>18</sup> as being both emotional (eg perception of recreation centres) and functional (eg cost, need to commit).

*Emotional barriers* - recreation and sport centres seen as intimidating and serious, for example:

*"Recreation centres are basically gyms for Pakeha people"*

*"The core meaning (of the Centre) is 'fitness' not wellness"*

*"Recreation centre users are into competitive activities and I am not."*

*Functional barriers* - respondents identified a need for flexible casual attendance, affordable, and family-friendly environment and programming.

**Predictors for engagement** in facility-based activities in recent UK research<sup>19,20</sup> included a number of factors:

- Increasing age impacts on cultural engagement positively, but sporting engaging negatively
- Childhood experiences are linked to adult behaviours

<sup>16</sup> Sport NZ, (2015), The Future of Sport in NZ

<sup>17</sup> Sport NZ (2015), Active NZ Survey, Wellington, NZ.

<sup>18</sup> Sport NZ, (2015), The Future of Sport in NZ

<sup>19</sup> CASE, (2010), Understanding the drivers, impact and value of engagement in sport., UK.

<sup>20</sup> Sport NZ, (2015), The Future of Sport in NZ



- Socio-economic status determines engagement.

The identified success factors include:

- Low socioeconomic neighbourhoods require access to sport opportunities
- Native speakers of participants' own language coaching in sports for ethnic groups and migrants
- Target older adults as potential coaches and volunteers as these groups have increasing numbers.

#### What cultural groups are saying

Recent research<sup>21,22,23</sup>, from Auckland identified key factors for Asian peoples who were non-participants but still seeking activity for themselves and family. In summary, Asian value sets are described:

*Mind/body balance is intrinsic to our culture*

*'Our' way of being is not reflected in the centres – so we don't see them as places we would use*

*New Zealanders as a group place a huge emphasis on sport (not activity per se)*

*Our work ethic is major, including getting to and from work.*

One study<sup>24</sup> of Chinese people in Auckland found:

- They would like to be able to use facilities at night with whole family, because kids are doing homework after school and parents are at work
- Many wanted to play more sport: badminton, table tennis and swimming were the top three
- Main barrier to participation was time
- Wanted low cost, local opportunities.

#### Recommendations

- Make the centre a place local people want to attend – branding that reflects the cultural value of target populations. Eg 'activity' not 'gym', 'wellness' not 'fitness'
- Provide affordable, accessible, activity for all aimed at families, on a pay-to-play basis
- Provide activities favoured by typical non-users who want to be 'well' not necessarily 'fit'
- Engage older adults with a focus on cultural rather than sporting activities
- Develop a recruitment strategy within the facility and identify cultural leaders, and people with Chinese and other Asian languages to provide bridge/ leadership to attend
- Key information on activities provided in key Asian spoken languages.

<sup>21</sup> Harbour Sport (2010), Asian Sport Engagement Model., Auckland.

<sup>22</sup> Phoenix Research, (2006)., Non-Users of Recreation Centres, Auckland City Council, NZ.

<sup>23</sup> Harbour Sport, (2010), Toolkit for Engaging the Chinese and Korean communities in sport, Auckland.

<sup>24</sup> Harbour Sport (2009), Sport Survey Chinese Adults, Parents and Teenagers, Auckland.



## 6.2 POPULATION TRENDS

Population changes<sup>25</sup> likely to impact on facility usage include the following:

- Ethnic make-up of urban populations - between 2006 and 2013 Census the Asian population of NZ increased by 33%
- Ageing population - exponential increase in numbers of people over 65 as the Baby Boomer cohort ages.

**Implications** – local facilities need to be attractive and accessible to the populations who live nearby and meet their needs.

An ageing population means a shift away from organised sport activities and growing interest in cultural and recreational activities. This group may also have more time/motivation to volunteer in areas of interest.

Older adults are 'significantly more sensitive to comfort [in recreation facilities] and this must be addressed in design.'<sup>26</sup>

Other issues relevant to planning that emerged from the research include:

- Public/private partnerships to assist with projects
- Sport participation contributing to neighbourhood renewal<sup>27</sup>
- Know the community and consult creatively with the community
- Plan in partnership with the community.<sup>28</sup>

### Recommendations

- Target older adults as potential coaches and volunteers<sup>29</sup>, as these are increasing community cohorts
- Collaborative planning in close consultation and partnership with the community and active community leaders
- Public/Private partnerships with locally based stakeholders
- Programmes reflecting the demographics of the local community, taking into account cultural focus and the changing needs of an ageing population – including a desire for greater comfort.

<sup>25</sup> Sport NZ.,(2015), The Future of Sport in NZ

<sup>26</sup> Sport NZ, (2013), National Indoor Facilities Strategy for Indoor Sports, Wellington.

<sup>27</sup> Campbell, S., and Simmonds, B., (Eds) (2003), Sport, active recreation and Social Inclusion, The Smith Institute, UK.

<sup>28</sup> (2004), Bringing Communities Together through Sport and Culture, Department for Culture Media and Sport, London.

<sup>29</sup> Sport NZ.,(2015), The Future of Sport in NZ



### 6.3 FACILITIES: NOW AND FUTURE

Recent NZ and international research<sup>30, 31, 32, 33, 34</sup> reflects a changing picture in terms of what facilities once provided, versus what is likely to work now, and in future.

Some of the issues and success factors identified in the research include:

#### Place

- Successful (community) hubs are deeply rooted in communities with a strong volunteer base
- There is a major shift away from outdoor and towards indoor sports
- Facilities are, and are seen as, major contributors to urban renewal
- Actively promote the centre through connections with diverse groups in the community
- Make the centre a people place and encourage families
- Personnel make the place
- Local facilities are more adaptable and innovative because of size and scale
- Offer 'something different' which gives them appeal
- Community development and sports development **combined** engages the most disaffected.

#### Community sports hubs

A review of Community Sport Hubs in Scotland found that<sup>35, 36</sup> new partnerships and joint working between clubs has been a major success of the programme. There is also evidence of stronger links between clubs and schools, those responsible for facilities management and other strategic stakeholders.

#### People's needs

The community needs to be reflected in facility design and programming to meet the needs of people they provide for. Doing this requires the facility to consider:

- Transpose the leisure values from home to the Centre
- Show that wellness of the whole person is valued
- Programming the facility to maximise the perceived freedom to come and go
- Connect people within the centre through programmes, events and opportunity
- Lighten up – people are seeking fun, playful experiences.

<sup>30</sup> Campbell, S., and Simmonds, B., (Eds) (2003), Sport, active recreation and Social Inclusion, The Smith Institute, UK.

<sup>31</sup> Sport NZ, (2013), National Indoor Facilities Strategy for Indoor Sports, Wellington.

<sup>32</sup> Phoenix Research, (2006), Non-Users of Recreation Centres, Auckland City Council, NZ.

<sup>33</sup> Ibid.

<sup>34</sup> Boelman, Gerry, Schon,(date?), Keeping up and Running, The Young Foundation, UK.

<sup>35</sup> <http://www.sportscotland.org.uk/clubs/help-for-clubs/better-connected/understanding-community-need/>

<sup>36</sup> <http://www.sportscotland.org.uk/media/1374306/csh-evaluation-overview-report-final.pdf>



#### **6.4 KEY THEMES IN SUMMARY**

The following key themes emerged from the evidence review:

- To attract Asian families, facilities need to put the emphasis on activity not sport or fitness per se, with a focus on wellness over fitness
- Whole family opportunities appeal, offered outside of traditional working and commuting hours
- Keep facilities focussed on providing quality experiences for the user
- Programming that reflects the demographic including older adults
- Mind/body balance in what is offered is crucial and also relevant to older adults, as focus shifts towards cultural activities with age
- Successful facilities are grounded in their local communities, and supported by their local communities, and able to be flexible in responsive to the community's changing needs
- Tried and tested methods for identifying sports and recreation needs can assist with developing a way forward for sports clubs and hubs
- Develop facilities strongly linked to that community's needs and expressed interests
- Facility focused on providing experiences - which might include cultural, sporting social and other activities in a unique mix, reflecting that particular community and building on its strengths
- Keep the playful aspect in branding and programming for people appeal
- Promote the centre locally and its potential to impact positively on urban renewal and development.





## 7 COMMUNITY ANALYSIS AND CONCLUSIONS

The analysis and conclusions are presented under the following headings:

- Potential users
- Community needs and opportunities
- Alex Moore service philosophy
- The programme matrix.

### 7.1 POTENTIAL USERS

Based on the demographic analysis and community consultation the following target groups have been identified with an interest in the AMP facility, its development and programming.

- **Current AMP sports clubs:** Olympic Harriers and Athletics Club, North Wellington AFC (senior) and North Wellington Junior Football Club, Johnsonville Softball Club, Johnsonville Cricket Club
- **Potential home sports clubs** including: Badminton, Basketball, Ethnic Sports Groups, Futsal, Martial Arts, Table Tennis, Rugby
- Community sports clubs/group
- **Primary schools:** St Brigids, West Park, Johnsonville School
- **Intermediate and secondary schools:** Raroa Intermediate, Onslow College, Newlands College
- **Children and their families:** Pre-schoolers, school children and their families
- Youth
- Working parents
- Local workers/businesses
- Older adults, particularly 65 – 75 year olds
- Asians: Indian, Filipino and Chinese.

A comprehensive analysis of their needs, opportunities and potential providers and partners is included in the appendices. In addition, any potential conflicts or consequences for other facility and activity providers are identified.

### 7.2 COMMUNITY NEEDS AND OPPORTUNITIES

The following table outlines in detail the communities of interest, their needs and the opportunities a developed, well managed and creatively programmed facility would afford.



Target group	Needs	Opportunities
<b>Sport clubs and groups</b>	A 'home' for training, competing and socialising Working in a hub with other sports clubs	A 'home hearth' for clubs including storage, honours board, trophy cabinet, office cubicle and access to meeting room, kitchen Field, sports hall and function space at suitable times Relationships, processes and resources that support a hub community Identify growing indoor and outdoor sports in the area that could co-share with existing sports and facilitate their development including: Badminton, Basketball, Futsal, Martial Arts, Table Tennis, Ethnic Sports Groups
<b>Community Sports Clubs/Group</b>	Training venue and casual play venue that is accessible, affordable, well-maintained, welcoming Equipment and storage Some level of organisation	Provide well-resourced casual play space
<b>Intermediate and Secondary Schools</b>	Spaces for training, tournaments and events	Facilitate relationships with local sports clubs to build school/club relationships Identify their needs for training, Tournaments and events
<b>Pre-schoolers and their families</b>	Socialise (children & parents) Play Physical activity & fundamental movement skills	Gymnastics/Gym Jam Dance Ball skills Music Playgroups Wheels activities (parking lot)
<b>School children and their families</b>	After-school and holiday care Affordable, quality childcare and leisure experiences for their children Sport skill development	Provide integrated, learning and play opportunities for children Work in partnership with a range of partners to provide a compressive programme that draws on partner special skill sets
<b>Youth</b>	Places to socialise, 'hang' and belong – especially afterschool, weekends and holidays Physical outlets Food, music, 'cool' Try/learn new things Ways to contribute Balance of structure and freedom	Recreational, drop in sports, games, activities Introductions to new and old sports, activities Courses in things that will help them earn money – first aid, babysitting, eventing Leadership opportunities





Target group	Needs	Opportunities
<b>Working parents</b>	Leisure time with their children and extended families Physical activity options	Fitness/activity programmes before work or in evening Casual and sign up options Sunday 'family' programmes and events
<b>Local workers and businesses</b>	Healthy and productive staff Provided out of work hours	Lunch time and after work social leagues
<b>Older adults</b>	Staying healthy and active Opportunities to socialise, contribute and learn Casual and sign up options Value for money Accessible	Daytime sport, exercise and rehabilitation and social opportunities Leadership in all areas of the complex and programmes
<b>Asians</b>	More active in certain sports including: Badminton, Basketball, Football, Futsal Table-tennis. Clear activity preferences for certain groups (ethnicity, gender, age)	Provide for growing sports through: Facilitating development of new indoor sports clubs, leagues, and casualised play Asian pan-sports clubs Faith groups looking for a place to worship Ensure facility recognises Asian cultures through design, welcome, art, offerings



**7.3 TERM PROGRAMME MATRIX**

A detailed programme matrix for term-time is included in the appendices.

Weekday				
Times	Gym	Function Rm	Fields	Parking lot
6am – 9am	Early morning training programmes for sports clubs and commercial providers (fit-busters, boot camps etc)			Parking
9am – 12 noon	Preschool activities casual sport Fundamental movement, dance, ball skills	Older adults/Easi-movers exercise rehabilitation & socialising dance	Fundamental movement, ball skills	Fundamental movement, wheels
12 – 2pm	Business House sports Local and area businesses/companies Taxi company games			Parking
1.30pm – 3pm	School sports programmes			
3pm – 8pm	Club training and game venue, dojo	Dance Dojo	Club training and game venue	Parking
8pm - 10pm	Casual sport hire Basketball Badminton Table tennis			Parking



Saturday			Sunday				Weekend
Gym	Function	Fields	Gym	Function	Fields	Parking	Times
							6am – 9am
Pre-school gym, dance programmes			Church hire			Parking	9am – 12 noon
Casual hire, basketball, badminton, futsal	Games and Tournaments	Games and Tournaments	Casual hire, basketball, badminton, futsal	Birthday parties	Games and Tournaments	Parking	12 – 2pm
Family friendly community and faith events			Family friendly community and faith events			Parking	1.30pm – 3pm
Family friendly community and faith events						Parking	3pm – 8pm
Youth activity/sport options	Venue for event hire		Casual hire basketball, badminton, futsal			Parking	8pm - 10pm





## 8 FINANCIAL ASSUMPTIONS AND IMPLICATIONS

A review by Karen Stolt, WCC of the operational budgets provided by AMPB identified concerns regarding financial assumptions made by AMPB. The proposed operational budget was compared with two other facilities (Nairnville, a similar WCC facility; and Papatōetoe Sport Centre, which has a similar vision to AMPB). This enabled a benchmark on expenditure, and raised the following issues to be addressed through the needs assessment: income forecasts, capitation fees, and personnel costs.

### 8.1 INCOME

High levels of **activities income** with limited external sponsorship or grant funding have been assumed in the proposed operational budget. This is predicated on high levels of occupancy at commercial rates. The needs assessment does not support this assumption, with the community having few resources to pay commercial hire.

A more comprehensive programming focus that meets the needs of the community is likely to attract community funding, which should be incorporated into the revenue targets.

### 8.2 CAPITATION FEES

The current budget forecasts club fees to remain at current levels despite new facilities being provided. Discussion with the clubs indicates that members are expecting to contribute for higher levels of service as part of the facility development. Some codes have already increased their subs as part of their preliminary fundraising toward the new facilities.

In parallel, further development of a true 'Sportville' with shared back-office services should improve the quality of service delivery at the same or reduced cost.

Attracting additional foundation codes has the impact of generating additional set up resources as well as ongoing revenue and utilisation.

### 8.3 PERSONNEL COSTS

Achieving the vision of the facility, and its potential in this community will require the resources of more than one person. Facility management and programming will need to be allocated across additional personnel, particularly if the focus is on club development, facility programming and venue management. The potential to use AMP as a hub for recreation and sport programming across Johnsonville and surrounding suburbs should receive some financial offset. It is anticipated that staffing levels would be a blend of those at Nairnville and Tawa Recreation Centres.





## 9 THE PROPOSED FACILITY REDEVELOPMENT

### 9.1 PROPOSED DEVELOPMENT

The primary driver for the development of the Alex Moore Park facility was for the benefit of clubs sharing facilities as part of a 'sports hub'.

The priorities for development of the facility have been identified through the process to date, however there are some areas that should be further investigated:

- **Programming** staff and ease of facility operation, particularly use and management of the facility by casual or programme users
- **New clubs and groups** not currently engaged with AMPB but whose needs would be met through the sports hall in particular, and their requirement for 'home space' including storage
- **Building relationships** with non-hub providers who may be interested in partnering with AMPB
- **Club members** wanting to come together for training, social events or fundraising requiring meeting and social spaces, kitchen and bar
- **Park users** wanting access to facilities that facilitate their use of the park (toilets, shower, kiosk)
- **Community users** hiring the facility for fitness, recreation, social events and education
- **Commercial users** hiring the facility for training and social events.

### 9.2 THE CONCEPT

The proposed facility is intended to have several areas, all of which can function independently of one another:

- **Sports hall** with easy access to storage, showering and the main entry doors, able to be configured for a range of sports and physical activities
- **Change areas** for club members, facility and park users
- **Function and meeting space** for social events, meetings and low impact recreation activities (exercise, dance)
- **Storage** for clubs, regular user groups and programme equipment.

The design has enabled this to occur with a two-story facility enabling easy access of people to both levels and views to the two levels of the park.

Some additional considerations include:

- The need for the spaces to be functional, flexible and easy to access and use
- Enhanced access to the facility by foot from the mall, train and bus links
- Enhanced relationship to the street including provision for parking that doubles as recreation space in non-peak times
- Enhanced indoor/outdoor flow that enables good facility supervision and a positive welcome
- Adjacent play areas for pre-school and school aged children



- Configuration of the sports hall to enable basketball with viewing alongside
- Management of the sports hall to enable screening of half court and therefore multi-use at the same time
- Configuration of the spaces to enhance the social flow with the kitchen relocated out of the centre to enable better passive oversight from the upstairs social space to the downstairs sports hall
- Reconsideration of the lobby/reception to support effective customer service and programming.

### **9.3 MARKET ANALYSIS**

#### **Competitor analysis**

There are many other facilities in Johnsonville and the surrounding area although none that offer the centralised hub proposed by AMP. Current provision of sports facilities is through compromised access to the current schools (with constrained facility size/design, or limited availability). In other cases, people are travelling some distance to participate in sport rather than accessing it within their community.

There are some opportunities also to meet the needs of a northern hub for regional or zone activities that occur within the school setting.

The opportunities that are available through co-location, cooperation and strategic programming will enable new markets to be available.

Care will need to be taken to continue supporting existing community suppliers of space (for example, the local churches and schools) but developing the market as demand grows and expectations increase.

#### **Supply**

Current supply is compromised, and changing community demographics support the premise that there is inadequate supply in the current environment that will be exacerbated in the future.

### **9.4 OPPORTUNITIES**

#### **Opportunities for general public and club members**

The proposed facility provides facilities for both park users and club members. There is also opportunity to create new use through additional clubs and user groups.

The general public requires safe parking and access, public toilets available through the day and evening and the opportunity for a meeting place, supported through a limited range of hot beverages and snacks.

Many of these people will be supporting family members engaged in formal use of the park and facility.

The AMP clubs are showing steady growth and this will continue with the numbers of young children in the community. This will put increased demand on the clubs for training times and space, and the supporting spaces, equipment and storage.

There is a high likelihood that additional groups will be based at this facility, and spare space and flexible use are paramount in the planning and design phases.





In addition, the increase in club membership and increased numbers of clubs/groups requires social and meeting spaces. All clubs benefit from opportunities to come together, and the capacity and configuration of the proposed development will facilitate this more effectively.

#### **Other user groups**

In addition to the general public and AMP club members, other user groups will have access to the facility through bookings.

Good practice in any successful hub facility is the facilitation of a programme of activities across a wide range of types. This meets community need, increases utilisation and provides a pathway to clubs located in the facility.

### **9.5 MANAGEMENT AND IMPLEMENTATION**

#### **Management and Personnel**

Effective management of the facility, and realization of the vision of AMPB requires personnel with the following skills:

- **Sportville development skills** to support the clubs and their efficient and effective operation
- **Facility operations** to ensure management of a community facility that will be available to and used by a variety of individuals and groups more than 90 hours each week
- **Teaching and event management** skills enabling the provision of school sports and physical education programmes
- **Community facilitation** skills supporting others to develop programme opportunities
- **Programming** where there are gaps and no competition.

#### **Ownership and Governance**

The initial proposal was for a community trust (Alex Moore Park Sport and Community Trust Incorporated) to own and govern the facility. This needs assessment has broadened the possibilities and as such, the scope of development, ownership and governance will need review for the longer-term oversight and accountability of the facility and its programmes and services.

As a partner, Wellington City Council should review its engagement with AMP and its facility development as part of the new model of operation. This will require a business case to be developed based on the new model.



**9.6 A NEW MODEL OF OPERATION - ALEX MOORE PARK SERVICE PHILOSOPHY**

Johnsonville and the surrounding suburbs are a multi-faceted and changing community with a multitude of recreation and sport needs and wants. One size will not fit all, and requires a locally driven programme and service response that reflects this diversity. The following recommendations outline this response.

Area of expertise	The ability to:
<b>Sportville development skills</b>	<ul style="list-style-type: none"> <li>• Work at a governance level with sports clubs/groups in the wider Johnsonville area, not just at AMP</li> <li>• Develop and grow relationships with and between existing and potential clubs</li> <li>• Build club capability so clubs can work in a hub with others</li> </ul>
<b>Facilitate school sports and physical education programmes</b>	<ul style="list-style-type: none"> <li>• Facilitate relationships between schools and local/regional and commercial sports providers to enhance the school physical education curriculum</li> <li>• Provide venue and services that support school sports programmes including zone events with Primary Sport Wellington</li> </ul>
<b>Facilitate others to develop programme opportunities</b>	<ul style="list-style-type: none"> <li>• Identify providers and opportunities in the community through environmental scans, research and consultation</li> <li>• Provide services and spaces that enable clubs and organisations to offer recreation and sport opportunities to the community</li> <li>• Build club/organisation capability to provide programme opportunities</li> </ul>
<b>Programming where there are gaps and no competition</b>	<ul style="list-style-type: none"> <li>• Identify community needs through environmental scans, research and consultation</li> <li>• Identify good practice case studies and examples that could provide models for development</li> <li>• Develop specialised programmes in partnership with fledgling communities</li> <li>• Provide programme leadership and management with an outreach across the library, Keith Spry Pool, Tawa Recreation Centre</li> </ul>
<b>Facility operations</b>	<ul style="list-style-type: none"> <li>• Manage a venue for hire operation for both community and private customers, as well as individuals and groups</li> <li>• Create a co-ordinated marketing plan both for the overall operation and in support of the partners, tenants and hirers</li> <li>• Financial management, including revenue generation from a range of public, community and private sources</li> <li>• Provide equipment and resources for facility users</li> </ul>



## 10 RISK ASSESSMENT AND MITIGATION

The following risks associated with the project have been identified and mitigations described.

Risk	Mitigation	Probability	Impact
No anchor club agreement regarding 'buy in' to the facility and operational funding expectations	Levy setting process agreed with dates for review	High	High
No policy/agreements regarding the 'ownership' of the facility and how this translates into access and use	Policies/agreements prepared that include 'club buy in' and the return for this in terms of access to the facility, duration of the agreement	High	High
Financial failure based on a shortfall of revenue and/or higher operational costs	Confirmation of levy setting process for anchor clubs Fee setting process for venue hire and programme participation Management of operational costs	High	High
Challenges of the transition between building opening and activation and building operation including servicing clubs and other users. There may be lag in utilisation of the building and revenue after the facility opens.	Review of operational budget by Wellington City Council Operations Committee to focus on building opening and operation scenarios Programmes prepared for delivery over first 6 months before facility opens	High	High
Current budgets not including all required information (lifecycle of maintenance costs, depreciation)	Revise budgets to reflect facility and operational costs	High	High
Proposed facility model not currently funded	Review current funding policies and commitments for recreation and sport facilities Seek support from Council	High	High



Risk	Mitigation	Probability	Impact
Design of current facility not fit for proposed purpose	Rework the design	High	High
Land classification as Recreation Reserve restricts the type of activity that can take place	Reclassify land as local purpose reserve	High	Moderate
Current anchor clubs closed to engaging other anchor partners	AMP and WCC to identify potential anchor partners	Medium	High
Proposed Alex Moore Park facility could compete with other community and Wellington City Council facilities	Recreation programmes developed for Alex Moore Park building to complement other community and Council facilities	Medium	Moderate
Anchor clubs not engaged in sportville thinking regarding sharing back-office functions and services	Work with WCC or Sport Wellington to engage the AMP clubs in sportville process	Medium	Moderate
Challenges of sustaining AMP board and operational committee capability and capacity over the long term	Support to AMP and its committees provided by WCC	Medium	Moderate
No agreed strategy regarding staffing model	Agree on facility strategy and staffing model to enable this	Medium	Moderate
Undeveloped wider community connections, engagement and relationships	AMPB and Operations Committee to plan and implement wider community stakeholder engagement	Medium	Moderate
Unconfirmed schedule of proposed use by anchor tenants	Operations Committee to prepare summer and winter schedule of use by anchor tenants	Medium	Moderate
Growing or declining club membership changing financial and utilisation patterns	Process of review that accommodates changes in club membership  Opportunity to review financial levy to members to support facility operations	Medium	Moderate



## **11 CONCLUSIONS AND RECOMMENDATIONS**

This section contains a summary of recommendations made throughout the report.

### **11.1 DEMAND AND UTILISATION**

This is a growing community with an increasing number of families and their young children, and a high proportion of Asian people. Growth in areas such as Churton Park has already occurred, and more proximate growth to Alex Moore Park is currently underway and likely to increase with the proposed intensification. These proposed developments support increasing the provision of community services, particularly when housing has limited outdoor space. Developments in the Johnsonville Mall, transport hub and to other adjacent community facilities - Keith Spry Pool, Johnsonville Library and Johnsonville Community Centre - provide opportunities to enhance walking access to all sides of the park and proposed facility.

Clubs are currently achieving membership numbers appropriate to the community profile of Johnsonville. While several clubs identified the benefit of accessing and using the sports hall, forecast demand was not adequate to achieve optimal utilisation. Full utilisation of the proposed facility will only occur if there are additional anchor tenants identified and engaged in the project that are 'indoor' activities.

The current and forecast increase in population of a young recreation and sport age in the close and surrounding areas and changing ethnicity of those communities, requires provision decisions that reflect the likely use for indoor recreation as well as the park use. This requires planning for activities such as: table tennis, badminton, basketball, futsal, volleyball, martial arts and a range of exercise modes suitable for all ages. In summary, this community is young and family focused, with parents and their young children. High levels of engagement in recreation and sport are features of this group.

In addition to its local focus, Alex Moore Park should be a multi-use facility located on a multi-field site, and could be one of the Wellington sports hubs. This will be of regional significance for competition and events, and enable local schools, clubs and users to host larger tournaments and events than currently possible.

**RECOMMENDATION:** That the facility development is based on the premise that all of the sports codes will grow for at least the next 10 – 15 years.

**RECOMMENDATION:** That the facility developments actively provide for indoor sports clubs and groups that will emerge as the community demographic changes.

**RECOMMENDATION:** That the AMPB Operations Subcommittee seeks additional foundation clubs as primary users of the sports hall.

**RECOMMENDATION:** That AMPB and WCC work closely with the other providers of recreation and sport to maximise utilisation through shared/co-ordinated programming of (for example) holiday programmes, sports coaching and sports leagues.

**RECOMMENDATION:** That WCC consider the current location of recreation programming services in the northern suburbs and prepare a business case for making the planning hub at Alex Moore Park, with a programming function servicing wider communities.



## **11.2 FACILITY DEVELOPMENT**

The feasibility study has highlighted the demand for a new facility including a full-sized sports hall to meet the future needs of the Johnsonville and surrounding suburbs, and their sport, recreation and community use.

The current proposal is under developed, and does not fully articulate the possible programming requirements that would be required to supplement proposed use of the AMP facility.

Proposed new models of operation will require WCC to influence the scope around the design and build of the facility as well as its operation.

The resource consent requires consideration of parking management.

**RECOMMENDATION:** That AMPB review the facility design to accommodate the public spaces required for indoor recreation and sport programme use as well as supporting the facility use by park users.

**RECOMMENDATION:** That the internal configuration of the facility reflect the need to accommodate club and facility personnel.

**RECOMMENDATION:** That changing configuration is reviewed to service sports hall users.

**RECOMMENDATION:** That there is design consideration to enhance access to the facility by foot from the mall, train and bus links.

**RECOMMENDATION:** The indoor/outdoor flow is reviewed to enable good facility supervision and a positive welcome.

**RECOMMENDATION:** Consider opportunities for development of adjacent play areas for pre-school and school aged children as part of Wellington Playground Review.

**RECOMMENDATION:** Configuration of the sports hall to enable spectator viewing alongside.

**RECOMMENDATION:** Management of the sports hall to enable screening of ½ court and therefore multi-use at the same time.

**RECOMMENDATION:** Configuration of the spaces to enhance the social flow with the kitchen located to the west side of the facility to enable better passive oversight from the upstairs social space to the downstairs sports hall.

**RECOMMENDATION:** Reconsideration of the lobby/reception to support effective customer service and programming.

**RECOMMENDATION:** Design the southern carpark to enable use for recreation and peak use parking, through incorporating a basketball half court, and consideration of active management requirements like gates or bollards.



### 11.3 SPORTVILLE

There appears to be benefit in having each club retaining its own 'separate' legal entity able to access community funding, as well as the AMPB being able to secure resources for the facility and its services. This requires further exploration and advice.

In addition, the real benefit of coming together as a sportville hub is the opportunity to provide a shared service model that supports clubs and their operation.

**RECOMMENDATION:** That WCC, Sport Wellington and AMPB actively engage in a sportville hub approach to enhancing club collaboration and support.

**RECOMMENDATION:** That AMPB support the clubs to work with new community members and increase membership.

**RECOMMENDATION:** That the personnel of AMP engage in a sports development process to build membership.

### 11.4 RELATIONSHIP DEVELOPMENT

The AMPB needs to work strategically to develop engagement with supporters, potential users and key funders in the community. The changing ethnic composition of the communities will also create demand for a range of traditional sports, particularly football and cricket, as well as indoor recreation such as badminton, table tennis and basketball. These communities have a strong commitment to wellbeing, and will seek out activity options that support this (martial arts, dance and yoga/tai chi types of exercise). Multi-generational participation is also a key feature.

Access to quality sport and recreation spaces is crucial to commercial providers such as Kelly Sports, who would be keen to base themselves at a facility such as this, and provide programmes inside the facility and on the sports fields.

The facility should have a mix of delivery. Work needs to be done to determine the balance between AMPB club use, venue for hire by RSOs and local schools for example, and direct programming. Also, additional clubs based at AMP will impact on utilisation and programming.

**RECOMMENDATION:** That AMPB engage with new migrant groups in the community.

**RECOMMENDATION:** That AMPB explore commercial providers as part of the tenancy mix, particularly Kelly Sports.



#### **11.5 PROGRAMMING AND MANAGEMENT**

To achieve optimal levels of utilisation and engagement, adequate staffing will need to be in place, and this will require spaces for facility and club personnel.

**RECOMMENDATION:** That WCC Parks, Sport and Recreation consider their current spread of service delivery in the northern suburbs, and assess the feasibility of establishing programme design and management functions for the northern suburbs at Alex Moore Park with delivery into Tawa Recreation Centre.

**RECOMMENDATION:** That the facility identity and marketing reflect a wellness message, and maintain a playful aspect in branding and programming.

**RECOMMENDATION:** That the centre is promoted locally and with politicians amplifying its potential to impact positively on urban renewal and development.

**RECOMMENDATION:** That programming targets older adults with a range of cultural, volunteer and wellness strands.

**RECOMMENDATION:** That the facility is focused on providing experiences, which might include cultural, sporting social and other activities in a unique mix reflecting that particular community and building on its strengths.

**RECOMMENDATION:** That staff are employed that meet the following requirements: Sportville development skills, facility operations, teach physical education and manage school sports, facilitate opportunities for others and programming where there are gaps and no competition.





#### 11.6 A NEW MODEL OF OPERATION

Recreation and sport facilities in Wellington are typically provided by: clubs servicing their own members; commercial providers offering user pays services to the community; and by WCC providing rates subsidised facilities and services. Alex Moore Park, its facilities, operation and programme provides an opportunity to develop a new model of development and delivery that has four objectives.

It is envisaged that the facility will provide:

- **Sports Hub** for anchor clubs requiring a home base for training and coaching, competition and events club meetings and social occasions, and sport development and accessing back office club support services
- **Community and commercial providers** offering programmes and opportunities (eg after school programmes, gymnastics, commercial recreation and sport providers)
- **Venue for hire** by the community for community, recreation and sport activities
- **WCC Recreation and wellbeing programmes** provided to fill gaps, meet community need not currently satisfied by other providers and build demand for other user groups and clubs
- **Schools** with access to physical education, event support and an indoor venue.

This change in thinking and approach will require a review of the facility scope, reconsideration of facility management and development of programmes and provider support and engagement. The scope of this is beyond the current priorities, resources and brief of AMPB and will require WCC to engage in ways additional to the current 'landowner' and 'investor' roles.

The proposed facility and its programmes and services require a new approach that reflects proactive engagement with the community and quick responses to needs which is often a challenge in a large organisation such as WCC, and resources for planning and delivery, often difficult for the community to access. Delivering the new model requires the following suite of capability:

- Sportville development
- School sports and physical education programmes
- Community development
- Sport and recreation programme development and delivery
- Facility operations.

Currently Alex Moore Park Sport and Community Trust Incorporated have the lease for the site and intend to own and govern the facility. This needs assessment has broadened the possibilities and changed the scope of ownership and governance.

**RECOMMENDATION:** That WCC reviews its engagement with AMP and its facility development as part of the new model of operation.

**RECOMMENDATION:** That the WCC prepares a business case based on the new model.





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**13 APPENDICES**



### 13.1 ALEX MOORE PARK BOARD FACILITY LEASE

A lease has been obtained from Wellington City Council (the landowner) based on the following facility proposal<sup>37</sup>:

- A facility designed to enhance health and wellbeing of Wellingtonians
- Intention to develop customer focused programme of activities for the park as a whole which offers recreation, leisure and sporting choices for people of all ages and abilities
- Additional facilities [to those provided on the park] including:  
reception/administration and office area, club room, changing/showers/toilets, public toilets, car parking, kitchen/bar, viewing decks, storage, first aid room, sports hall, meeting rooms.

#### Implications of the lease for facility operations under the Reserves Act (1977)

The main purpose of Recreation Reserves is the provision of areas for recreation and sporting activities. This is to provide for the physical welfare and enjoyment of the public and for protection of the natural environment and beauty. (Section 17, Reserves Act, 1977) and ensure that:

*those qualities of the reserve which contribute to the pleasantness, harmony... and the better use and enjoyment of the reserve shall be conserved. (Section 17 (2) (c), Reserves Act, 1977)*

In addition, WCC is able to grant leases and licenses in accordance with Section 54 (d) that states:

*(d) for the carrying on of any ... business...**necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve** [author's emphasis].*

Section 53 allows the lessee to:

*(g) ... erect on some portion of the reserve stands, pavilions, gymnasiums, or other buildings and structures associated with and necessary for the use of the reserve for outdoor recreation, and...provided that where the Minister considers it to be in the public interest, ...**erect buildings and structures for public recreation and enjoyment not directly associated with outdoor recreation.***

Schedule 1 allows WCC to lease the reserve for a stand, pavilion etc including:

*(a) ...an allocation of the use of a portion of the reserve...for the playing of specified sports, games, or other recreational activity...*

*(b) ... the exclusive use of the land ...to a charge for admission to the ground and to any stands, pavilions, gymnasiums, or other buildings or facilities may be made*

*(c)... the use of playing facilities by non-members, on the payment of reasonable fees, on any occasion when playing facilities are open for play and the lessee is not exercising any right of exclusive use of the land*

*(d)... mak[ing] the whole or part ...of buildings...available from time to time at reasonable charges to such other voluntary organisation using the reserve or part of it for outdoor sports, games, or recreational activities, **or in special circumstances for recreation not directly associated with outdoor recreation.***

<sup>37</sup> Alex Moore Park Sport and Community Incorporated Society, Application to Wellington City Council for land owner approval of lease, October 2011



**13.2 DEMOGRAPHIC SNAPSHOT**

SUBURBAN SNAPSHOT – JOHNSONVILLE AND SURROUNDING SUBURBS				
Key facts	Details	Johnsonville	J'ville & Suburbs <sup>38</sup>	Wellington
Population		10,236	39,495	190,959
Ethnicity	European	63%	67%	72%
	Asian ↑	24%	21%	14%
	Maori	8%	7%	7%
	Pacific	5%	4%	4%
	MELAA	1%	2%	2%
	Other	0%	0%	0%
Age				
Young Children	0-4 ↑	8%	8%	6%
School Children	5-9 ↑	7%	7%	6%
School Children	10-14	6%	7%	6%
Youth	15-19	6%	6%	7%
Young Adults	20-24 ↓	6%	6%	10%
Adults	25-39	25%	22%	27%
Mid-aged Adults	40-64	30%	35%	29%
Older Adults	65+ ↑	13%	10%	8%
Population growth (2001 – 2013)	↑	19.2%	20.6%	16.6%

<sup>38</sup> Johnsonville and surrounding suburbs in this context relates to: Johnsonville, Khandallah, Broadmeadows, Churton Park, Newlands and Paparangi





### 13.3 COMMUNITY GROWTH

Over the 7 years between the last two Censuses 2013 and 2006 the Johnsonville population increased by 993 to 10,236 (19.2% increase, WCC 16.5% increase). The surrounding communities also showed higher than average levels of growth:

SUBURBAN POPULATIONS			
Suburb	2013	2006	2001
Johnsonville	10,236	9,243	8,589
Broadmeadows	1,533	1,485	1,413
Churton Park	6,528	5,862	4,413
Khandallah	8,484	8,016	7,527
Newlands	7,278	6,750	6,324
Paparangi	5,436	4,806	4,473
Total	39,495	36,162	32,739
WCC	190,959	179,463	163,824

Johnsonville is the largest suburb in the northern area, and when the adjacent communities are included, it accounts for one fifth (20.7%) of the total population of Wellington.

SUBURBAN GROWTH			
Suburb	% increase since 2001	Increase between 2006 - 2013	Increase between 2001 – 2006
Johnsonville	19.2%	10.7%	7.6%
Broadmeadows	8.5%	3.2%	5.1%
Churton Park	47.9%	11.4%	32.8%
Khandallah	12.7%	5.8%	6.5%
Newlands	15.1%	7.8%	6.7%
Paparangi	21.5%	13.1%	7.4%
Total	20.6%	9.2%	10.5%
WCC	16.6%	6.4%	9.5%



**13.4 TARGET GROUP PROGRAMMING NEEDS ANALYSIS**

TARGET GROUP	NEEDS	OPPORTUNITIES	POTENTIAL PROVIDERS & PARTNERS	POTENTIAL CONFLICTS
<b>Home Sports Clubs</b> <b>Harriers</b> <b>Football</b> <b>Softball</b> <b>Cricket</b>	A 'home' for training, competing and socialising  Working in a hub with other sports clubs	A 'home hearth' for each club including storage, honours board, trophy cabinet, office cubicle and access to meeting room, kitchen  Field, sports hall and function space at suitable times  Relationships, processes and resources that support a hub community	Existing home clubs Potential new sports clubs Sport Wellington	Timetabling between clubs and with community users Individual club agendas
<b>Potential Home Sports Clubs</b>	A 'home' for training, competing and socialising	Identify growing indoor and outdoor sports in the area that could co-share with existing sports and facilitate their development including: Badminton Basketball Ethnic Sports Groups Futsal Martial Arts Table Tennis	Regional Sports Organisations Local recreational groups Sport Wellington Nairnville/Tawa Recreation Centre	Currently train and play in local church halls, school halls, Girl Guides and Johnsonville community Centre
<b>Community Sports Clubs &amp; Group</b>	Training venue and casual play venue that is accessible, affordable, well-maintained, welcoming  Equipment and storage Some level of organisation	Provide well-resources casual play space		Currently train and play in local church halls, school halls, Girl Guides and Johnsonville community Centre
<b>Primary Schools</b>	A comprehensive physical education programme at an affordable price	Provide affordable venue and equipment Facilitate sport and activity providers	Kelly Sport Nairnville and Tawa Recreation Centre Regional Sports Clubs West Park, St Brigids, Johnsonville in particular	Providing the rest of the curriculum Value the school places on physical education programme
<b>Intermediate and Secondary Schools</b>	Spaces for training, tournaments and events	Facilitate relationships with local sports clubs to build school/club relationships  Identify their needs for training, tournaments and events so as to book for them	Raroa Intermediate Onslow College Newlands College	Competition for space with Home Sports Clubs
<b>Pre-schoolers and their families</b>	Socialise (children & parents) Play Physical activity & fundamental movement skills	Gymnastics/Gym Jam Dance Ball skills Music (FR) Playgroups (FR) Wheels activities (parking lot)	Nairnville Recreation Centre Onslow Gymnastic Club/Big Air Kelly Sports Local Dance schools Kindergartens (as participants)	Other pre-school providers especially in dance, music and drama  Both parents working and not available

TARGET GROUP	NEEDS	OPPORTUNITIES	POTENTIAL PROVIDERS & PARTNERS	POTENTIAL CONFLICTS
<b>School children and their families</b>	After-school and holiday care Affordable, quality childcare and leisure experiences for their children Sport skill development	Provide integrated, learning and play opportunities for children Work in partnership with a range of partners to provide a comprehensive programme that draws on partner special skill sets	Kelly Sports Other WCC facilities – Nairnville/Tawa, Pool, Library, J'ville Community Centre Sports Clubs Dance schools Martial Arts Clubs	Existing OSCAR providers Girl Guides/Scouts
<b>Youth</b>	Places to socialise, 'hang' and belong – especially afterschool, weekends and holidays Physical outlets Food, music, 'cool' Try/learn new things Ways to contribute Balance of structure and freedom	Recreational, drop in sports, games, activities Introductions to new and old sports, activities Courses in things that will help them earn money – first aid, babysitting, eventing Leadership opportunities	Local youth groups Kelly Sport Other WCC facilities – Nairnville/Tawa, Pool, Library, J'ville Community Centre Sports Clubs Dance schools	Church youth groups J'ville Com Ctre Youth Group
<b>Working parents</b>	Leisure time with their children and extended families Physical activity options	Fitness/activity programmes before work or in evening Casual and sign up options Sunday 'family' programmes and events	Adult dance and fitness programmes Social sports leagues Casual sport programmes Walking/running and fitness track Refereeing children's sports teams	Work and family commitments
<b>Local workers &amp; businesses</b>	Healthy and productive staff Provided out of work hours	Lunch time and after work social leagues	Kelly Sports Nairnville/Tawa Recreation Centre Business (sponsors, transport, time-off)	Work schedules Distance to travel within a lunch hour
<b>Older adults</b>	Staying healthy and active Opportunities to socialise, contribute and learn Casual and sign up options Value for money Accessible	Daytime sport, exercise and rehabilitation and social opportunities Leadership in all areas of the complex and programmes	Library, Pool, Community Centre Johnsonville Club	Caring for grandchildren Injuries and ill-health Not previously active or decreasing ability to be active
<b>Asians</b>	More active in certain sports including: Badminton, Basketball, Football, Table-tennis. Clear activity preferences for certain groups (ethnicity, gender, age)	Provide for growing sports through: Facilitating development of new indoor sports clubs, leagues, and casualised play Asian pan-sports clubs Faith groups looking for a place to worship Ensure facility recognises Asian cultures through design, welcome, art, offerings	Cultural groups Sports Clubs Churches Local businesses	'Pakeha' culture of staff and home clubs Ethnic groups need for own identity and separate development Cultural misunderstanding



**13.5 TERM PROGRAMME MATRIX**

Times	Monday				Tuesday				Wednesday			
	Gym	Function Rm	Fields	Parking lot	Gym	Function Rm	Fields	Parking lot	Gym	Function Rm	Fields	Parking lot
8am	Early morning training programmes for school			P				P				P
7am				P				P				P
8am				P				P				P
9am	Preschool activities				Preschool activities				Older adults/Easi-movers casual sport			P
10am	Fund M/Balls	Dance	Ball skills	Wheels	Fund M/Balls	Dance	Ball skills	Wheels	exercise rehabilitation & socialising			P
11am												P
12 noon	Business House sports - local and area businesses/companies, taxi company games,								P			P
12pm									P			P
1:30pm	School sports programmes											
2pm												
3pm	Club training Dojo & Dance			P				P				P
4pm				P				P				P
5pm				P				P				P
6pm				P				P				P
7pm				P				P				P
8pm				P				P				P
9pm	Casual sport hire badminton & table tennis			P	Casual hire basketball				Casual sport hire badminton & table tennis			P
10pm				P								P
11pm				P								P
12 midnight				P								P



Thursday				Friday				Saturday				Sunday			
Gym	Function Rm	Fields	Parking lot	Gym	Function Rm	Fields	Parking lot	Gym	Function Rm	Fields	Parking lot	Gym	Function Rm	Fields	Parking lot
			P				P					Church hire			P
			P				P								P
Preschool activities				Preschool activities					Games and Tourramounts				Games and Tourramounts		P
Fund M/Balls	Dance	Ball skills	Wheels	Fund M/Balls	Dance	Ball skills	Wheels								P
			P				P								P
			P				P								P
															P
			P				P								P
			P				P								P
			P				P								P
			P	Youth activity/sport options				Youth activity/sport options					Family friendly community and faith even		P
			P	Venue for event hire				Venue for event hire							P
Casual hire basketball												Casual hire basketball			P



**13.6 COMMUNITY FACILITIES AND THEIR USE**

KEY JOHNSONVILLE FACILITIES		
Organisation	Features	User groups
Johnsonville Community Centre	Small indoor hall	Wellington Council of Fiji Communities Pan Pacific and Southeast Asia Women's Association - Wellington Area Group New Zealand Philippines Society Chinese Senior Community Incorporated Preschool ballet Little Tutus Star Jam Kids 4 Drama Xiang Cong (Qigong) Thai Boxing Rhee Taekwondo Yoga Tai Chi Zumba Fitness Walking Group Active Families Johnsonville Community Centre Youth Room
Keith Spry Pool	25m heated indoor pool Diving pool Toddler pool Spa and sauna Leisure lounge BBQ area	Learn to swim General recreation including Easi Movers and Aquafit Schools programme Recreational swimming
Johnsonville Library	Facility to be developed on new site	free WiFi Baby Rock and Rhyme Holiday programme activities Pre-school story time
Onslow College	Gym Small gym	Primarily school use Basketball Volleyball Badminton Handball Netball
Johnsonville School	Hall	Johnsonville Scottish Country Dance Club Little Dribblers Football Kelly Sports Martial Arts OSCAR programme
Westpark school	Hall	Shaolin Nam Pai Chuan Kung Fu North Wellington Taekwon-do Kelly Sports Martial Arts Bowling



KEY JOHNSONVILLE FACILITIES		
Organisation	Features	User groups
Girl Guides Hall	Hall	Casual Basketball groups Indian Dance Group Karate School Girl Guides
Salvation Army	Hall	Casual Basketball groups
Johnsonville Uniting Church – Johnsonville and Newlands	Hall	Playdance & Music pre-school group Arthritis Foundation Multiple Sclerosis Society Northern Suburbs Stroke Club St Brigids Afterschool Care Newlands Brownie Pack
Johnsonville Rugby Club	Hall Function room	Johnsonville Rugby Football Club (Inc) Newlands Softball Club Touch BounceBall
St Johns Anglican Church Hall, 18 Basset Road	Hall	Dancepoint Academy Table tennis
Johnsonville Club		Line dancing Golf Bowls Table tennis Tai Chi
St Brigids School		Afterschool care

KEY CHURTON PARK FACILITIES		
Organisation	Features	User groups
Churton Park Community Centre		Chinese Senior Fitness Group Fairy Dance Mens Group fitness Walking Group Zumba Gold Table Tennis Yoga/Pilates Tai Chi
Amesbury School	Hall	
Churton Park School		Leaping Lizards Kelly sports



KEY NEWLANDS FACILITIES		
Organisation	Features	User groups
Newlands Community Centre		Dance Well Academy Little Tutus Johnsonville Senior Citizens Club Zumba Gold Sit 'n be Fit Walking Group Fencing Club Table Tennis Zumba Gold Sit 'n be Fit Yoga/Pilates Holiday Dance workshops
KEY KHANDALLAH FACILITIES		
Organisation	Features	User groups
Khandallah Town Hall	Hall	& Adult Fairy Ballet Wellington Dancing DancePointe Academy Irish Dancing Beboppers Dance for Kids Tango Atelier Rhythmic Gymnastics Walking Group Zumba Gold Sit 'n be Fit Zumba Gold Feldenkrais Yoga/Pilates Tai Chi
Khandallah Bowling Club		Khandallah Fairy Ballet
Khandallah School	Hall	Kelly Sport
Khandallah Presbyterian Church Hall		Dancepoint Academy Indoor Bowls
Nairnville Recreation Centre		
KEY NGAIO FACILITIES		
Organisation	Features	User groups
Ngaio School		Kelly Sports
Ngaio Town Hall	Hall	Ngaio Badminton Club Onslow Table Tennis Club Afterschool Care





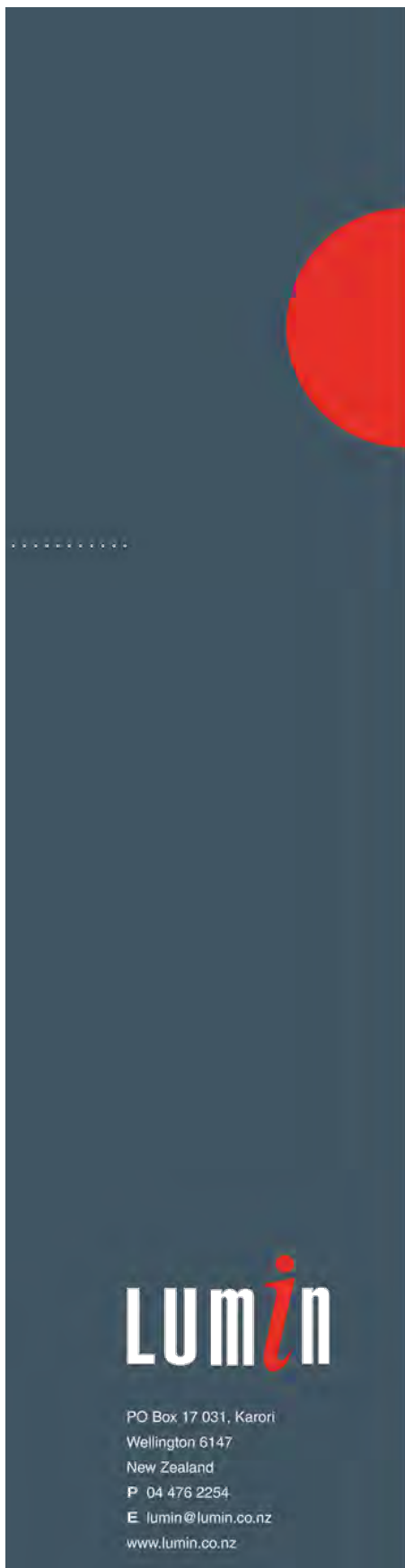
### 13.7 CONSULTATION LIST

The following people and groups were contacted through the needs assessment process.

AMP Board, Hadyn Smith  
AMP Board, Ian Hutchison  
AMP Board, Linda James  
AMP Board, Mel Smalley  
AMP Board, Mike Collett  
Johnsonville Community Association, Graham Sawyer  
Johnsonville Community Centre, Jan Pike  
Johnsonville Club, Fred Ferris  
Johnsonville Cricket, Rick Mudgway  
Johnsonville Guides, Jackie Hollywood  
Johnsonville Library, Wendy Jacobs  
Johnsonville RSA, Barrie Green  
Johnsonville Rugby, Mike Robinson and Barry Ellis  
Johnsonville Salvation Army, Clive Nicholson  
Johnsonville School, Stephanie Whiteman  
Johnsonville Softball, Robin Cutting  
Johnsonville Tennis, Sandy Penwarden  
Keith Spry Pool, Matt Kilgour  
Kelly Sports, Debbie Webb  
Nairnville Recreation Centre, Lena McCarthy  
Newlands College, Graham Witts  
Newlands Community Centre, Bridget Brammer  
Olympic Harriers, Jo Murray  
Onslow College, Mairi Archer  
Rarora Intermediate, Nigel Firman  
St Brigids Primary School, Mike Shultz  
Tawa Recreation Centre, Anjna Maisuriya  
Wellington City Council, Bec Ramsey  
Wellington City Council, Glenn McGovern  
Wellington City Council, Julian Todd  
Wellington City Council, Karyn Stillwell  
Wellington City Council, Paul Andrews  
Wellington City Council, Steve Gregory  
Wellington North Association Football, Grant Stephen  
Wellington North Junion Football, Steven Gerrie  
West Park Primary School, Andrew Parkinson  
West Park School Club, Alexander Stainton







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## **BRIEFING PAPER: WORSER BAY BOATING CLUB PROPOSAL**

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### **Purpose**

1. The purpose of this report is to:
  - update the committee on the Worser Bay Boating Club Incorporated (the Club) proposed redevelopment plans,
  - advise the Committee of officer's landowner consent to the proposed redevelopment, and
  - advise the Committee of a change of Required Use under the existing lease.

### **Summary**

2. The Club is proposing to replace its clubrooms. The proposed new building largely fits within the existing building envelope.
3. In addition, the Club proposes to broaden the Required Use of the clubrooms under the current lease. This would allow better utilisation of the building outside of the Club's normal hours of use.
4. Both the building replacement and use change are captured within the existing lease consent provisions, which can be approved at officer level.
5. The proposed new building and broadening the use (as outlined above) are consistent with the leases policy and relevant reserve management plan. Officers have determined that public notification is not required.

### **Recommendations**

That the Community, Sport and Recreation Committee:

1. Receives the information.
2. Notes officers have provided landowner consent to the proposed Worser Bay Boating Club Incorporated (the Club) clubroom redevelopment.
3. Notes officers have provided consent to broaden the Required Use under the Club's current lease to include "...community activities and hire and any other commercial activities which are consistent with the *Leases Policy for Community and Recreation Groups*".
4. Notes the Club has signalled a request for Council to pay for work around the building including refurbishment of sea walls, the hard stand and the boat ramp. In the first instance, the Club has a Council grant to complete a wave study. The outcome of the wave study will determine the final design (and cost) of both the club building and the refurbishment work surrounding the building. The Club's current estimate for the sea walls, hard stand and boat ramp work is \$350,000. There is no funding in the Long Term Plan for this - this will be the subject of a future Annual Plan bid.

### **Background**

6. The Club has been in existence, in one form or another, since incorporation under the Incorporated Societies Act 1908 on 18/10/39. It occupies part of Council's Worser Bay

coastal reserve under a 10 year ground lease, with a 10 year right of renewal. Final expiry is 2032 (assuming the right of renewal is exercised).

7. The leased area is shown highlighted orange on attachment 1.
8. According to the Club's 2014 financial statements, it has approximately \$180,000 cash on hand, an average monthly income of nearly \$16,000, a monthly operating surplus, and membership of 319.
9. The existing clubroom building is reaching the end of its useful life. It no longer complies with aspects of the building code and is increasingly susceptible to climate change impacts and sea-level rises.
10. In 2015, the Club obtained resource consent to effectively demolish the existing clubrooms and to rebuild a new building, within the existing building footprint.
11. The proposed rebuild is shown on attachment 2.
12. Clause 9 of the lease allows building alterations and extensions, without Council approval. Ordinary alterations can be approved at officer level. However, given the building is being entirely replaced, officers are advising Committee of the proposal.
13. In keeping with its existing lease, the Club proposes to use the new building primarily for club rooms, boat storage and sailing activities. However, the Club is also seeking to diversify the use to include:
  - Community activities eg community meetings, use by Worsley Bay School etc
  - Social activities eg Summerfest
14. In addition to the above, in order to assist funding the redevelopment, the Club proposes to introduce a small element of commercial activities. The Club has provided assurance that the redevelopment project does not rely on income from this type of activity.
15. Approval for short-term commercial activities are decided on a case by case basis, dependent upon whether they meet the criteria in 8.8 of the *Leases Policy for Community and Recreation Groups* (the Policy).
16. Section 8.8 of the Policy states that *"The Reserves Act allows commercial activities on recreation reserve provided that the activity is necessary to enable the public to obtain the benefit and enjoyment of the reserve...any approval will only be permitted to the extent that:*
  - *the commercial activity is ancillary to the group's primary community or recreational activity*
  - *any excess funds generated by the group are in the first instance applied to any maintenance obligations the group has under the lease and then to the group's community or recreational activity..."*
17. Officers propose to amend the Required Use provision in the lease to include "...community activities and hire and any other commercial activities which are consistent with the *Leases Policy for Community and Recreation Groups*".
18. Officers have considered these amendments in the context of relevant policies. The proposed new building and broadening the use as outlined above are consistent with the leases policy and relevant reserve management plan. Officers have determined that public notification is not required.

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## **Discussion**

19. The leased area is located on the small rocky peninsula that separates Worsler Bay from Karaka Bay.
20. The clubrooms are located on the coastal edge within the public reserve.
21. The building is one of a cluster of recreation facilities at the northern end of Worsler Bay including the Surf Lifesaving Club, a storage and toilet/changing room building, a new storage shed, the Scouts building, car parking areas and a public toilet.
22. There is also a Council pavilion nearby, to the south of the surf lifesaving club, which provides storage for the boat club and public toilets and changing rooms.
23. In June 2015, the Club obtained Resource Consent to demolish and replace the building and expand the activities on site.
24. The approval provides for “non-Club activities” Monday – Friday 7.00am to 10.00pm.
25. The proposed non-Club activities involve hiring to community groups, businesses and schools for meetings, workshops and education sessions.
26. There are conditions of consent including Council approval of the final building design and a construction management plan.
27. The planner considered the effects of the proposal to be no more than minor and that no parties will be adversely affected.
28. The application was not publically notified.
29. The Resource Consent specifically includes the requirement for Land Owner Approval (LOA) prior to beginning any work. Resource Consent and LOA are each required under different legislation and cannot be considered interchangeable.
30. If funding is secured, the construction period would be approximately one year (including demolition period). This does not include any works around the building (upgrading the boat ramp, hardstand and seawall refurbishment).
31. The design cannot be finalised until a wave study has been completed. Construction is tentatively scheduled to commence on April 2017.
32. The club has provided assurance that the building replacement project can go ahead and function without any work to the area surrounding the building (ie the boat ramp, hardstand area and seawall refurbishment).
33. The Club has indicated a Council contribution will be needed towards the cost of work around the building including refurbishment of sea walls, the hard stand and the boat ramp. These costs will not be known until completion of the previously mentioned wave study.
34. The outcome of the wave study will determine the final design (and cost) of both the club building and the refurbishment work surrounding the building. The Club’s current estimate for the sea walls, hard stand and boat ramp work is \$350,000. There is no funding in the Long Term Plan for this - this will likely be the subject of a future Annual Plan bid.

## **Next Actions**

35. Officers propose to amend the lease and provide landowner approval in relation to this building project.

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### Attachments

Attachment 1. Lease Plan	Page 113
Attachment 2. Proposed Redevelopment	Page 114

Author	Tracy Morrah, Property Services Manager
Authoriser	Greg Orchard, Chief Operating Officer

## SUPPORTING INFORMATION

### Consultation and Engagement

Public consultation will be undertaken as required under the Reserves Act 1977.

### Treaty of Waitangi considerations

There are no Treaty of Waitangi considerations.

### Financial implications

There are no substantial financial implications at this stage. As outlined in the report, if the Club makes a request for funding, this will form part of future Annual Plan deliberations.

### Policy and legislative implications

The proposed licence variation will be consistent with the objectives of the Leases Policy for Community and Recreation Groups.

### Risks / legal

The proposed Required Use variation will be subject to the provisions of the Reserves Act 1977.

### Climate Change impact and considerations

The proposed building redevelopment seeks to improve resilience and guard against rising sea levels. The proposed Required Use variation will have no substantial climate change impacts.

### Communications Plan

Not required.







Laying the foundations for the next 60 years



New clubrooms rebuild project

December 2015



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Cover photo illustrates what the rebuilt clubrooms will look like.

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## Introduction

Worser Bay Boating Club is embarking on a clubrooms rebuild project.

The existing building is reaching the end of its useful life. The shed walls were damaged in the July 2013 storm and will only continue to be susceptible to similar events. The building cladding is deteriorating to the point where it needs replacing. The roofing system includes asbestos and is becoming increasingly vulnerable in high wind events.

The building no longer complies with many aspects of the building code and is likely to require significant remedial work to bring it up to the new earthquake code. This work will be expensive and not add any new amenity value.

Sea level rise over the next 50 to 100 years is anticipated at the rate of 100 mm per ten years. This, when coupled with the effects of storm surges, means that the building is increasingly susceptible to flooding and water damage.

The list goes on and will only get longer!

# *‘More than a Club’*

But more than all this, the most important reason for rebuilding is that we want to create a community facility that is *‘more than a club’*.

We want to make sure we are prepared for the next half century with state of the art facilities that help make the Eastern Suburbs and Wellington a great place to live.

We have completed initial feasibility investigations, community consultation, have created a set of preliminary designs, and have received a resource consent for the new building.

As a result of a remit at 2015 AGM, the club has committed to the rebuild project.

The purpose of this document is to outline how the new facility will be used once built.

It grounds us in our history, making sure we don't lose what is great about the club as we prepare for the next 60 years in a new facility.

The document is our blueprint for what we intend to be.

We hope you enjoy reading about where we are headed and choose to come with us on this journey.

## How we got to where we are today

Residents of Worser Bay, Karaka Bay, and Seatoun met recently and decided to form a Boating Club for the boys. Mr. A. C. Kitto presided, and there were over forty residents present. It was decided that the name of the club be "The Worser Bay Boating Club," and the objects to be the fostering of sailing in the district. The following officers were elected:— Patron, Mr. R. A. Wright, M.P.; presi-

Evening Post, Volume CXI, Issue 35, 10 February 1926, Page 4

## How we got to where we are today

The clubrooms rebuild project is the latest initiative in a series of infrastructure developments that the club has undertaken throughout its history.

Each new development has built on past projects in order to support changes and growth in the club's activities. The clubrooms rebuild project is the next step in this ongoing process.

*90 years of ongoing development ... and we haven't finished yet!*

### IT'S GETTING WORSER AND WORSER

One of the first regular boaties in the bay was not actually a sailor ... it was the pilot.

Back in 1883 every time a ship came to the heads of the harbour the pilot and his crew would row out to meet it and help it find its way safely into town.

The name for the bay came from one of the first pilots James Heberley. When he was asked to report on the weather he often said ... 'its getting worser and worser'.

Nowadays, you are more likely to hear the saying ... 'the worser the bay the better the sailing'.



Pilot Holmes and his men beside their boat at Worser Bay (1883)

### HUMBLE BEGINNINGS

The first Worser Bay Boating Clubrooms were not where the clubrooms are today.

Initially the boating club occupied the site where Worser Bay Surf Life Saving club now stands.

A utilitarian boat shed was erected with a ramp onto the North end of Worser Bay beach and served as the first clubrooms.

It was from this humble beginnings that the club operated for the first 30 years of its existence.



The first clubrooms in the background of a crowded Worser Bay beach (1933)

**OUT TO THE ROCKS WE GO**

Following a period of recess during the second world war the club sprang back into action and quickly outgrew its beach clubrooms.

A decision was made to build a new clubrooms out on the rocks of Watts Peninsula. In 1955 a project started to construct the building which still operates today as the clubrooms.

Life member Pat McIntyre remembers the army coming every week to blow up the rocks in order to make a flat area, followed each weekend by club members arriving to move the rock, before the process would repeat again the next week.

**EXPAND TO THE NORTH**

With club activity expanding during the 1950s and 1960s pressure began to mount on the club to find more storage space for the growing fleet of sailing boats.

An area to the north of the club seemed an ideal place to build a new storage shed.

By 1970 the plans had been drawn up, funding arranged and the membership swung into action to build the North Shed.

This shed has served the club well and to this day is full to the gunwales with sailing boats stacked three high on racks.

**MORE HARDSTAND AND CHANGING ROOMS**

By the late 1970s the club was starting to outgrow the available rigging area, while having changing rooms inside the main clubrooms was limiting space there as well.

A plan was hatched to fill in the Northern slipway to create more rigging area and at same time convert a decommissioned prefabricated classroom into new changing rooms.

By 1980 the extra rigging space was in use by the fleet and in the mid 1980s the club opened its new rescue boat shed and changing rooms.



Clubhouse under construction out on the rocks (1955)



Members putting up the walls of the North shed (1970)



Building changing rooms, rescue boat shed and extra hardstand (1980-1985)



**A HOME FOR THE LEARN TO SAIL BOATS**

The club has always focused on introducing young people to sailing. In the late 1970s the club built twelve learn to sail optimists for use by the community and local schools.

In the 1990s this fleet was replaced by more durable plastic optimists and a fleet of six sunbursts was purchased for use in adult learn to sail programmes.

This placed yet further demand on storage space so the club took on a lease of the pavilion on the Worser Bay beach and this became (and still is) the home of the learn to sail fleet.

**WE NEED SOME MORE SPACE**

By the time the new millennium came around the club was again looking for more storage space for the growing number of sailing boats.

The club formed an alliance with the Surf Life Saving Club, the Sea Scouts and the Wellington City Council to build a set of new facilities for each group including the PD shed for the club.

Some might think the shed was called the PD shed to reflect the many hours of hard labour put in by club members but the real reason is that it is named after the driving force behind the project ... Paul DeLisle!

**BETTER FIX UP THOSE CHANGING ROOMS!**

After 30 years the club's changing rooms were starting to show the effects of thousands of sailing sessions.

In the tradition of years past a group of members took on the task of fundraising and rebuilding the changing rooms.

And in what seemed like no time at all sailors were once again enjoying warm showers and a tidy place to change after a day on the water.

And that brings us up to date, which means it is time to turn our attention to our next project ... the clubrooms rebuild.



The club fleet of learn to sail boats are moved to the pavilion (1990s)



The PD shed and walkway to the beach is constructed (2009)



The changing rooms are refurbished after 30 years of hard use (2013)

Where we want to be in the future



## Where we want to be in the future

As time marches on, and as society changes, the role of clubs in the sport and recreation landscape and in the community also changes.

It is important therefore, before embarking on such a significant initiative as the clubrooms rebuild project, to take stock of the club's purpose, values, vision and goals to guide where we want to be in the future.

In preparing this organisational plan the club's general committee and building project team developed an organisational backbone.

The general committee believes that a clear and strong organisational backbone is a key to engaging members with the clubroom rebuild project.

Members want to make sure we don't lose what is great about the club as we prepare for the next 60 years in a new facility.

Just like a human backbone, an organisational backbone provides structure and support and gives flexibility and strength.

As well as being an organisational asset, a strong backbone will be an invaluable leadership tool for the club as it will help inform the club's strategic decision-making and guide its actions and behaviours as we rebuild the clubrooms.

An organisation's backbone is made up of the essential elements that define it - including its purpose, values, reputation, vision and goals.

**Our Purpose** is the reason why the club exists - the difference it wants to make in the world.

**Our Values** are the core beliefs that govern how the club goes about its work - with members, with the community, with partners and with stakeholders.

**Our Reputation** is what the club wants to be known for in the hearts and minds of the community, partners and stakeholders.

**Our Vision** is the ambitious future the club is working toward.

**Our Goals** are the clear and bold targets that we are aiming at as a club.

*Providing a community where people can share the joy of sailing and become world class.*

## PURPOSE

(why we are here)

To provide a community where people can share the joy of sailing and become world class.

## OUR VALUES

(from the past and present, guiding us forward)

Family friendly      Fostering excellence  
Having fun            Helping out

## OUR REPUTATION

(what we want others to say about us)

WBBC is a great club. It's really well run, it's welcoming and friendly, and consistently producing top-notch people.

## VISION 2020

(what we want to achieve by opening day 2020)

We are a strong and thriving club with a reputation for producing top-notch volunteers and sailors in a supportive and family friendly environment. We have healthy levels of participation at all levels. There are clear pathways of progression for volunteers and sailors - from new beginners to old salts. It's easy to join but hard to leave!

We cherish our really strong connections with the community, businesses, the council and national organisations and they value the access they have to our awesome facilities and their involvement in our programmes. We are proud of the contribution we make to the wider community.

We are recognised nationally and internationally as a Centre of Excellence for dinghy sailing. We attract, train and retain great volunteer and sailing talent. Our sailors are consistently performing well in national and international regattas. Our volunteers are well-regarded for the contributions they make.

We regularly host national and international regattas. Our facilities are world class and our event management is exemplary. We are known for being well organised, friendly and welcoming.

## GOALS 2020

(what we will measure)

### Facilities, Financial and Programme Goals

- Our new facilities are up and humming
- We are operating a sound and sustainable balance sheet
- We are delivering an award winning water safety education programme
- We are delivering a successful learn to sail programme
- We are delivering a successful youth development programme

### Regatta Goals

- We have a three-year forward calendar of major National championships
- We have hosted our first World championship regatta

### Participation Goals

- Membership growth is 10% and retention of members is 105 % per annum
- We are enjoying increased levels of participation in club sailing
- We have 200 businesses that are involved with our club
- Community groups regularly hold their activities at our club
- Our volunteers are continuously recognised through qualifications and awards

### High Performance Goals

- Our sailors podium in at least three national championship regattas each year
- Our sailors are represented in at least three NZ teams each year
- Our sailors podium in at least two international events each year

## Creating a community facility

When complete the facility will be a base for 7 community focused activities.

*We intend to do more than just rebuild a clubrooms ... we are creating a community facility.*

### 7 KEY USES OF THE FACILITY

- 1 Sailing first and foremost**  
*The facility will first and foremost be a sailing club catering for recreational sailing in dinghy classes for young and old alike*
- 2 Helping people learn to sail**  
*The facility will be a base for Wellingtonians to learn to sail including junior learn to sail courses, adult learn to sail courses and school courses*
- 3 Developing world class youth sailors**  
*The facility will be the regional base for Yachting New Zealand's youth and talent development programme and national youth sailing camps*
- 4 Providing a facility for community activities**  
*Community service and recreational groups will use the facility for their meetings, activities and gatherings*
- 5 Developing water safety awareness with schools**  
*Wellington schools will use the facility to help students develop recreational boating skills including water safety awareness*
- 6 Helping Wellington businesses thrive**  
*Local business will use the facility mid week for workshops, meetings and seminars aimed at improving their business practices*
- 7 Delivering world class sailing events**  
*The facility will be a venue for major national and international sailing events as outlined in Yachting New Zealand's strategic sailing events framework*

Sailing first and foremost

1



## Sailing first and foremost

Although committed to building a community facility, the clubrooms will first and foremost be a base for the club's sailing programme.

On any Saturday from September though to May hundreds of people gather at the club to go sailing.

The day typically begins around 8.00am with the first volunteers arriving and launching the rescue and coach boats in preparation for the day of sailing.

Parents and sailors in the optisquad head to the pavilion on Worser Bay beach and get the club's fleet of learn to sail boats out of the shed ready for the optisquad activities.

Meanwhile sailors that have progressed to the learn to race squad get their boats rigged, get changed and meet with their coaches for a briefing while sailors in the opti race squad get rigged and ready for their day's racing.

Sailors in the youth development squad also rig up their boats in preparation for their morning of racing.

While the coaches get the optisquad and learn to race squads groups underway with their

activities, a group of volunteers spring into action to lay marks in the outer bay for the morning's junior racing programme.

Typically the juniors will complete two races on the outer bay in the morning while the opti squad and learn to race squads have 2 hours of fun activities close to Worser Bay beach.

As this action is going on the senior sailors start to arrive and another group of volunteers get to work in the kitchen preparing lunch.

After rigging and derigging respectively the seniors and the juniors mingle over lunch ahead of the afternoon's senior racing programme.

The size of the course is extended and the volunteer race officers make decisions about which fleets will race where and when.

Many of the older-junior sailors jump onto senior boats as crew or take out one of the youth classes for the afternoon racing.

Generally three or four rescue boats are manned by two volunteers each to support the 30 to 50 yachts that hit the start line for the afternoon of racing.

After two races the fleets head to shore, derig and put away the rescue boats. Sailors then gather in the clubrooms to relive the day's action and tell stories about the glamour

moment of their race, or the things that didn't quite go so well!

By 7.00pm the clubrooms are generally quiet again with everyone on their way home.

On Sundays the sailing action continues although no formal programme is organised. Sailors from the various senior and junior fleets will come down to the club to practice or simply just to muck around in boats.

Tuesday and Thursday evenings are also busy sailing nights throughout the spring, summer and autumn months. On these nights sailors gather for coaching as they build towards regional, national or international championship events.

All of this activity needs some pretty specialist facilities as reflected in the sailing club infrastructure requirements table.

## SAILING CLUB

### Infrastructure requirements

- NEW BOAT CLUB BUILDING AND STORAGE
- NEW HARDSTAND AND BREASTWORK
- CHANGING ROOMS (leave as is)
- RESCUE BOAT SHED (leave as is)
- CAR PARK TO REMAIN (leave as is)

#### BOAT CLUB BUILDING AND STORAGE

##### Boat Shed

- Rescue boat storage (X3)
- Club members boat storage (3 boats high)
- Raise floor level above highest tide
- No windows
- Good access
- Security
- Ground floor walls precast concrete
- Foundations Insitu concrete

##### Start Box

- Race management equipment
- Lock up VHF's
- Signaling system

- Opening sliding windows
- Open start box
- Can be closed off
- Space for 4-6 people to oversee racing
- Flag pole
- Clear view of the full sailing area and bay

##### Club Room/Wet Area

- Wheelchair access
- Heating/gas
- Waterproof floor with drainage
- Water resistant walls
- Able to be extended onto north deck
- All club areas suitable as wet areas except lounges and kitchen
- Flexible spaces
- Able to accommodate catered functions
- Suitable for large meetings
- Briefing facilities to be included

##### Storage

- Trophy storage
- Cleaning storage
- Store furniture

##### Toilet Facilities

- Toilet to meet code
- Minimum 2 urinals and 2 WC men
- Minimum 3 WC for women
- Disability toilets
- Cleaning facilities/storage

##### Kitchen/Bar

- Semi commercial
- Meet bar and kitchen regulations
- Commercial oven/dishwasher/glasses
- Stainless steel
- Impervious wall and floor linings
- Refrigeration
- Food storage and preparation areas
- Gas hobs/water heating

##### Lounge

- Slightly larger capacity
- Maintain sailing clubhouse feel



## SAILING CLUB

### Infrastructure requirements

#### Entrance

- Accessible
- Under cover
- From ground level enclosed
- Flag pole
- Canopy
- Fire egress

#### Dining

- Fold up tables and chairs

#### Lounge/Dry

- Dry lounge
- Protect area
- Soft furnishings

#### Services

- Sewerage by gravity
- Gas/water
- Stormwater
- Access for disabled
- Rubbish/recycling

#### Decks

- North and south decks
- South deck 50% bigger
- North deck smaller

#### Medical

- Medical room with first aid/protest room
- Emergency Hub

#### General

- Similar bulk and location
- Robust materials
- Precast concrete ground floor walls
- First floor concrete
- Timber above
- Weatherboards
- Aluminum roof
- Exposed timber trusses
- Robust materials appropriate to environment
- Low maintenance
- Meets all current Building codes
- Blend in with surrounding environment
- Building to respect its heritage

#### NEW HARDSTAND AND BREASTWORK

##### Hardstand

- Wash down
- Level inclined surface
- Concrete/non slip
- The hardstand area needs to be raised to accommodate the level of the new boat shed floor.
- In 75 years time it is predicted that sea level will be 750mm higher than it currently is
- Ground floor plans and building height set to accommodate 75 year prediction
- Initial hard stand raised to accommodate half of this sea level rise now i.e. 375 mm
- In 35 years time re assess and adjust hardstand and shed floor levels accordingly

##### Breastwork

- Extend wooden breastwork back to slipway

Helping people learn to sail

2



## Helping people learn to sail

The club runs a learn to sail programme each summer as a means of introducing people to sailing and inducting them into the club. The majority of courses are for young people taking them from no experience through to sailing in national championship regattas. A similar set of courses is provided for adults as well. Both young people and adults learn to sail in boats provided by clubs.

### LEARN TO SAIL

Each season the club runs a series of learn to sail courses for young people. The courses are run during the September school holidays and again during the Christmas school holidays. The courses are delivered by qualified club coaches who are often in their late teens and have been through the course themselves.

**Level 1: Start ... Sailing. Topics covered include:**

- Safety first
- Getting to know your boat
- Capsizing
- Getting your boat in and out of the water,
- On the land, get set.... go!
- Tacking
- Gybing
- Points of sail
- Rules and Meanings

### OPTI SQUAD

Once young sailors have completed the level 1 course the next step is to join Opti Squad. Sailors in Opti Squad can continue to use the club optimists for half of the season, but after that they need to buy their own boat if they are going to carry on with sailing. The club provides coaching support for sailors in Opti Squad to take the next steps with their sailing.

**Level 2: Sailing ... Fast. Topics covered include:**

- Learn more lingo
- Safety advanced
- Knot knowledge
- Weather, tides and currents
- Balance essentials
- Points of sail - advanced
- Launching and retrieving - more tips
- Tacking technique
- The art of gybing
- Boat handling

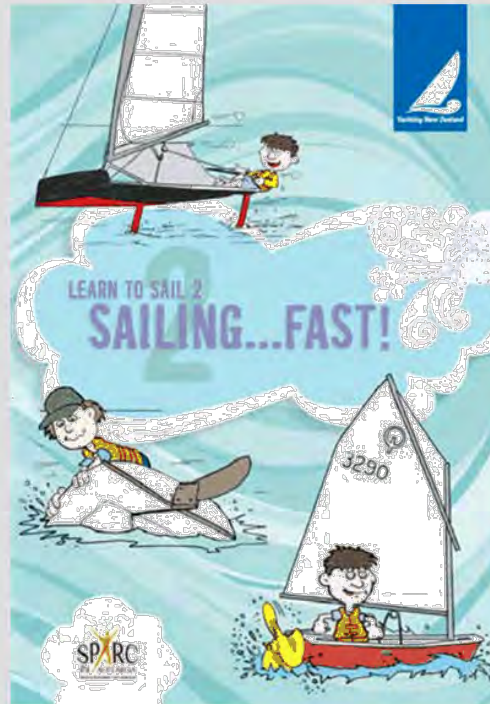
### LEARN TO RACE

Once young sailors have completed the level 2 course they are ready to go racing. The club continues to provide coaching support for sailors as they try out their skills in short races whilst also having heaps of fun.

**Level 3: Go ... Racing. Topics covered include:**

- The basics of racing
- Boat balanced and speed
- How wind, water and weight affects your boat
- How to start and finish like a pro
- Thinking smart and planning ahead
- Good technique and positioning for clear mark roundings
- Understand the forecast and what this means for your race
- Preparing yourself for the regatta
- The most common rule situations racers encounter

## LEARN TO SAIL COURSES



The club utilises Yachting New Zealand's learn to sail syllabus for its learn to sail courses for young people and for adults. Each year the club provides opportunities for members to participate in the coach education programmes in order to ensure we have a steady supply of qualified learn to sail coaches and assistant learn to sail coaches. We also support members to become race coaches and regatta coaches.

### OPTI RACE SQUAD

The Opti Race Squad is for young sailors who have progressed through the Learn to Race programme and are intending to compete in optimists at the regional or national level. The Opti Race Squad operates on Saturday mornings, Sundays (informal, unless noted in the programme) as well as Tuesdays and Thursdays for after-school coaching.

The club subsidises coaching for the Opti Race Squad including coaching support at regional and national championship regattas. Coaching is varied to suit the conditions but takes the form of specific drills to upskill a range of aspects of racing in regattas.

#### ***Level 4: Regatta ... Ready. Topics covered include:***

- Sailing in a major sailing regatta
- Regatta racing techniques
- Boat handling for big fleets
- Tacking and gybing for speed
- Mark rounding in big fleets
- Starting in big fleets
- Introduction to nutrition
- Getting fit
- Using rules at big events.

## LEARN TO SAIL PROGRAMME

### Infrastructure requirements

- Space and equipment for administration of programme
- A classroom for briefing and debriefing
- Make sure this room has plenty of drainage holes and can be mopped out
- Tap outside room
- Room needs to be able sit 15 or so sailors
- Make sure it is OK for sailors to eat in the room
- Have facilities to make hot drinks and warm up food in the room
- Have a really good heating system in the room
- Provide plenty of white-board space in the room
- Large magnetic boats on hand
- Fleet of fifteen learn to sail optimists
- 35 life jackets
- Changing rooms including showers and toilets
- Three coach boats

## Developing world class youth sailors

3



## Developing world class youth sailors

In collaboration with Yachting New Zealand we intend to establish a regional base for a youth development programme aligned to the national sailing performance pathway.

The building will be used as a Wellington regional base for youth and talent development initiatives designed to give sailors the best possible chance of developing the skills and understandings required to be selected for ongoing support from the YNZ high performance pathway support structure.

The programme will deliver coaching and sport science input for sailors so that they have the best chance of being invited to apply for the Aon Fast Track national sailing talent development squad.

As sailors move further up the ranks of the high performance structure they will be increasingly working out of Auckland and sailing on the global stage. The regional programme will provide ongoing support when they are in Wellington.

The key focus of the regional youth development programme will be to help sailors to the point where they are 'consistently sailing fast and the right way'.

**PERFORMANCE PATHWAY**  
Yachting New Zealand

**OPTIMIST**  
8-15 YEARS UP TO 50KG  
ABLE TO RACE OPTIMIST UNTIL 15 YEARS UNDER 50KG  
AT 13-14 YEARS GETTING TOO BIG FOR OPTIMIST OVER 45KG  
LOVE WINDSURFING AND GOING FAST  
LEARN TO SAIL IN OPTIMIST OR LEARN TO WINDSURF  
SAILING 9-CLASS IS A GREAT OPTION WHILST STILL RACING AN OPTIMIST TO INCREASE SKILLS AND ADD VARIETY.  
START WINDSURFING ON A TECHNO WHILST RACING AN OPTIMIST. IT'S IMPORTANT TO GET A GOOD GROUNDING IN RACING.

**420**  
IDEAL COMBINED WEIGHTS: 420 - 1100-1300KG  
29ER - 1200-1300KG  
IDEALLY ENTER NO LATER THAN 15 YEARS.

**STARLING**  
55-63KG  
ENJOY DOUBLE HANDED SAILING.  
TALL AND BIG FOR AGE ENJOY PHYSICAL EXERCISE.

**TECHNO**  
DEDICATED TECHNO RACING AND TRAINING AT 14-15 YEARS.

**LASER RADIAL**  
IDEAL WEIGHTS: MEN 60-73KG  
WOMEN 63-70KG  
IDEALLY ENTER NO LATER THAN 16 YEARS.

**29ER**  
IDEALLY ENTER NO LATER THAN 15-16 YEARS.

**NZL YOUTH TEAM - ISAF YOUTH WORLDS**  
CLASS ASSOCIATION YOUTH WORLDS UNDER 19 YEARS

**470** MEN AND WOMEN  
**492** OPEN  
**505** OPEN  
**5.5** LASER RADIAL MEN AND WOMEN  
**5.5** LASER MEN AND WOMEN

**KEELBOAT RACING** **NZL SAILING TEAM** **OLYMPIC CAMPAIGN**

**PROFESSIONAL SAILOR**  
**OCEAN RACING** **AMERICA'S CUP** **OLYMPIC MEDAL**

There are other options that we would recommend to those on the pathway and a detailed outline of the pathway can be found on our website and infographic.

[www.yachtingnz.org.nz](http://www.yachtingnz.org.nz) www.2016ozon.com/NZLSailingTeam

The youth development programme will provide parents and sailors with a logical path after the Optimist. It will encourage them to move onto Starlings if they are sizing out of the optimist (i.e. likely to be over 50KG in the next season).

The programme will focus on youth classes that work well for Wellington and will steer sailors into these classes by explaining how they fit into the bigger picture.

The laser radial will be the single handed class as there are good senior fleets, they are sailed by both genders, and Wellington is a great place to learn to sail a laser. They are also the best boat to really learn how to sail fast and helm correctly.

The 29er will be the two handed class because it is sailed by both genders, has two opportunities for selection for the youth team, is one design, and a progression into the 12 ft skiff class in Wellington is available.

Consistently sailing fast and the right way has been identified by Yachting New Zealand as what it takes to win regattas.

In order to help sailors develop the skills to sail fast and the right way, the youth development coaching programme will focus on the following 'golden skills'.

- Speed Upwind
- Speed Downwind
- Starting
- Tactics

The youth development sports science programme will include four sport science modules.

- Sail Smart
- Hike Hard
- Eat Well
- Sail Fit

<p><b>A. SAIL SMART</b>                  Developing understanding of the impact of planning and review on performance</p>	<p><b>B. HIKE HARD</b>                  Developing understanding of sailing biomechanics</p>
<p><b>C. EAT WELL</b>                  Developing understanding of the impact of nutrition on performance</p>	<p><b>D. SAIL FIT</b>                  Developing understanding of strength and conditioning requirements</p>





Coach development is the final ingredient of the regional youth development programme. Coaches involved within the programme will become involved in the national coach development programme led by Yachting New Zealand. They will be supported to make the most of coach development opportunities provided by Yachting New Zealand at events such as national youth development camps.

#### Implementation

Worser Bay Boating Club, in collaboration with Yachting New Zealand, will appoint a head coach for the region. Part of their role will be overseeing the youth development programme including administration, management of coaches for the starling, laser and 29er classes, and coordination of sport science provision. The coach will be based at the club and will operate out of a purpose built classroom.

Each year the head coach will establish a calendar of Yachting New Zealand regional clinics for youth sailors from the lower North Island and South Island.

The club will work with the Wellington 12ft Skiff Squadron and the Wellington Laser Master Sailors Group to establish a fleet of 29ers and lasers that sailors can charter in the early years of transitioning from junior classes into youth classes.

## YOUTH DEVELOPMENT PROGRAMME

### Infrastructure requirements

- Space and equipment for administration of programme
- A classroom for briefing and debriefing
- Make sure this room has plenty of drainage holes and can be mopped out
- Tap outside room
- Room needs to be able sit 15 or so sailors
- Make sure it is OK for sailors to eat in the room
- Have facilities to make hot drinks and warm up food in the room
- Have a really good heating system in the room
- Provide plenty of white-board space in the room
- Large magnetic boats on hand
- Make it easy to plug directly from a video camera into a large TV screen
- Provide good quality cameras and camera charging systems
- Provide break out space adjacent to room for clinics which involve large groups of sailors
- Provide good quality coach boats and storage for these boats
- Provide easy launching, retrieval, mooring and docking systems and infrastructure for coach boats
- Provide hard stand space so two handed classes can be left rigged up

Providing a facility for community activities

4



## Providing a facility for community activities

Operating on the current site for 60 years and in the area for 90, the club has been an integral part of the community over this time.

The facilities have been used on an ad-hoc basis over these years by other sports groups, schools and community groups for a wide range of activities.

We intend to formalise and extend this usage in the new facility.

The Eastern Suburbs has a distinct shortage of community meeting spaces and with the new building designed to cater to a wide range of activities, many groups will be able to use the facilities.

Our plans have been discussed with City Councilors, Wellington City Council Officers, and with the Seatoun and Bays Progressive Association.

All have been very supportive of our rebuild plans and are keen to formalise community access to a much needed amenity.

*“We wish to strongly support the Club’s intention to invite other community groups to use the rebuilt rooms as a venue for meetings and activities”*

*Seatoun and Bays Progressive Association.*

The Club is very aware that while the primary usage of the facility is for the sport of sailing, its position and low usage at certain times during the week make it ideal for other groups to have access to the facility.

It is envisaged that the activities will generally involve low impact daytime usage and would be a logical and sensible usage of the facility.

The Resource Consent issued by the Council has identified external usage between 7am and 10pm as being appropriate for Community Service and Recreational groups.

The design process has looked at providing a facility that will be multi-functional and, if required, be able to operate with the flexibility for different groups using separate spaces in the club at the same time.

### Implementation

The Club is a volunteer organisation and does not have any paid employees. In setting up a booking/management plan for future usage we are aware that the strength of the Club is in its volunteers. We therefore need to make sure systems are streamlined and simple so that they don’t overburden our volunteers.

With this in mind we will set up a two-tier structure to administer community usage of the facility.

### Regular usage by community groups

Working with the Seatoun and Bays Progressive Association we intend to identify and invite local community organisations to use the facilities for their regular meetings, activities and gatherings.

Once suitable operation terms have been agreed with each group they will be allocated their regular usage ‘slots’ and have direct and full access to the facilities.

We estimate that 80% of community usage would fall into this category.

## CASE STUDY 1

### Summerfest

In its fifth year at Worser Bay Boating Club, Summerfest is a family-friendly afternoon of great tastes - matching great food from the Peninsula such as Huckle & Co's boutique fish & chips and Mexican tastes from La Boca Loca with the best of New Zealand beers: Tuatara, Garage Project and Parrot Dog.

Each year Summerfest is fueled by fabulous sounds such as easy-listening alt-country ballads of Wellington indie band Claude Rains.

The Club is the perfect setting to soak up the views and enjoy Summerfest's celebration of great summer tastes. For children there are always snacks and drinks available and fun beach activities as well to join in.



## CASE STUDY 2

### Worser Bay School

Worser Bay School is within easy walking distance of the club. The school does not have its own hall and often uses the clubrooms for school activities. The building is being designed with the school's ongoing usage in mind.

Some typical uses could be:

- As a classroom base for rocky shore science investigations
- As a hall for syndicate activities
- As a space for the school community to view whole school art exhibitions and science fairs
- As a base for the school's beach sports programme
- As a place for school community social gatherings



*Occasional usage by community groups:*

The Club intends to establish a community partners coordinator as a member of the house committee. Part of their responsibility will be to oversee occasional community usage of the facility.

We estimate that 20% of community usage would fall into the 'occasional usage' category.

## COMMUNITY ACTIVITIES SPACE

### Infrastructure requirements

- A clean space not encumbered or over cluttered with sailing club paraphernalia
- Flexibility to set up the space in a variety of ways - i.e. as a hall with seating, or as a hall with table and chairs, or as just a bare hall
- Access to catering equipment including fridges, ovens, dishwashers, plates, cups, glasses and utensils
- Access to ample and easy parking
- Good toilet facilities
- Good heating systems
- Ability to use smaller rooms for committee meetings
- Storage space to put away specific equipment that might be used regularly by specific community groups
- Access to audiovisual equipment
- Ability to maintain autonomous activity when mid week afternoon sailing sessions or all day school group sessions are underway

Developing water safety awareness with schools **5**



## Developing water safety awareness with schools

Education Outside the Classroom (EOTC) provide students with access to hands-on experiences that are not available inside the classroom and that are aligned with the national curriculum.

The club currently provides primary and intermediate school students in the eastern suburbs with the opportunity to 'have a go' at

sailing as an EOTC activity in the later weeks of term four each year.

The club now intends to expand the schools programme to include a focus on water safety awareness within the context of recreational boating.

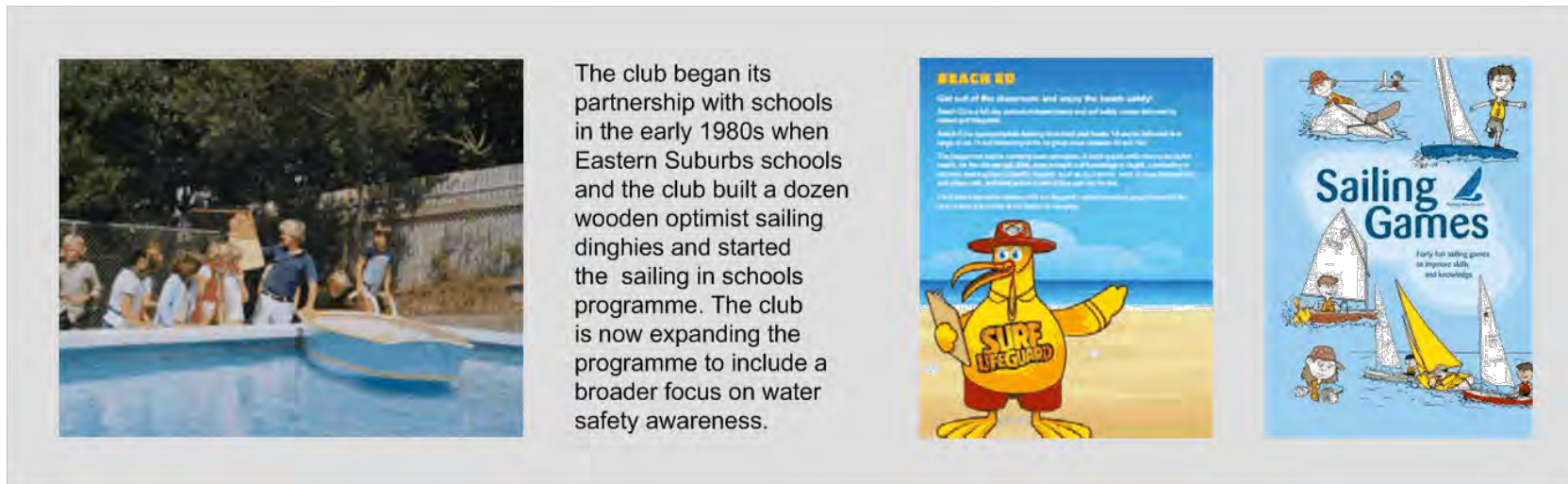
The club will work with local schools, Yachting New Zealand, Water Safety New Zealand and the Worser Bay Surf Life Saving Club to develop the expanded programme.

It is envisaged that the expanded programme will involve elements of Yachting New Zealand's 'Sail Safe' initiative and Surf Life Saving New Zealand's 'Beach Ed' initiative.

The resultant programme, which will be tailored to Wellington's unique environment, will be more comprehensive than the current learn to sail offering and will include a greater emphasis on water safety awareness and general recreational boating skills.

The objective of the new programme will be to increase student confidence in the marine environment through the development of recreational boating skills and the promotion of water safety principals.

The intention is that the programme will be in place by the time the new building is completed.



The club began its partnership with schools in the early 1980s when Eastern Suburbs schools and the club built a dozen wooden optimist sailing dinghies and started the sailing in schools programme. The club is now expanding the programme to include a broader focus on water safety awareness.

### Implementation

The programme will cater for Wellington schools students in years 5 to 10.

It is intended that the programme will have three levels with delivery being game and activity based.

The three levels will be:

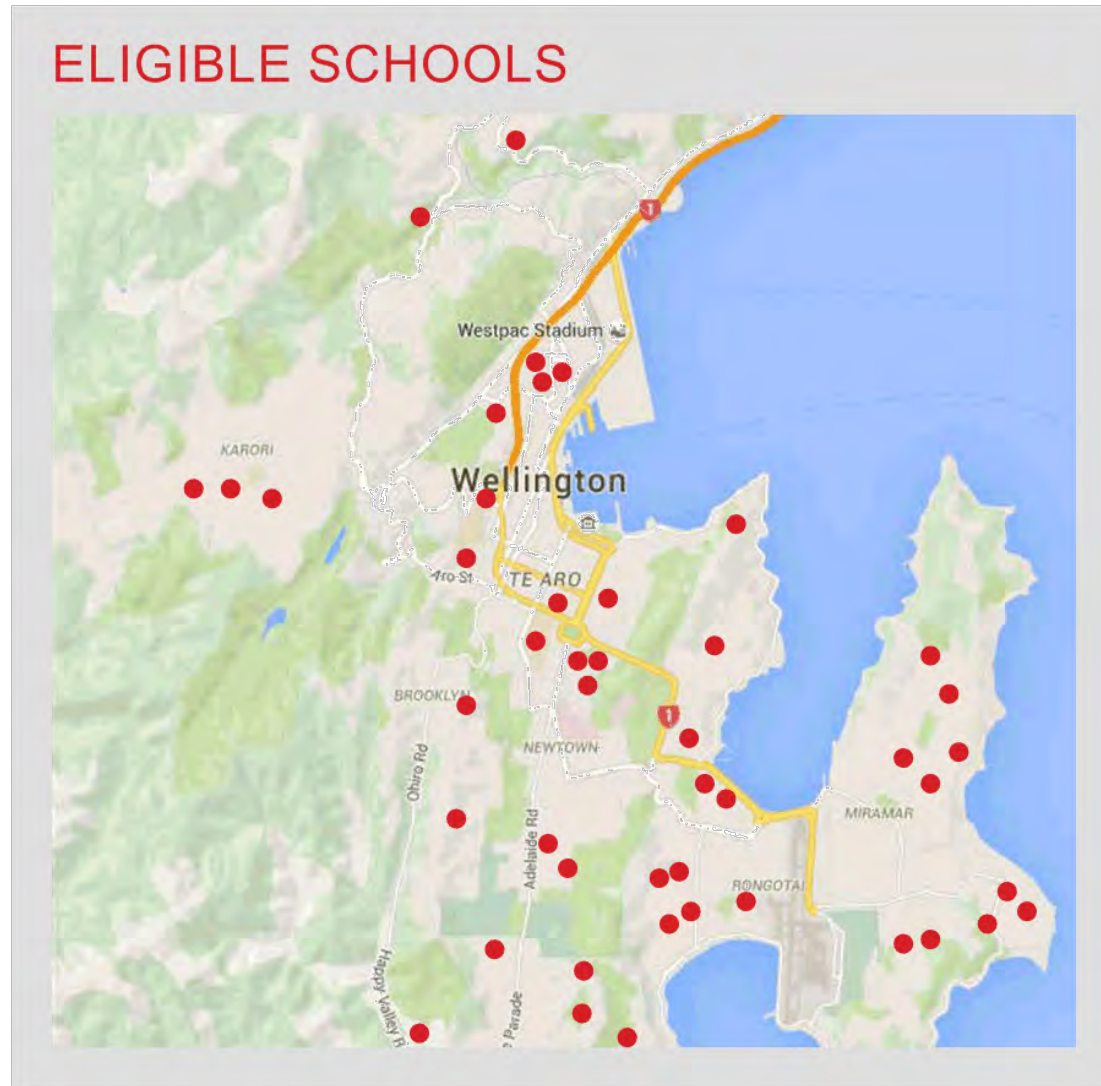
- Years 5 and 6
- Years 7 and 8
- Years 9 and 10

At the end of the programme students will:

- be aware of water safety principals
- be aware of safe boating principals
- understand the effects of weather and tides
- appreciate the physics of sailing
- know how to launch and retrieve a boat
- be able to right a boat upon capsize
- know basic sailing techniques
- be cognisant of basic sailing rules

The programme will relate to the following aspects of the New Zealand curriculum:

- Learning Areas - health and physical education, maths, science and technology
- Key Competencies - thinking, managing self, relating to others and participating & contributing





The programme can be delivered as an intensive session (say, during EOTC week) or throughout the year (as part of a school's enrichment programme).

Qualified instructors will deliver each level of the programme and students will be awarded certificates of completion at each stage.

Students will be provided with written material covering the information they have learned during the programme.

The programme will feed into the Worser Bay Boating Club's 'Learn to Sail' structure and Worser Bay Surf Life Saving Club's 'Junior Surf' structure.

Worser Bay Boating Club is committed to helping Wellington children become confident and safe in the waters that surround us while instilling in them a love of the beach, the sea and sailing.

*“We look forward to creating the water safety programme with the Club”*

*Worser Bay School + Seatoun School*

## SCHOOLS PROGRAMME

### Infrastructure requirements

- Fleet of fifteen learn to sail optimist dinghies
- Fifteen surf paddle boards
- Ten stand up paddle boards
- Ten kayaks
- 35 life jackets
- 35 spray jackets
- Space for briefings, leaving bags, and for gathering before and after sessions
- Access to changing rooms including showers and toilets
- Access up to three rescue boats and programme instructors
- Three parent volunteers per session
- Provision of training for parent volunteers

# Helping Wellington businesses thrive

6



## Helping Wellington businesses thrive

Throughout the country there are a plethora of sports clubrooms that lie idle for much of the time.

These clubrooms have often been designed and built many years ago as single purpose spaces and are seldom suitable for use by anyone other than the club that owns them.

Starting afresh provides the Worsler Bay Boating Club with an opportunity to design a space for alternative and complimentary use.

One such use is business use.

We believe we can create a unique experience on the Miramar Peninsula that will help Wellington businesses thrive ... and we are consulting with the Miramar Business Improvement District group and others to help bring this vision to reality.

We are establishing a Business Partners Network as a key part of the club. The network will facilitate opportunities for businesses to get together and will include access to a high quality venue along with alignment to our community programmes.

*“We are right behind the Club’s vision of establishing a facility on the Miramar peninsula that helps Wellington businesses thrive”*

*Miramar Business Improvement District*

### The concept

The club is reaching out to Wellington businesses to partner with it long term to help fund the club’s learn to sail, school water safety and regional youth development programmes.

As part of this partnership, these companies will be able to use the new facilities to support their business activities.

They will also receive regular invitations to business partner functions, celebrations and business networking opportunities designed to help like minded businesses expand their business opportunities.

Finding a great venue for planning sessions, team days, or product launches in Wellington is hard.

The new clubrooms will provide businesses with the very rare combination of a great facility, on a spectacular site, with loads of free parking within 20 minutes of the CBD and five minutes of the airport.

Having good disabled access makes the new building disability friendly and means businesses can easily and quickly load in equipment, props and products.

Another essential for a great business venue is having excellent food and coffee! The Miramar Peninsula is blessed with an abundance of top quality cafes and restaurants. Catering arrangements with a select number of these establishments means we will offer businesses top quality food to match the top quality venue.

We will also secure arrangements with audio-visual companies to provide businesses with whatever they need in terms of sound and vision equipment.

Research tells us it’s important to provide businesses with a “clean space”. Storage facilities in the new building mean we can easily move non-fixed club gear out of sight and give businesses a space they can make their own for the day.

Some possible business uses

Planning meetings

*Off site meetings where small groups of people come together away from the office environment to work collaboratively on strategic and other business planning processes.*

Product launches

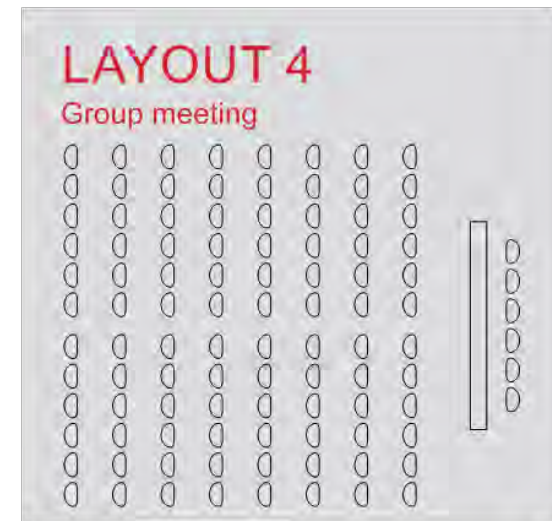
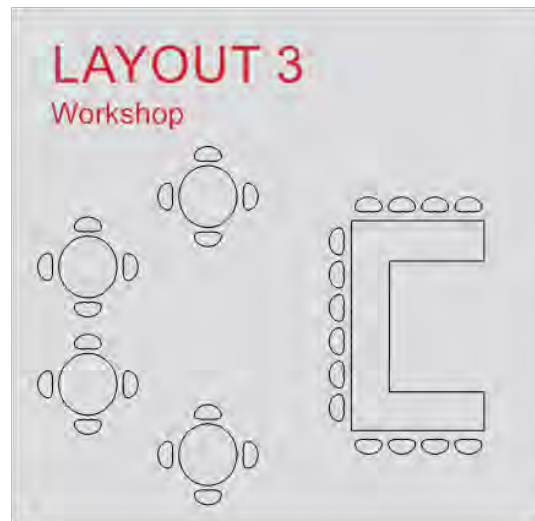
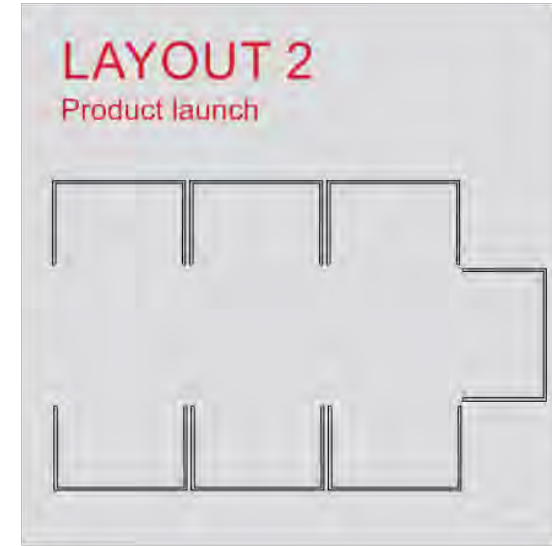
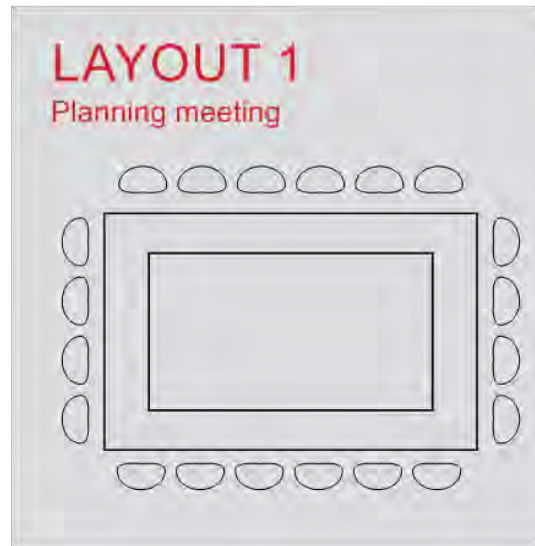
*Product launches are intended to create awareness and publicity for a particular product or brand.*

Workshops

*Short educational programmes designed to teach or introduce participants to practical skills, techniques, or ideas which they can then use in their work. Most workshops are generally small, often designed for people who are working together, and are conducted by a facilitator.*

Group meetings

*Meetings where medium sized groups of people (50 to 200) gather to hear a common message around a topic or theme.*





**Establishing the Business Partner Network**

A core group of business owners within the club has been established to help grow the business partner network. Currently we have around 50 businesses who form the nucleus of the business partner network. The aim is to grow the number of businesses in the network to 160.

**HELPING BUSINESSES THRIVE**  
 Infrastructure requirements

- A clean space not encumbered or over cluttered with sailing club paraphernalia
- Flexibility to set up the space in a variety of ways - i.e. for planning meetings, for product launches, for workshops, for group meetings etc
- Access to catering equipment including fridges, ovens, dishwashers, plates, cups, glasses and utensils
- Access to ample and easy parking
- Good toilet facilities
- Good heating systems
- Access to audiovisual equipment
- Access to white-boards
- Access to turn key catering solutions
- Ability to maintain autonomous activity when mid week afternoon sailing sessions or all day school group sessions are underway

# Delivering world class events

7



## Delivering world class sailing events

Running regattas is a key part of what all yacht clubs do. Often these regattas involve the class of yachts sailed at the club and have a regional or national focus.

Over the years, Worsler Bay Boating Club has proven itself capable of running some of the country's largest and most successful regattas including the Laser National Championships and the Optimist National Championships.

In developing the clubrooms the plan is to establish a venue that can continue to deliver an annual programme of regional and national events while at the same time being capable of delivering world championship sailing events.

Each of the major sailing dinghy, youth and Olympic classes has an annual world championship event. The club intends to work with Yachting New Zealand, the Wellington City Council, Sport New Zealand, and New Zealand Major Events to identify, pitch for, and host world class sailing events on a regular basis.

The first opportunity that the club is exploring in partnership with Yachting New Zealand is the ISAF World Youth Sailing Championships. This event is the world's leading championship for youth sailing, and has attracted thousands of young sailors since its introduction in 1971.

Over that time nations from Africa, Asia, Europe, Oceania, North, South and Central America have all left their mark on the championships. Around 400 sailors from 70 countries compete in the ISAF Youth Sailing World Championships.

The Nations Trophy is awarded to the best overall nation at each ISAF Youth Sailing World Championship. Scores towards the Nations Trophy standings are taken on a race-by-race basis from the top four performers of each nation across all competing events.

The scores are added up as the championship progresses with the Nations Trophy going to the nation with the highest number of points at the end of racing. The standings can alter rapidly from one race to another, making the battle for the Nations Trophy one of the most exciting and keenly fought contests of the championship.

There are 9 classes at the ISAF Youth Sailing World Championships, four for men, four for women and one for mixed crews. Each class sails eleven races over a week.

The first opportunity to host the ISAF Youth Sailing World Championships is 2020. The club is working with Yachting New Zealand to complete the preliminary feasibility investigations. Should the investigations signal that the event is feasible then a pitch to host the event will be delivered to ISAF in October 2016.

The club is also investigating opportunities to host world championships events for youth, Olympic and other dinghy classes with the view to putting in place an annual calendar of events with a five year horizon.

Add to this the ongoing programme of regional and national championship events and the vision of delivering world class sailing events will become a reality for Wellington.

The following pages illustrate a typical layout and describe the infrastructure required for a national or world championship level event.

## EVENT LAYOUT EXAMPLE

ISAF Youth World Sailing Championship

Spectator, Race Management, Hospitality, 420-Windsurfer-Laser Base

- 29ers and catamarans to be based at Scorching Bay  
- Rescue boats to be based at Seatoun Beach

### Fleet Bases and Courses

- Spectators, race management, hospitality
- Base for 29ers and catamarans
- Base for 420s, windsurfers and lasers
- Rescue and race control boat launching
- 1 Course area 1: Trapezoid
- 2 Course area 2: Trapezoid
- 3 Course area 3: Windward - Leeward



*“We are working hard with the club to make the youth development hub and major events plans become a reality. We look forward to the impact these initiatives will have on yachting in New Zealand at both the national and international levels”*

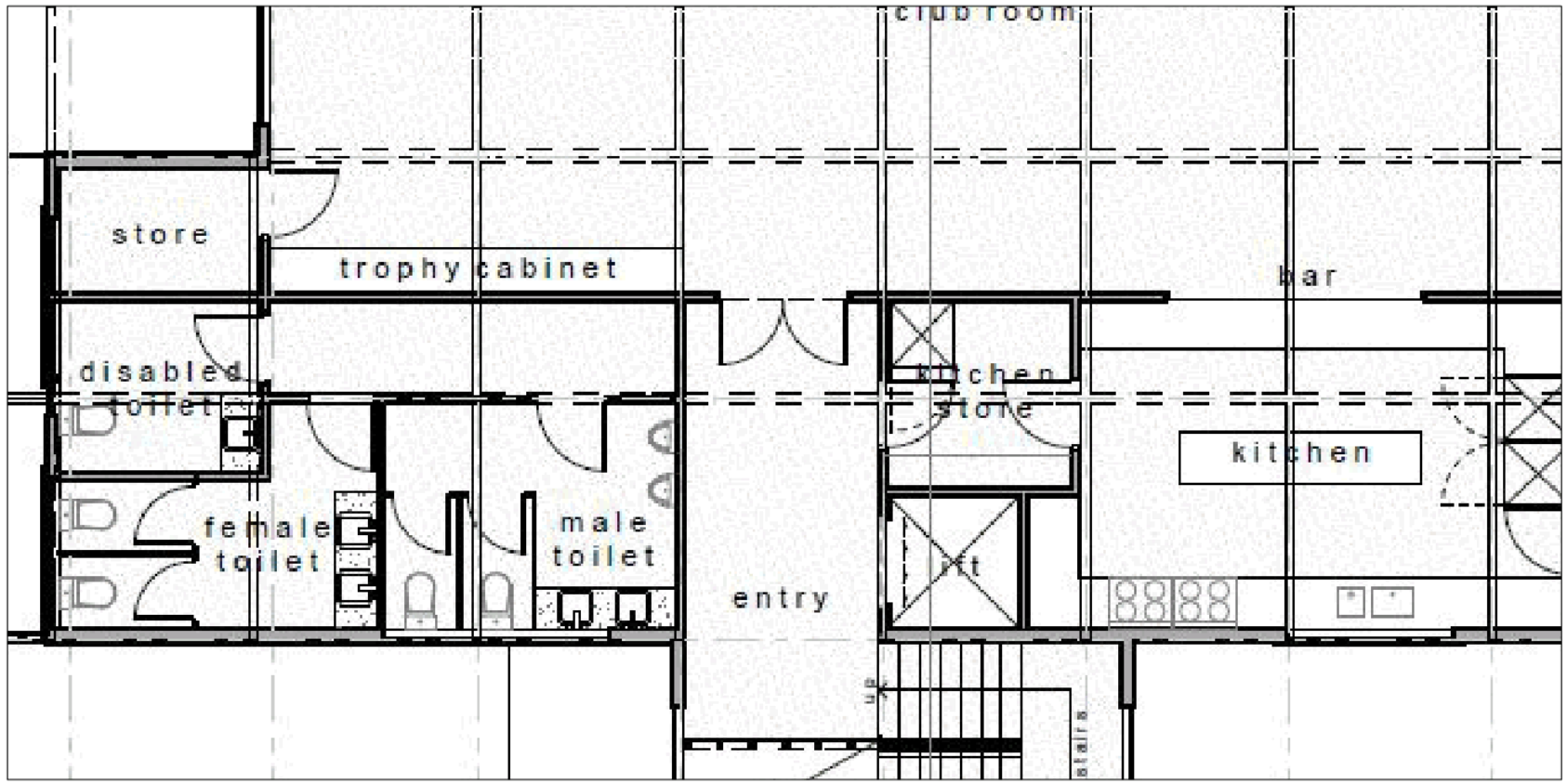
*Yachting New Zealand.*

## MAJOR SAILING EVENTS VENUE

### Infrastructure requirements

- Ability to enclose northern deck area to make it become seamlessly part of the overall hall
- Ability to change classroom space into cafe facilities for the duration of events to provide a secondary area for selling food and beverage
- Observation space for the event safety team to see whole race track area
- Access to catering equipment including fridges, ovens, dishwashers, plates, cups, glasses and utensils including ability to cater for around 400 people
- Access to ample and easy parking
- Ample toilet facilities including changing and showering
- Good heating systems in the hall and outdoor deck area
- Access to audiovisual equipment including public address system on the beach
- Access to surf club building for race management
- Access to scouts building for the jury
- Access to grass area across the road for parking and/or competitor boat storage and rigging
- Access to grass area on the beach for boat storage and rigging including temporary ramps to the beach and hose down facilities
- Access to the launching ramp at Seatoun beach for safety, official and spectator boat launching

# Preliminary designs



## Preliminary designs

The following nine pages include the design statement for the building and the preliminary designs for which we have received a resource consent.

*“One of Worser Bay Boating Club’s objectives is to provide similar facilities to what the club currently has, but to construct them in a more robust and compliant manner.*

*The new building will be very similar in its bulk, location, and appearance to the existing building.*

*The footprint of the new clubhouse and its location are essentially the same as the existing building. The height and size of the building are not dissimilar.*

*Club members and many of the local residents like the familiarity and the perhaps understated appearance of the existing building. It was decided, therefore, that the new building should retain as many of its existing attributes as possible.*

*The design is distinctly inspired by a nautical boatshed aesthetic. The double gable end roof forms are reminiscent of the vernacular of the boatshed, and the start box and flag poles fit comfortably into this casual seaside style of architecture.*

*The style of the upper storey, with its corrugated iron roof together with painted board and batten cladding, can be seen on numerous boatsheds around the Wellington region. The lower storey is painted precast concrete with ribs, contiguous with the storey above.*

*The interior spaces are organised in a very logical manner—and are similar to present configurations. The spaces are approximately the same size, but with larger toilets and kitchen, as well as the addition of a small upper-storey start box. A new enclosed entry and disabled access will greatly improve the club’s accessibility and compliance.*

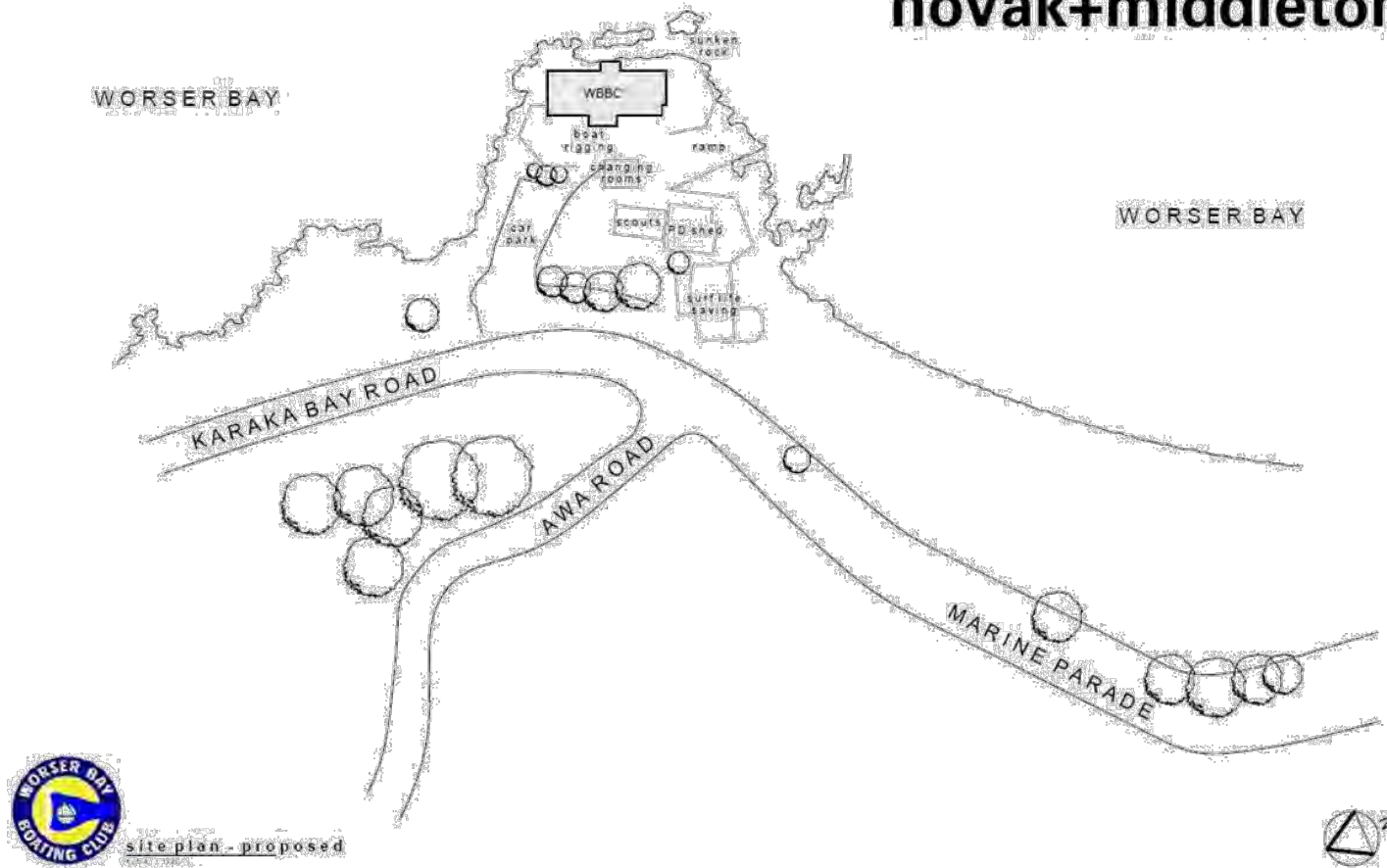
*The ground floor retains its function as a large boatshed providing storage for club members’ centreboard yachts and rescue boats. This is a robustly constructed concrete structure that will be located approximately 500mm higher above sea level than at present, with the capacity for a further 500mm should this be required in future years. This area has been designed to resiliently cope with the yacht club’s exposed marine environment.*

*Large viewing decks with partially overhanging portico roofs are located above the boatshed. These will be popular outdoor areas for viewing yacht racing and will add greatly to the amenity value of the facility.*

*The new Worser Bay Boating Club will, in many ways, appear very familiar since it has a strong resemblance to the building that it is to replace.*

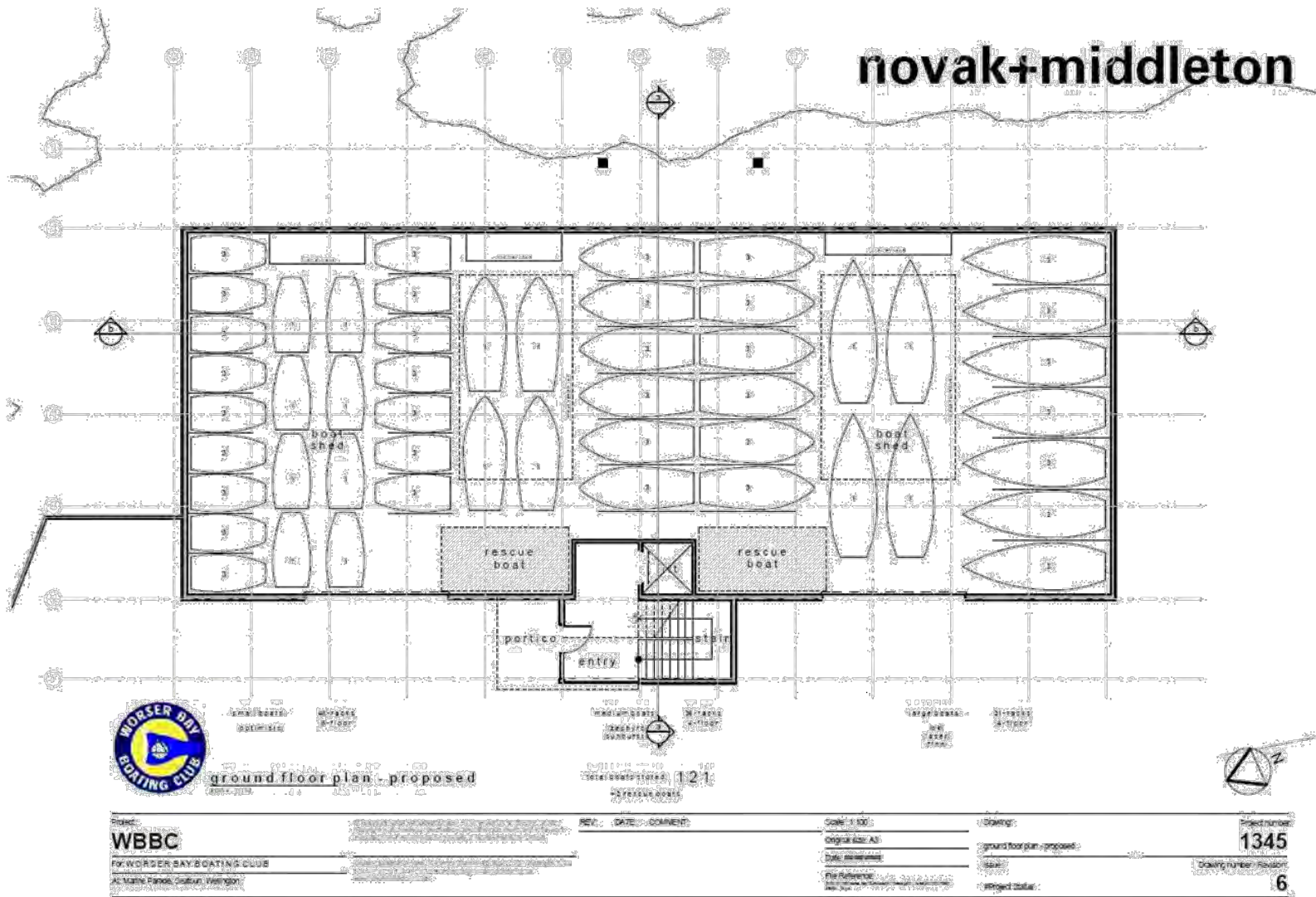
*It is a nautically-themed, understated yacht club that has been carefully designed to fit comfortably into its seaside environment.”*

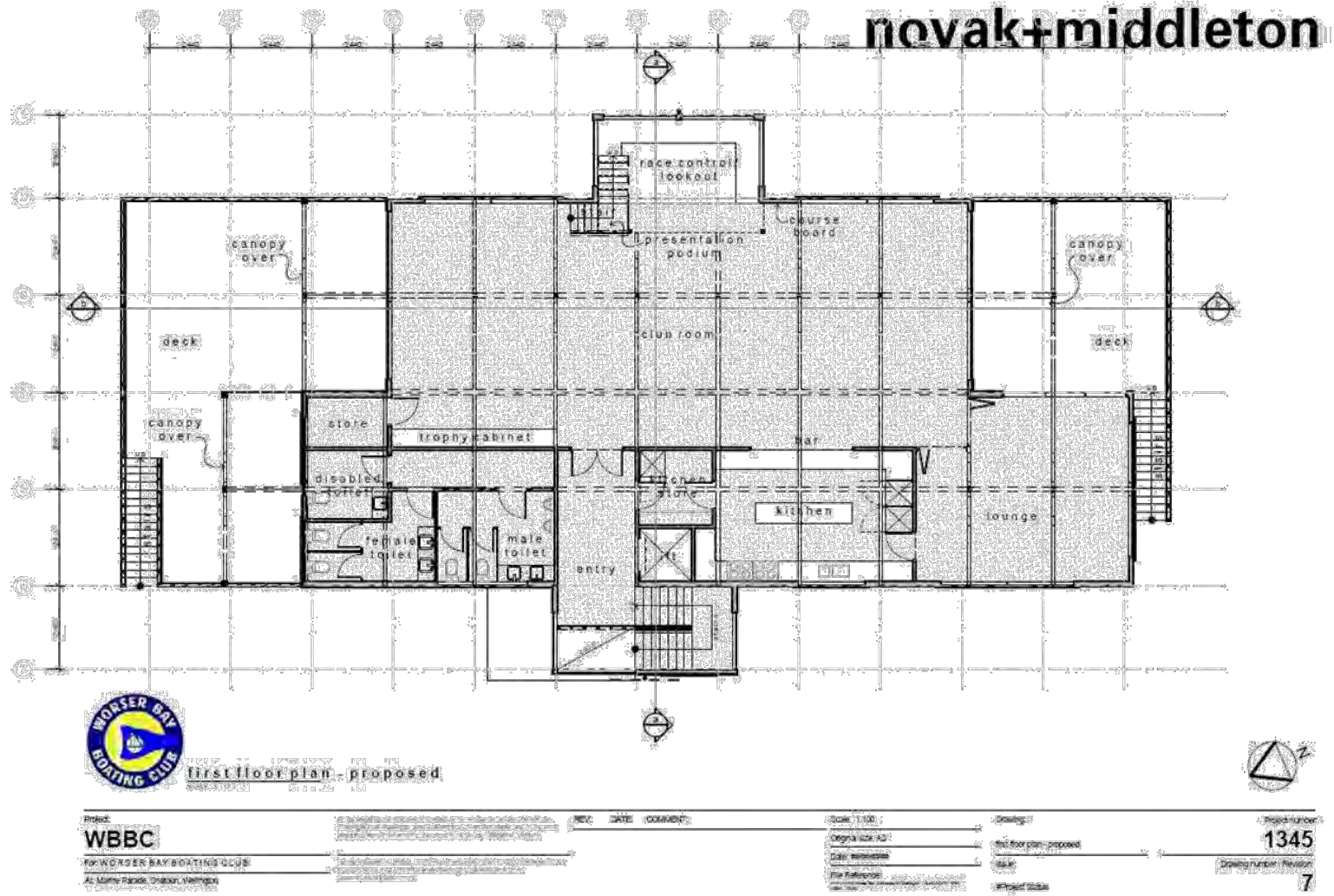
**novak+middleton**

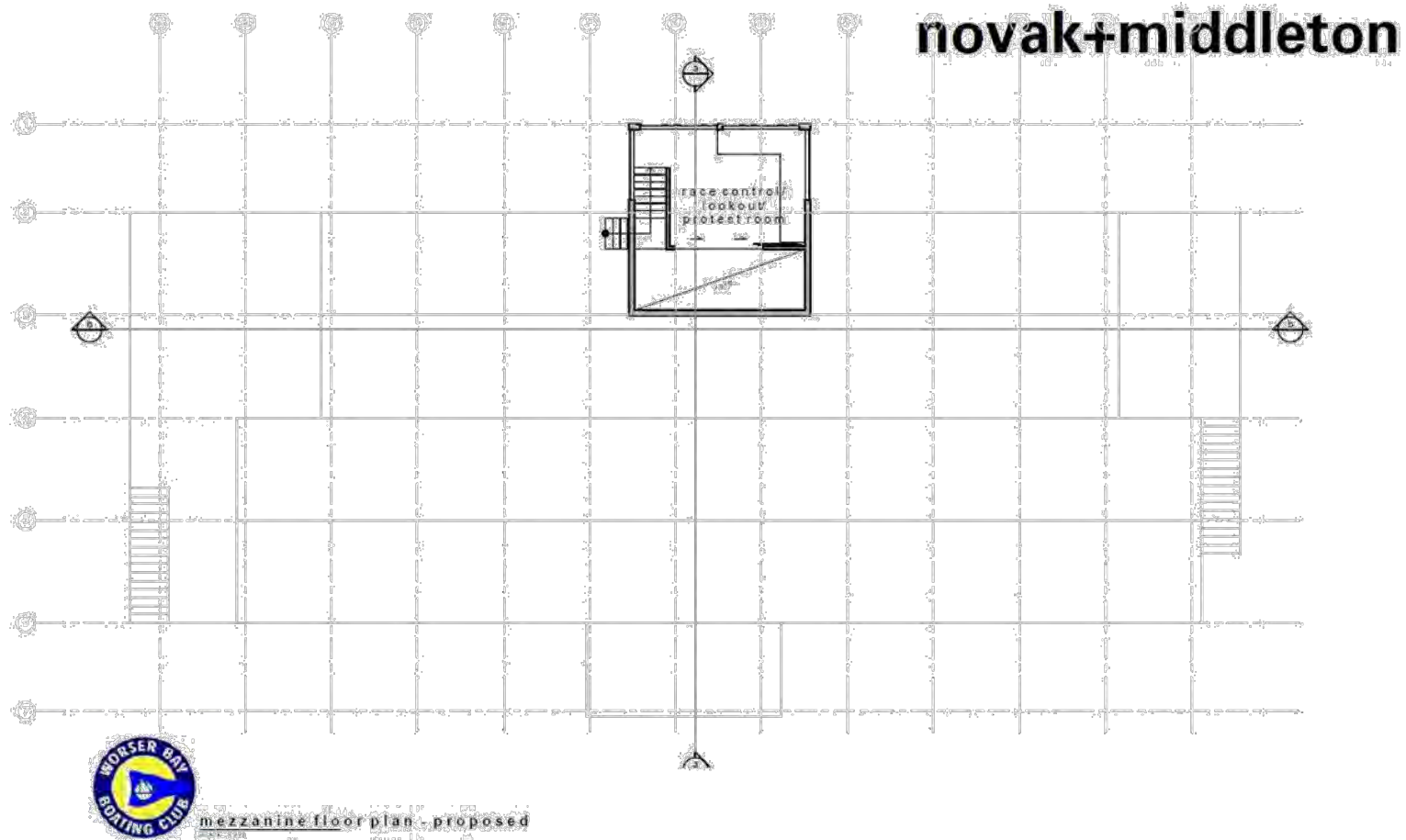


site plan - proposed

Project: <b>WBC</b>	REV. DATE COMMENT	Scale: 1:1000	Drawing: _____	Sheet number: <b>1345</b>
Client: <b>WORSER BAY BOATING CLUB</b>		Original Size: A3	Site plan - proposed	
Address: <b>Marine Parade, Gisborne, Wellington</b>		Date: <b>2015.03.03</b>	Issue: _____	Drawing number: Revision: <b>5</b>
		File reference: _____	Design status: _____	

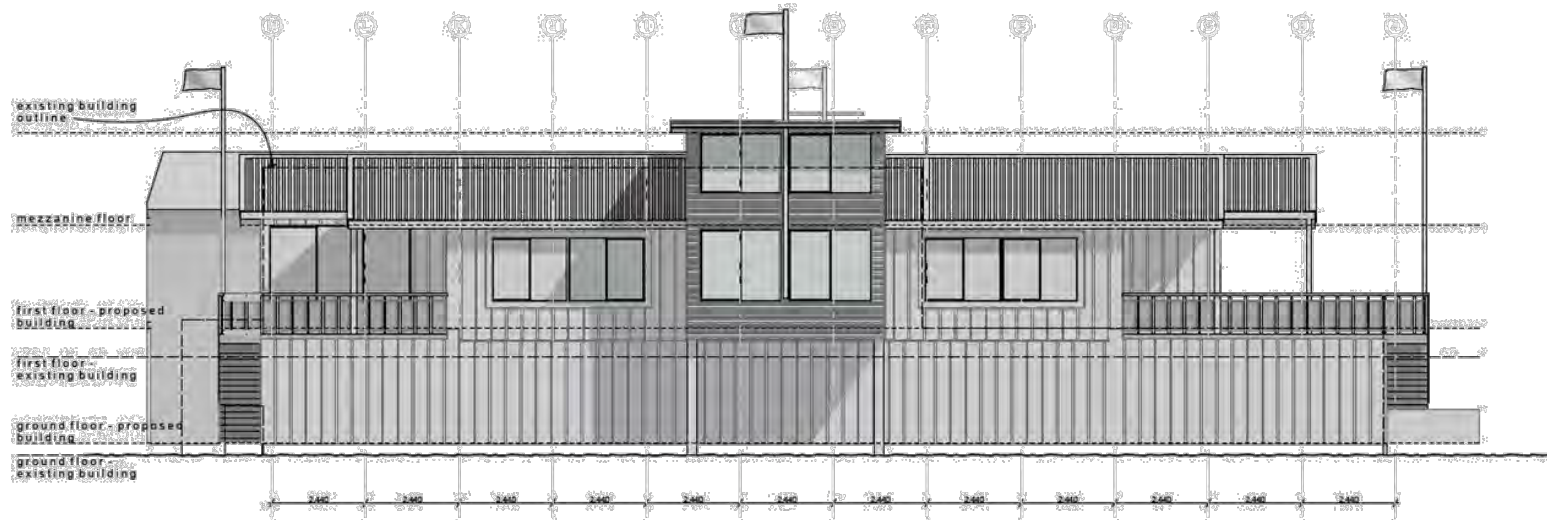






<b>WBBC</b> WORSLER BAY BOATING CLUB At Marine Parade, Seaview, Wellington	REV. DATE COMMENT 1 10/03/16 Proposed mezzanine floor plan	Scale: 1:200 Origin size: A3 Date: 10/03/16 File Path: C:\Users\novak\Documents\WBBC\WBBC.dwg Author: novak	Drawing: mezzanine floor plan proposed Title: Project Status:	Drawing number: 1345 Revision: 8
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novak+middleton



east elevation - proposed  
SCALE: 1:100

Project: <b>WBBC</b>	For WORSLER BAY BOATING CLUB At Marine Parade, Seaford, Wellington	REV. DATE COMMENT.	Scale: 1:100 Original size: A3 Date: 16/05/2015 File Reference: Wellington City Council	Drawing: east elevation - proposed Issue: Project Status	Project number: <b>1345</b> Drawing number / Revision: <b>9</b>
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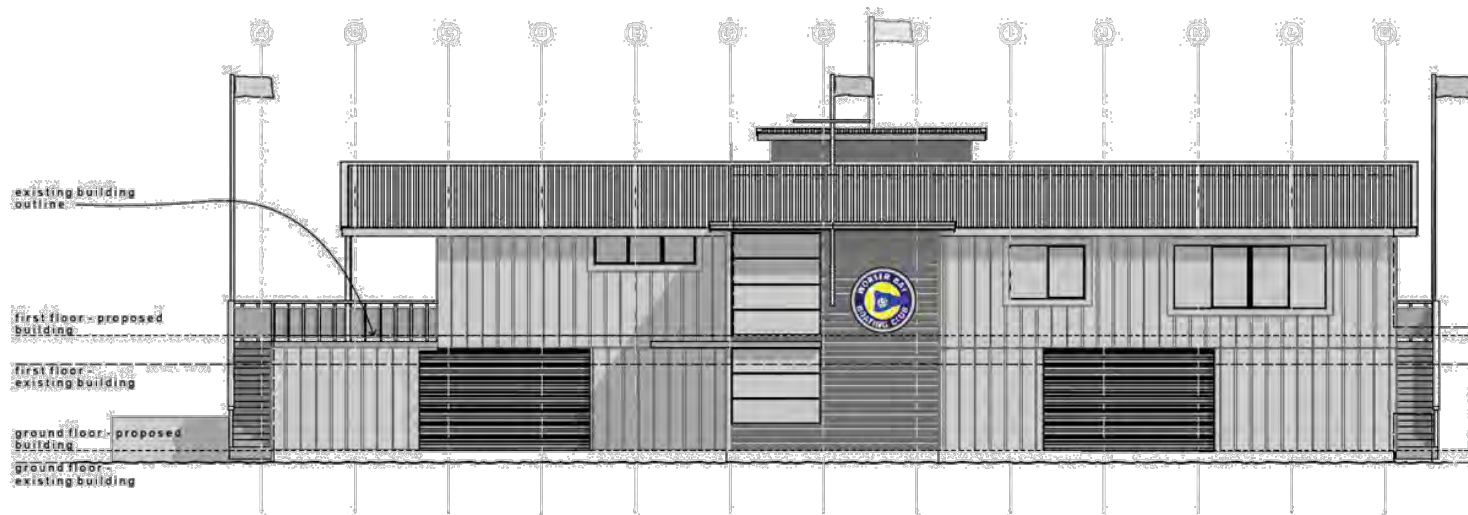
novak+middleton



south elevation - proposed

Project: <b>WBBC</b> WORSER BAY BOATING CLUB At Marine Parade, Seaford, Wellington	Scale: 1:100 Original size: A3 Date: 28/11/2014 File Reference: Novak+Middleton Wellington City Council	REV. DATE COMMENT	Drawing: south elevation - proposed Issue: Project Status	Project number: <b>1345</b> Drawing number: <b>11</b>
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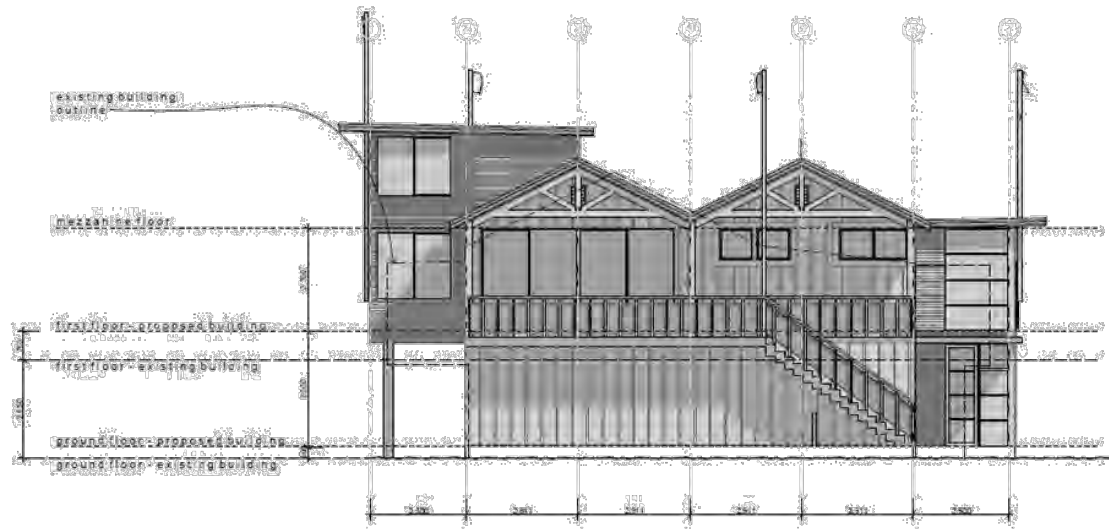
novak+middleton



west elevation - proposed

Project: <b>WBBC</b>	REV: DATE: COMMENT:	Scale: 1:100	Drawing:	Project number:
For: WORSLER BAY BOATING CLUB		Original size: A3	west elevation - proposed	<b>1345</b>
At: Marine Parade, Seaburn, Wellington		Date: 14/03/2016	Issue:	Drawing number / Revision:
		File Reference:	Project Status:	<b>10</b>

novak+middleton



north elevation - proposed

Project	REV.	DATE	COMMENT	Scale	Drawing	Project Number
WBBC				Original size A3	north elevation - proposed	1345
WORSER BAY BOATING CLUB				DATE: 2015/03/11	NAME:	Drawing Number / Revision
47 Marine Parade, Seaburn, Wellington				FILE REFERENCE:	1117	12
				WELLINGTON CITY COUNCIL	1345-01-01	

## Anticipated construction costs

Preliminary and General	75,145	Lift	46,490	Contingency Sum	50,000
Scaffolding	30,912	Insulation	13,749	Local Authority Fees	20,000
Demolition	67,587	Interior Lining and Trim	70,658	Professional Fees	180,000
Excavation	1,836	Interior Doors	9,124		
Concrete Work		Kitchen Joinery	30,000		
Boxing	11,177	Timber Stairs	9,740	TOTAL (excl GST)	<b>1,944,653</b>
Reo and underslab	40,596	Stair Balustrades	6,000		
Concrete	34,184	Install Joinery and Hardware	15,120		
Precast Concrete	116,496	Painting			
Suspended Concrete Slab	160,672	Exterior	19,355		
Structural Steel	63,996	Interior	18,060		
Carpentry		Flooring, Curtains etc	34,450		
Floor Framing and Flooring	4,301	Margin 7%	99,933		
Wall Framing	60,590	Sums			
Roof Framing	94,811	Bathroom Fitout	8,600		
Cladding	88,287	Toilet vanity joinery inc			
Roofing	62,957	Bathroom mirrors inc			
Membrane to Decks	17,600	Miscellaneous hardware inc			
Spouting and Downpipes	8,740	Fixtures, Hardware, Lights	19,000		
Windows and Exterior Doors	89,249	Security System	3,500		
Boatshed Doors	20,698	Heat Pumps	25,000		
Flag Poles	10,000	Kitchen Appliances	40,000		
Electrical	27,200	Furniture, Cabinets, etc	60,000		
Data and Security	8,000	Sky TV Aerial	1,000		
Plumbing, Drainage and Gas	43,200	AV Equipment	10,000		
Fire Services	11,200				
Heating and Ventilation	5,440				

Note: In addition to the building costs there are also the costs of raising the hardstand and installing new breastwork which is estimated at an additional **\$350,000** excl GST.

# Funding for the new building

As we make progress with the organisational planning for the building we are also raising the funds required for the building.

We have established a building project fund raising team to coordinate and implement this fundraising effort.

Central to the fundraising effort is six targets, each with a leader or leaders who will drive the membership in a united effort to achieve our overall fundraising goal.



The club executive is charged with raising \$250,000 through club activities such as regattas, social events and trading.



We have established a business to business programme initially to help fund the building project, but ultimately to fund the learn to sail, schools, and youth programmes.



We are working with companies who will be involved in the rebuild to gain discounts on services and products to the value of \$400,000.



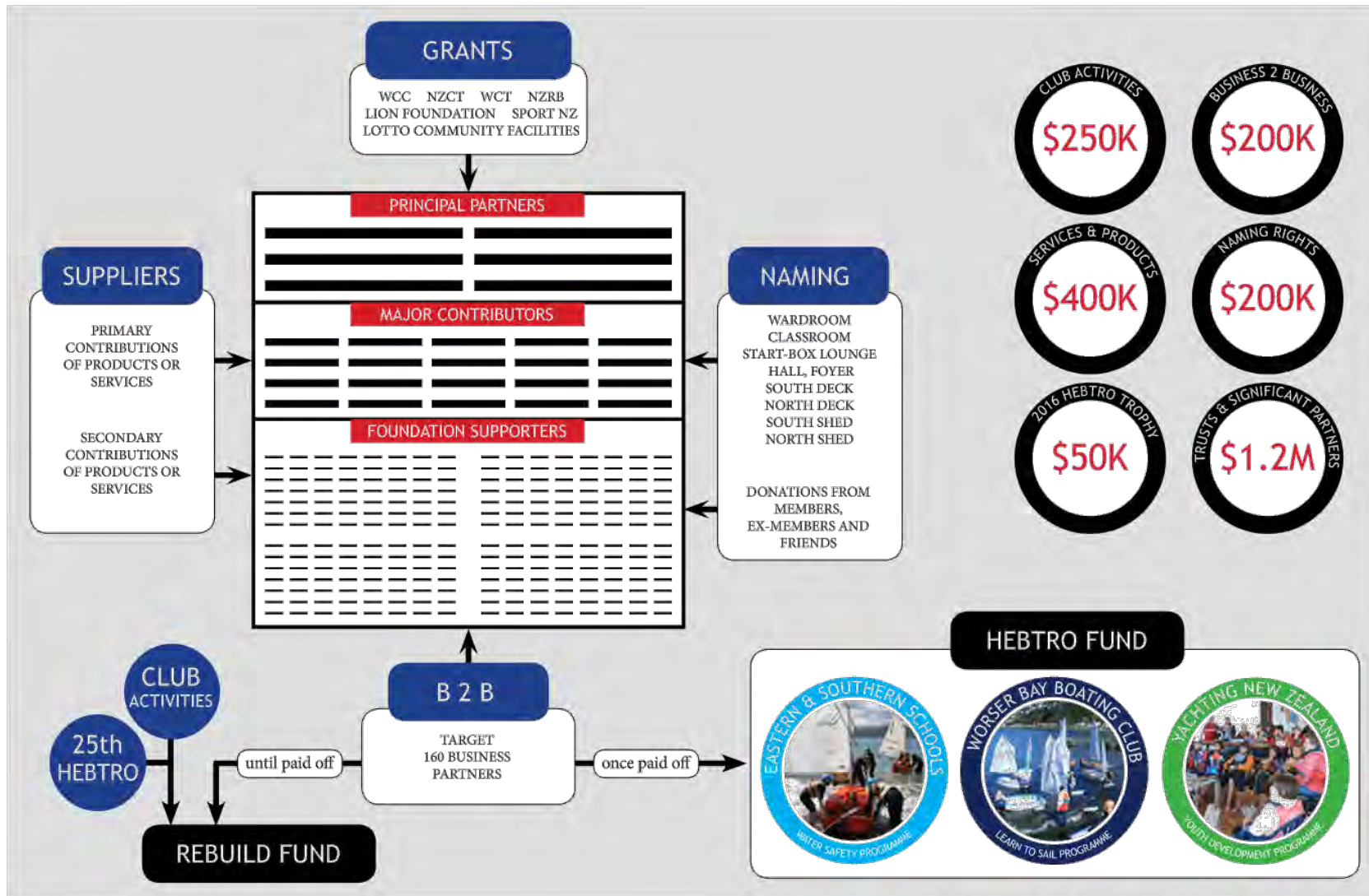
We have identified eight rooms that can be 'named' and have established a 'legacy' donations programme aimed at raising \$200,000



This season is the 25th anniversary of the Hebtro Trophy fund raising day. In 2016 we intend to add a 'Ball' to the festivities and raise \$50,000.



We have identified seven key funding agencies and partners whom we will approach to invest in the project to a collective value of \$1,200,000.



Clubrooms rebuild project funding recognition framework

## Ongoing operational budget

Activity	2015	Year 1	
House	5,850	5,850	Once the rebuild is complete there will be no direct impact other than through the increased membership and activity that is expected at that time.
Coaching	-1,459	-1,459	Although there will be an increase in the level of coaching the nett budgetary impact of this activity will remain the the same in year 1.
Sailing	-9,615	-9,615	This activity is not affected by the rebuild in year 1.
Premises	-3,266	5,850	See page 55 for information about the impact on premises.
Membership	26,884	26,884	Once the rebuild is completed an increase in membership through higher retention of existing members plus new members is anticipated but this is not adjusted for year 1 in the new building.
Administration	-2,266	-2,266	This activity is not affected by the rebuild in year 1.
<b>Surplus</b>	<b>16,128</b>	<b>25,244</b>	

<b>Premises Revenue</b>	<b>2015</b>	<b>Year 1</b>	
Boat Storage	32,039	33,691 (1)	1. Currently there are 80 boats stored in the North and South sheds. The current plans for the new club house provide for a total of 114 storage spaces. Provision has been made to satisfy demand from existing membership only rather than from the expected increase in membership following the rebuild. Initial adjustment is for 10 Junior boats at the current rate of \$190. It is anticipated that the new club house will be used by local business and community groups. Initial adjustment reflects the anticipated increase in revenue in year 1 from business and community group use of premises.
Use of Premises	522	20,522 (1)	
<b>Total</b>	<b>32,561</b>	<b>54,213</b>	
<b>Premises Expenditure</b>			
Cleaning	2,640	2,904 (2)	2. The floor area to be cleaned will increase with the enclosed stairs, classroom and start box. It is assumed that the enclosure of some of the North deck will be offset by the increase in the South deck. A 10% increase in the cost of cleaning has been provided for.
Depreciation	325	10,000 (3)	
Electricity	3,074	3,074	3. This is depreciation on furniture and appliances. It is assumed that the existing furniture and appliances will be replaced at an estimated cost of \$50,000. At 20% DV the depreciation charge for the first year will be \$10,000.
Gas	924	924 (4)	
Inspections	503	1,000 (5)	
Insurance	17,353	23,384 (6)	4. If gas is installed then there should be at least a corresponding reduction in the cost of electricity.
Internet Charges	391	391	
Licenses	98	98	5. Existing inspection charges relate to the IQP inspections of all the buildings but there may be additional inspections required to accommodate community and business use of the facility.
Alarm Monitoring	413	413	
Rent Paid			6. The latest insurance valuation of the clubhouse (May 2014) is \$1,430,100 including replacement, inflation and demolition costs. The insurance valuation of the new clubhouse will ignore any special rates obtained for materials, services and labour thus the valuation will be the \$1,950,000 it is estimated to cost to build at commercial rates. This increases the sum insured by \$519,900 and the premium by \$6,031.
- Pavilion	343	343	
- Land	1,215	1,215	
Repairs			7. Reduction due to the new appliances being under warranty for the first twelve months at least.
- Appliances/Equipment	2,749	500 (7)	
- Buildings	3,682	2,000 (8)	8. Reduction due to the new building being under warranty.
Rubbish Removal	735	735	
Telephone	417	417	
Water	965	965	
<b>Total</b>	<b>35,827</b>	<b>48,363</b>	
<b>Surplus</b>	<b>-3,266</b>	<b>5,850</b>	

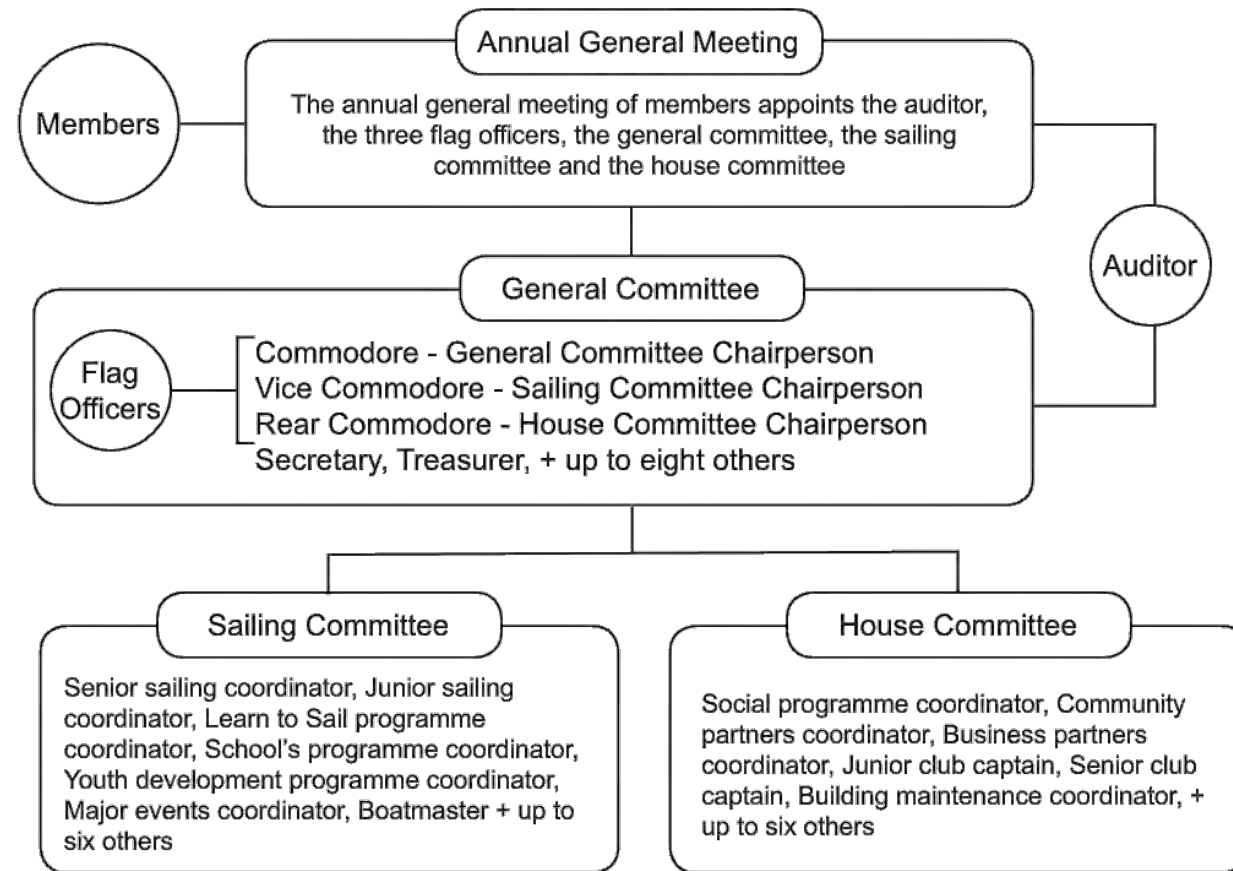


# Ongoing governance and operational structure

Worser Bay Boating Club is an incorporated society that has a long established governance and operational structure.

We have reviewed this governance and operational structure to make sure it will be fit for purpose to administer and deliver the seven activities associated with the new building.

Key roles that take account of new activities are illustrated in the governance and operational structure chart.



## Next steps

The publication of this document represents the culmination of the feasibility phase and signals the beginning of the implementation phase for the clubrooms rebuild project.

Over the last two years the club has completed feasibility investigations, developed a set of preliminary designs, initiated a fundraising drive, and begun to develop the relationships that will lay the foundations for how the club will operate into the future.

It is now time to shift the project into implementation mode by preparing the detailed building and programme plans. It is our intention to complete this next stage of planning during 2016 at the same time as finalising the fund raising for the construction of the building.

Our target is to demolish the existing building in autumn 2017 and be ready with a new facility for the start of spring 2018.

We look forward to keeping you informed with our progress.

### Preparation of detailed plans

This document has highlighted that we should look at including the following adjustments in the final plans in order to optimise and future proof the 7 activities within the new facility.

- Add additional height to ground floor to safe guard against sea level rise
- Add a classroom to the northern deck for youth, school, learn to sail and events programmes
- Remove the lift and replace with a bridge and ramp entrance way to North deck
- Add semi covered hard stand space under bridge and ramp for youth development hub
- Add another row of storage space to shed

We will discuss these adjustments with the Wellington City and Regional Councils before finalising building plans.

### Preparation of programme plans

Work is now underway to draw together the new programmes.

We are working with local schools to develop and pilot the water safety programme.

We are working with Yachting New Zealand to put in place the regional youth development hub and to complete the youth world champs feasibility study.

We are working with the local businesses to bring together the Business Partners Network.

We are working with the local community to prepare for a broader range of community use of the new facility.

*‘More than a Club’*





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## **FOUR NEW LEASES UNDER THE RESERVES ACT 1977: EXISTING TENANTS**

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### **Purpose**

To recommend that the Committee approves new ground leases to the following existing tenants:

- Miramar Bowling Club Incorporated
- Salamanca Tennis Club Incorporated
- Badminton Wellington Incorporated
- Marist St Pats Rugby Football Club Incorporated

### **Summary**

1. A schedule summarising the proposed tenancies is included as attachment 1.
2. Maps showing the areas and locations are included as attachments 2-5.
3. The proposed leases all satisfy the assessment criteria laid out in the Section 7 of the *Leases Policy for Community Recreation Groups*.

### **Recommendation/s**

That the Community, Sport and Recreation Committee:

1. Receives the information.
2. Agrees to grant new leases under the Reserves Act 1977 to:
  - a. Miramar Bowling Club Incorporated
  - b. Salamanca Tennis Club Incorporated
  - c. Badminton Wellington Incorporated
  - d. Marist St Pats Rugby Football Club Incorporated
3. Notes that any approval to grant the leases (referred to above) is conditional on:
  - a. appropriate Iwi consultation
  - b. public notification under s119 and s120 of the Reserves Act 1977
  - c. no sustained objections resulting from the above consultation and notification
  - d. legal and advertising costs being met by the respective lessee (where applicable)

### **Discussion**

#### **4. Miramar Bowling Club Incorporated**

Miramar Bowling Club (MBC) currently owns the clubrooms which are situated on Council-owned land known as Miramar Park and has occupied the proposed leased area since 1946. They have occupied the leased area on a ground lease that expired on 29 February 2016.

As part of their previous lease, MBC was required to carry out key maintenance requirements to the interior and exterior of all structures and buildings within the Leased Area, as identified in the condition assessment report carried out by Cove Kinlock dated August 2011. MBC has carried out the required maintenance

It is proposed that MBC is granted another ground lease for a term of 5 years + 5 years conditional on ongoing maintenance being carried out to the satisfaction of Council's Parks, Services and Recreation Group (PSR).

**5. Salamanca Tennis Club Incorporated**

Salamanca Tennis Club (STC) has leased the land at the Wellington Botanic Garden from Council for their Tennis Court and clubroom since 1959. STC is occupying the land based on a ground lease that will be expiring on 30 June 2016.

STC continues to satisfy the criteria required under Section 7 of the *Leases Policy for Community and Recreation Groups*.

It is proposed that STC is granted another ground lease for a term of 10 years consistent with the *Leases Policy for Community and Recreation Groups*.

**6. Badminton Wellington Incorporated**

Badminton Wellington Incorporated (BWI) has leased the land from Council for the badminton courts and parking space in Hataitai Park since 1959. They have occupied the leased area on a ground lease that expired on 31 January 2016.

The leased area will be affected by the NZTA road widening of Ruahine St. (Ngauranga to Wellington Airport Corridor Plan) and BWI is open to the possibility that the Lease may be terminated should the roadworks proceed. There is also a master planning exercise under way at Hataitai Park, which includes working with existing sporting organisations to rationalise and/or share sporting infrastructure and buildings.

It is proposed that BWI is granted another ground lease for a term of 10 years consistent with the *Leases Policy for Community and Recreation Groups* conditional on BWI being amenable to Council plans for potential amalgamation with other clubs in the area.

**7. Marist St Pats Rugby Football Club Incorporated**

Marist St Pats Rugby Football Club (Marist) has leased the land from Council for their clubrooms at Hataitai Park since 1972. They have occupied the leased area based on a ground lease that will expire on 31 July 2016.

Hataitai Park is currently undergoing a review for potential amalgamation of clubs for more efficient use of the reserve. Marist has been actively working with other groups for potential amalgamation and is part of the master planning exercise underway at Hataitai Park.

It is proposed that Marist is granted another ground lease for a term of 10 years consistent with the *Leases Policy for Community and Recreation Groups* conditional on Marist being amenable to Council plans for potential amalgamation with other clubs in the area.

**Conclusion**

8. Officers recommend that the Community, Sport and Recreation Committee approves the proposed new leases.

**Attachments**

- Attachment 1. Leases Summary  
Attachment 2. Miramar Park

Page 176  
Page 177

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Attachment 3.	Badminton Wellington	Page 178
Attachment 4.	Marist St Pats Rugby Club	Page 179
Attachment 5.	Salamanca Tennis Club	Page 180

Author	Fel Go, Property Advisor
Authoriser	Greg Orchard, Chief Operating Officer

## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Public consultation will be undertaken as required under the Reserves Act 1977

### **Treaty of Waitangi considerations**

There are no Treaty of Waitangi considerations

### **Financial implications**

There are no financial implications

### **Policy and legislative implications**

The proposals are consistent with relevant Council policies

### **Risks / legal**

The proposals will be subject to the provisions of the Reserves Act 1977

### **Climate Change impact and considerations**

There are no climate change impacts and considerations

### **Communications Plan**

Not applicable

Group	Location	Area (m <sup>2</sup> )	Activity	Type of Lease	Legal Description	CFR	Term (years)	Final Expiry	Rate per Annum (GST Exclusive)	Reserve Type	Since
Miramor Bowling Club Incorporated	Miramor Park	7,330	Bowling	Ground Lease	part of Lot 1 Deposited Plan 89983	WN97C/381	5 + 5	28 Feb 2026	\$3,556.40	Recreation	1946
Salamanca Tennis Club Incorporated	Botanical Gardens	1,267	Tennis	Ground Lease	part of Part Lot 1 Deposited Plan 8530	WN48A/126	10	30 Jun 2026	\$1,158.53	Local Purpose	1959
Badminton Wellington Incorporated	Hataitai Park	2,833	Badminton	Ground Lease	Lot 1 DP 46505 and part of Part Lot 1 DP 8519 (part-cancelled)	WN18C/585 and WN48B/341	10	31 Jan 2026	\$1,617.19	Recreation	1959
Marist St Pats Rugby Football Club Incorporated	Hataitai Park	602	Rugby	Ground Lease	Lot 1 DP 34825 and part of Part Lot 1 DP 8519 (part-cancelled)	WN12C/1223 and WN48B/341	10	31 Jul 2026	\$780.74	Recreation	1972





**Property & Right of Way Easement Area**  
75 Darlington Road, Miramar

Property shown on this map is based on the information provided by the applicant and is not a guarantee of accuracy. The information is provided for general information only and should not be used for any other purpose. The information is provided as a guide only and should not be used for any other purpose. The information is provided as a guide only and should not be used for any other purpose.

MAP PRODUCED BY:  
Wellington City Council  
101 Wakefield Street  
WELLINGTON, NZ

ORIGINAL MAPS EE, A4  
AUTHOR: 2010/02/20  
DATE: 19/03/11  
REFERENCE: 5032





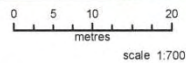
**Wellington Badminton Association Incorporated,  
0872-WELLB1 - 2633.4sq m**

Hataitai Park

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land information NZ. Crown Copyright reserved. Property boundaries accuracy +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

MAP PRODUCED BY:  
Wellington City Council  
101 Wakefield Street  
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4  
AUTHOR: prestozj  
DATE: 8/11/2013  
REFERENCE:







Filepath: Z:\Cms\_Images\_and\_Environment\Planck\_Aerials\_Project3\Layers\Project3\_Layers\_GDP\_2013.mxd

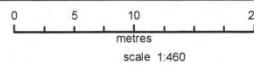
**Salamanca Tennis Club Incorporated,  
0466-SALAM - 1267.4sq m**

Botanical Gardens of Wellington

Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m

MAP PRODUCED BY:  
Wellington City Council  
101 Wakefield Street  
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4  
AUTHOR: presto2j  
DATE: 8/11/2013  
REFERENCE:



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## FORWARD PROGRAMME APRIL 2016 - SEPTEMBER 2016

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### Purpose

1. The purpose of this report is to provide the Community, Sport and Recreation Committee with details of the reports to be considered by the Committee over the remainder of the 2013-2016 triennium.

### Recommendation

That the Community, Sport and Recreation Committee:

1. Receive the information

### Background

2. The Community, Sport and Recreation Committee forward programme reflects the policy work streams for the Committee as prioritised by the Governance, Finance and Planning Committee (under its delegations) at its meeting held on 11 June 2015. This forward programme also includes operational / "business-as-usual" work requiring decisions in accordance with the delegations of the Community, Sport and Recreation Committee.

### Discussion

3. The Community, Sport and Recreation Committee Forward Programme will be presented to each meeting of the Committee.
4. It should be noted that the forward programme as presented in Attachment 1 may be subject to change and that there is the flexibility to respond to any opportunities and obligations that may arise during the next 6 months and as such, any changes will require the removal or re-prioritisation of other items.

### Attachments

Attachment 1. Forward Programme April - September 2016

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Author	Helga Sheppard, Governance Advisor
Authoriser	Crispian Franklin, Governance Team Leader

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## **SUPPORTING INFORMATION**

### **Consultation and Engagement**

Where the work programmes has identified items that require consultation, such engagement and consultation will be undertaken accordingly.

### **Treaty of Waitangi considerations**

Where any Treaty of Waitangi considerations are identified, these will be taken into account.

### **Financial implications**

Any financial implications associated with any policy or operational matters will be considered.

### **Policy and legislative implications**

Any policy and legislative implications associated with this work programme will be considered.

### **Risks / legal**

Any legal issues or risks identified will be outlined as each item is brought to the Committee for considered.

### **Climate Change impact and considerations**

Any climate change impacts will be considered.

### **Communications Plan**

There is no communication plan associated with this work programme. However, where necessary, communications plans associated with specific items of work will be developed.

2016 Community, Sport and Recreation Committee Forward Programme

**Community, Sport and Recreation Committee - Forward Programme**

Updated: 23/02/2016

**Wednesday, 13 April 2016**

Community, Sport and Recreation Committee		
Report Title	Description	Business Unit
Arlington Site1 Redevelopment Business Case	Public Excluded Report	City Housing
Omnibus Housing Report	The report will cover the following items: Housing policy, Business Model Review, Partnership, sign off consultation for policy review and dates for hearings	City Housing
Social and Recreation Fund- March 2016 and CH Izard Bequest	Grants Round	Community Networks
Smokefree Wellington: Options Report	Report back on options following research	Policy and Reporting
Begging	Stakeholder engagement and opportunities for change	Community Networks
Draft Wellington Play Space Policy	The approval of the draft policy for consultation over 6 weeks May to June 2016	Parks, Sport and Recreation
CSR Forward Programme	Standing agenda item	Democratic Services

2016 Community, Sport and Recreation Committee Forward Programme

**Wednesday, 15 June 2016**

<b>Community, Sport and Recreation Committee</b>		
<b>Report Title</b>	<b>Description</b>	<b>Business Unit</b>
Social and Recreation Fund - March 2016 multi-year contract funding	Grants Round	Community Networks
Updates/renewals of existing plans and initiatives	Accessible Wellington Action Plan - scoping paper	Policy and Reporting
Graffiti Volunteer Programme	Update on the implementation of the Graffiti Management Plan: Bank It - Graffiti Volunteer Programme	Community Networks
Urban Agriculture Programme	Implementation and options for the future	Community Networks
CSR Forward Programme	Standing agenda item	Democratic Services
Sports Strategy	Scoping report	Parks, Sport and Recreation



2016 Community, Sport and Recreation Committee Forward Programme

**Wednesday, 10 August 2016**

Community, Sport and Recreation Committee		
Report Title	Description	Business Unit
CSR Forward Programme	Standing agenda item	Democratic Services
Hearings - Draft Wellington Play Space Policy	Oral hearings following the consultation on the draft Wellington Play Space Policy	Parks, Sport and Recreation

2016 Community, Sport and Recreation Committee Forward Programme

**Thursday, 8 September 2016**

Community, Sport and Recreation Committee		
Report Title	Description	Business Unit
Social and Recreation Fund -August 2016	Grants Round	Community Networks
Wellington Play Space Policy	Agree the final Playgrounds Policy and recommend to Council for adoption	Parks, Sport and Recreation

*Please note that this proposed Forward Programme may be subject to change depending on any changes to the policy work programme or resourcing constraints.*

