
THE BASIN RESERVE MASTERPLAN

Purpose

1. The purpose of this report is to consider the Basin Reserve Masterplan (the Masterplan) as developed by the Basin Reserve Trust.

Summary

2. The Masterplan presents the following vision: That the Basin Reserve is highly valued locally as a public reserve of unique character and is recognized as the premier International Cricket venue in New Zealand.
3. The Basin Reserve is New Zealand's premiere test cricket venue, but a full future-tours test cricket programme and an increase in the number of boutique cricket venues in this country means that the Basin Reserve needs to be maintained and positioned to preserve its premiere status.
4. The Basin Reserve Trust (BRT or the Trust) has developed a Masterplan to present a 25-year vision for the future of the Basin Reserve. The key features of the vision are to retain the premiere test status of the ground and to enhance the Basin Reserve as a local recreation space for the community.
5. The Masterplan identifies \$21.2m of redevelopment works over a 10-year period that would include addressing outstanding maintenance requirements, the integration of more usable public space and embankment areas to enhance the 'Village Green' feel of the grounds, the installation of flood lights, and creating flexibility in capacity by providing areas for the use of temporary seating to increase capacity from 9,000 as required to accommodate a range of sporting and cultural events.
6. Council has included \$21 million for the Basin Reserve in the draft 10-year plan.
7. Through the Masterplan, the Trust contemplates replacing the earthquake prone 1924 pavilion (the Museum stand) with a tiered embankment area that would include public recreation facilities such as a playground, trees, park seating and public toilet facilities. However, the option remains for Council to consider earthquake strengthening, addressing the deterioration of the structure, and refurbishing the interior to make it usable. The estimated cost of \$5-8m for strengthening and upgrading the Museum stand is not included in the 2015/25 10-year plan or the \$21.2m referred to in paragraph 5 above.
8. The Masterplan presents a staged process that is based around achieving the goals of the long-term vision for the Basin articulated in the Masterplan to ensure that the Basin Reserve remains a vital and essential asset for Wellington that continues to be celebrated at the local, national and international levels.

Recommendations

That the Economic Growth and Arts Committee:

1. Receive the information.
2. Agree to endorse the Basin Reserve Trust's Masterplan as the guiding document for the management, development and implementation of a 25+ year vision for the Basin Reserve.

3. Agree to recommend to the Governance, Finance and Planning Committee that it funds the Masterplan through the 2015/25 10-year plan.
4. Note that the Masterplan proposes to take a staged approach to implementing the projects described within the document, with the priority given to addressing essential deferred maintenance work.
5. Note that any decision to demolish the Museum Stand will require consent under the Resource Management Act that includes a significant engagement process.
6. Note that flexibility has been built in to the Masterplan to accommodate future decisions on the roading solution for State Highway 1 and the development of urban precincts to the north and south of the Basin Reserve.

Background

9. The Basin Reserve is recognised as one of the world's top ten cricket venues, and known as one of New Zealand's most picturesque and historic cricket grounds. It is the busiest international and first class cricket venue in New Zealand, ranging from 25 to 40 game days per season.
10. As a world-class test cricket venue, the Basin Reserve contributes to the local economy by hosting international cricket matches that attract national and international visitors and recognition during test matches. The most recent English Cricket test, for example, brought in approximately 30,000 spectators over the 5 days, many of these spectators were international visitors and from outside the region.
11. Current capacity is 8,000 (9,000 with the Museum Stand).
12. The Basin is also considered to be one of the oldest dedicated sports grounds in New Zealand, and the oldest to be purposely set aside for the game of cricket. The venue has hosted many of New Zealand's finest cricketing moments, has seen many sporting records set (most recently, Brendan McCullum's innings of 302)
13. The 1884 Trust Deed conveyed the Basin Reserve to the Council in Trust to be forever used for the purposes of a cricket and recreation ground by the inhabitants of the City of Wellington.
14. The last significant investment in the Basin was in the late 1970s, when the Basin Reserve underwent a major redevelopment, including:
 - The R.A Vance was built to provide upgraded player, media and hosting facilities
 - The ground was turned into an oval and the block enlarged and reoriented to face north/south
 - The embankment on the Western side was constructed
 - The gates at the northern and southern end were built
 - The scoreboard was built
15. It has been well documented that the Basin Reserve assets have a number of deferred maintenance issues that need to be addressed and the Trust developed a facilities management plan in 2013 to begin to progress the required works. The amount of work able to be achieved is constrained by available funding.

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16. The assets of the Basin Reserve are owned by Council. The Basin Reserve Trust was established in 2005 as a joint venture between Council and Cricket Wellington. The Trust is responsible for the management and operation of the Basin.

Discussion

17. As one of the objects of the Trust, the Trust Deed requires the BRT to establish a long term policy for the further development of the Basin Reserve as a recreational facility and as a facility for the playing of cricket and other sports. The Masterplan fulfils this requirement.

Competing Venues

18. New Zealand has seen a growth in the number of International cricket venues and their quality in recent years. The Basin Reserve now faces challenges from venues seeking to host test cricket, particularly the University Oval in Dunedin, Hagley Oval in Christchurch, Saxton Field in Nelson and Bay Oval at Mount Maunganui. Auckland is also seeking to create a new facility at Western Springs. The recently developed Hagley Oval has set a new benchmark for boutique international cricket venues in New Zealand with innovations such as the use of retractable lighting towers. It is now well placed to attract and host top quality international cricket evening games including if needed test fixtures.
19. The Trust considers that as a result of the strength of New Zealand Cricket's future tours programme and the success of the recent Cricket World Cup there are opportunities for the City to capitalise on the economic and sporting benefits to be gained from enhancing the Basin Reserve.
20. From a players perspective, the NZ Cricket Players' Association undertakes an annual survey of all its members (professional cricketers), asking a wide range of questions relating to domestic cricket. In 2014, the Basin Reserve was voted as having the best wicket in the country.
21. The BRT, however, has noted that it cannot be complacent; it is clear that competition from other venues is putting additional pressure on maintaining the best facilities for players, spectators and media if the venue is to continue to secure premier International cricket matches.

The Masterplan

22. To develop the Masterplan, a steering group was established comprising representatives from the BRT, Cricket Wellington and Council officers, with external advice from David Allan of Global Leisure Group, a leading consultancy organisation that provides leisure, open space and facility planning advice throughout the country.
23. In preparing the Masterplan, the steering group aligned their priorities with the Trust Deed (1884), and engaged with a number of stakeholder groups including New Zealand Cricket, Heritage New Zealand, Westpac Stadium and the New Zealand Cricket Museum Trust.
24. The Masterplan presents the following vision: That the Basin Reserve is highly valued locally as a public reserve of unique character and is recognized as the premier International Cricket venue in New Zealand.

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25. The Masterplan places emphasis on remediation of deferred maintenance issues, addressing health and safety risks, the transformation of the Basin to deliver greater value to the City, and future proofing the venue as the country's premier Test venue.
26. The key design features of the Masterplan include:
- Protecting and enhancing the value of the Basin Reserve to the City and local community;
 - Strengthening the 'Village green' feel of the Basin Reserve for the local community and cricket users;
 - Enhancement of the Basin Reserve as a local recreation reserve
 - Retaining the Basin Reserve as the premier test cricket venue in New Zealand;
 - Retaining the Basin Reserve as the home of the Wellington Firebirds and Blaze cricket teams;
 - Continue working in tandem with the Westpac Stadium to provide for all international cricket events in Wellington;
 - Opening up the Basin Reserve more to the people of Wellington and enhancing community activity within it;
 - Creating a more connected and outward facing Basin Reserve with better links to the new Memorial Park in the northwest, the Town Belt to the east, Kent and Cambridge Terraces to the north and Adelaide Road to the south;
 - Celebrating the heritage of cricket at the Basin Reserve; and
 - Flexibility to keep pace with partner requirements and the needs of users as they evolve.
27. To fulfil the vision the Basin Reserve, the Masterplan identifies the following objectives:
- Enhanced public recreation opportunities and the ability to be used year round as a venue for community events, sport and recreation;
 - Increase hours open per day for use by public as a walk and cycle thoroughfare, preferably to restore 24/7 access;
 - Flexible capacity for up to 15,000 spectators through a combination of permanent seating, the embankments and the ability to expand through additional temporary seating; and
 - The ability to accommodate flood lighting to meet requirements for night cricket games and other community events. This will future-proof test cricket where enhanced lighting is likely to be a future requirement to host these matches.
28. Officers note that master planning provides a structured approach and framework to what are often complex issues. To remain viable a Masterplan has to be dynamic and have a degree of flexibility because it needs to be able to respond to change as well as guide it. There are three main benefits to Council and the BRT adopting a Masterplan for the Basin Reserve:
- It provides an opportunity for consistency in decision making;
 - It gives ability to make informed, connected decisions rather than ad hoc, disconnected and often reactive thinking; and
 - It achieves predictability in that stakeholders can plan with confidence knowing that the Basin Reserve will be developed in a certain way.

Key Projects

29. The Masterplan has been developed with a staged approach to the implementation of the different components. These can be divided in to three categories:
- Deferred maintenance projects: Ground keeping facilities; R.A. Vance stand, seating, scoreboards and picket fence

- Ground and amenity enhancements: public toilet facilities, beautification and boundary fence improvements
- Development projects: the museum stand, flood lights, the players pavilion and northern entrance

30. The key project areas identified in the Masterplan are summarised in table 1

Table 1: Key projects summary

Project	Summary
Ground Keeping Facilities	The current facilities are not fit for purpose and present a significant health and safety risk to ground keeping staff. Upgrading this asset is a critical priority for the Basin Reserve and funding was approved in 2014 for this work to be completed.
Development planning and concept design work	The key elements and considerations contained in the Masterplan will be developed in to an 'all of Basin' concept design.
R.A. Vance Stand	A comprehensive programme of deferred maintenance and renewals work on the R.A Vance Stand and the Players Pavilion at the Basin Reserve that will address identified deferred maintenance and compliance issues. These works are critical to maintain the Basin Reserve as a world-class test cricket venue.
Basin ground improvements	A number of smaller projects are required in order to maintain existing Basin assets to appropriate standards and improve public amenities such as the toilet facilities, security and public seating. Also included are beautification projects and boundary fence improvements.
The Museum Stand	<p>The Museum Stand at the Basin Reserve has been identified as earthquake prone (<14% NBS), with a significant health and safety risk to users from a catastrophic collapse in a seismic event. As a result, the Museum Stand seating area has been closed to the public since 2012.</p> <p>After assessing reports on structural and remedial issues, heritage value and a cost-benefit analysis comparing the options of status quo, strengthening and retention, and demolition for the Museum Stand, the Trust concludes in the Masterplan that removing the building and making good the site for recreation purposes is the best option available to Council as asset owner.</p> <p>Retention of the Museum Stand would require investment of approximately \$5.0 to 8.0 million including strengthening the structure and addressing deferred maintenance issues, and a further investment to redevelop it into a useable building. Funding for the retention of the Museum Stand is not included in the Masterplan or draft 10 year plan.</p> <p>Demolition of the Museum Stand would require resource consent.</p>
Western Precinct redevelopment	The Western Precinct area extends from the site of the Cricket Wellington office in the south to the R.A. Vance Stand and area to the rear of the R.A. Vance Stand in the north. This area will require significant redevelopment for the Basin Reserve to meet its targets of permanent capacity of 9,000 spectators with a further spectator capacity in temporary seating, and enhanced recreation space for local community users of the ground.
Northern entrance redevelopment	This development will replace the current Players Pavilion at the eastern end of the R.A. Vance Stand. It will house player facilities that meet with ICC requirements, office accommodation for Wellington Cricket (replacing the Brierley Pavilion) and the NZ Cricket Museum. The annex will be designed to integrate with the R.A. Vance Stand and optimise the value of both buildings. The Trust envisages this development will be designed to protect the visual amenity of the view south from Kent and Cambridge Terraces. This area will not be developed until the transport issues related to State Highway 1 are resolved.
R.A. Vance Stand carpark redevelopment	The Masterplan anticipates that the substantial area behind the R.A. Vance Stand that is currently providing parking could be redeveloped to greatly enhance the value of this space and provide better pedestrian links to Memorial Park. Development could include excavation of the area to enable creation of significantly

	more on-site parking.
Floodlights	Flood lighting for enhanced lighting and night cricket is a likely future requirement to meet preferred timing of live broadcasting. Key competitor venues for these premium Test matches already have floodlighting (i.e. Hagley Oval and Eden Park). Flood lighting would also be used for other events (both sporting and non-sporting) hosted at the Basin Reserve.

Funding and implementation

31. The timetable and estimated costs for delivering the projects outlined in the Masterplan is broadly described in table 2.
32. The Council's draft 10-year plan contains an allocation of \$21m to fund the works outlined in the Masterplan.
33. Officers have worked alongside the Trust throughout the development of the Masterplan to review the proposed implementation process and cost estimates for all projects.
34. Officers have discussed the role of the Trust in securing third party funding to assist in delivering the Masterplan and the Trust is committed to working to achieve this. However, it is important for the implementation of the Masterplan that there is a high degree of certainty that there are sufficient resources to implement and deliver on the Masterplan.

Table 2: Masterplan timetable and estimated costs

Project	Timing	Estimated cost (\$,000)
<i>New building for Grounds Keeping staff and equipment and preservation of "the Cottage" (heritage)</i> <i>Note: this programme is underway, funded through the WCC mid-term capex review</i>	2014/15	
R.A. Vance Stand Undertake the deferred maintenance work required on R.A. Vance Stand	2015/16 and 2016/17	\$2,900
Basin ground improvements: <ul style="list-style-type: none"> • Development planning and concept design work • Maintaining Basin assets to appropriate standards • Improving public amenities such as the toilets, seating and entrance ways • Beautification and boundary fence improvements • Southern gateway enhancements 	2015/16 and 2016/17	\$2,240
Demolition of Museum Stand <ul style="list-style-type: none"> • Resource consent and preparation • Relocation of Museum • Demolition and make good site as recreation space 	2015/16	\$800
Western Precinct redevelopment including: <ul style="list-style-type: none"> • Landscape treatment of west side of Basin Reserve (west side reflecting east side) • Further improve land use efficiency, increase recreation space, spectator seating capacity and related support facilities • Replace the existing wooden perimeter fence with a 'see through' wrought iron style fence to open up 	2015/16 and 2016/17	\$2,500
Northern entrance redevelopment including:	2016/17,	\$3,000

<ul style="list-style-type: none"> • Players Pavilion replaced including WC offices • Northern entrance enhancements 	2017/18 and 2018/19	
R.A. Vance Stand carpark redevelopment	2016/17 and 2017/18	\$1,000
Floodlights	2018/19	\$8,750
Total		\$21,190

35. The core projects in the first 3 years of the Masterplan are targeting the remediation or mitigation of most of the issues and risks (particularly health and safety risks) with the current assets.
36. The Masterplan has been developed to be flexible to respond to external factors such as International cricket requirements shift and the transport solution for SH1 is settled and direct impacts, if any, on the Basin Reserve are clarified.
37. The Trust recommends that The Museum Stand is demolished and officers note that this requires resource consent and will be required to go through an RMA process.

Conclusion

38. The BRT Masterplan delivers a vision of the Basin Reserve as highly valued locally as a public reserve of unique character and recognised as the premier International Cricket venue in New Zealand and describes how the Basin Reserve should be developed over the next 25+ years, and how this should be achieved through staging different elements.
39. The work of other stakeholders has been considered, including input from the Wellington Regional Stadium Trust, New Zealand Heritage, the NZ Cricket Museum Trust, and New Zealand Cricket.
40. Officers believe the Masterplan provides a strong vision and blueprint for the ongoing maintenance and upgrade of the Basin Reserve to deliver on the Trust's vision.

Attachments

Attachment 1. Basin Reserve Masterplan

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SUPPORTING INFORMATION

Consultation and Engagement

In preparing the Masterplan, the Basin Reserve Trust engaged with a number of stakeholder groups including New Zealand Cricket, Heritage New Zealand, Westpac Stadium and the New Zealand Cricket Museum Trust. The removal of the Museum Stand would require consent under the Resource Management Act that includes a significant engagement process.

Treaty of Waitangi considerations

The area to the southeast of the Basin is noted on the District Plan as the Hauwai Cultivation Area (M69) and is considered important to iwi from a heritage perspective. Both PNBST and the Tenths Trust will have the opportunity to provide input to the projects anticipated in the Masterplan.

Financial implications

Funding of the projects outlined in the Masterplan is included in the Council's draft 2015/25 10-year plan. The funding with the draft 10-year plan does not include funding to remedy the earthquake prone and dilapidated condition of the museum stand.

Policy and legislative implications

The removal of the Museum Stand would require consent under the Resource Management Act.

Risks / legal

The Masterplan identifies risks to Council-owned assets in the form of deferred maintenance and health and safety issues that need to be addressed.

Climate Change impact and considerations

Not Applicable

Communications Plan

The key principles and funding for the Masterplan has been consulted on as part of the Council's 2015/25 10-year plan

BASIN RESERVE MASTERPLAN

March 2015

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1. Executive Summary

The Basin Reserve Trust (BRT), in collaboration Wellington City Council (the Council or WCC) and Cricket Wellington (CW), is developing a Masterplan to present a shared vision for the future of the Basin Reserve over the next 25 years as both a community recreation space and a premier International cricket ground. The plan also articulates the process required to implement this strategic thinking. A Steering Group comprising representatives from each of the Basin Reserve Trust, the Wellington City Council and Cricket Wellington have developed the Masterplan.

The Basin Reserve is widely recognised as New Zealand's premier Test Cricket ground and a significant and well-loved recreational resource for the people of Wellington. It is the busiest international and first class cricket venue in New Zealand, ranging from 25 to 40 game days per season. Despite having the heaviest programme of elite cricket in the country the venue still produces the best wickets.

The Basin Reserve contributes to the Council's Social and Recreation and Economic Development priorities by providing a world-class Test cricket venue that hosts international cricket matches. These matches attract out of region visitors (and their spending) as well as international media exposure to Wellington. The most recent English Cricket test in March 2013 brought in approximately 30,000 spectators over the 5 days, which is on par with a Bledisloe Cup Rugby Test.

In developing the Masterplan the Steering Group has placed emphasis on remediation of current health and safety risks, transformation of the Reserve to deliver greater value to the City and future proofing the venue as the country's premier Test venue. Features include:

- Protecting and enhancing the value of the Basin Reserve to the City and local community
- Enhancement of the Basin Reserve as a local recreation reserve.
- Retaining the Basin Reserve as the premier Test cricket venue in New Zealand
- Retaining the Basin Reserve as the home of the Wellington Firebirds and Blaze cricket teams
- Continue working in tandem with the Westpac Stadium to provide for all international cricket events in Wellington
- Opening up the Basin Reserve more to the people of Wellington and enhancing community activity within it
- Strengthening the 'Village green' feel of the Basin Reserve for the local community and cricket users
- Creating a more connected and outward facing Basin Reserve that links, in particular to the new Memorial Park in the northwest, Town Belt to the east, Kent and Cambridge Terraces to the north and Newtown to the south.
- Celebrating the heritage of cricket at the Basin Reserve
- Build in flexibility to keep pace with partner requirements and the needs of users as they evolve

The above objectives are consistent with the 1884 Deed of Conveyance which states the reserve is to be "...forever used for the purposes of a cricket and recreation ground by the inhabitants of the City of Wellington."

This document presents a staged process that is based around achieving the goals of the long-term vision for the Basin articulated in the Masterplan, and driving future decisions on asset management and investment. The Masterplan recognises the context of the Basin Reserve as part of a network of regional facilities. It considers partner organisations, particularly the Westpac Regional Stadium in the provision of cricket and other high performance sporting activities. The Masterplan also recognises some developments will be subject to future transport solutions for State Highway 1 (SH1).

In recent years there has been both growth in the number of International venues and their quality, particularly the University Oval in Dunedin, Hagley Oval in Christchurch, Saxton Field in Nelson and Bay

Oval at Mount Maunganui. The Masterplan sets out a pathway that will maintain the Basin Reserve's premier Test venue status and its competitive advantage over other venues in New Zealand.

The first stage is focused on delivering identified priority projects to be funded in the next five years where a higher degree of certainty is present. The uncertainty regarding the transport solution for SH1 (the "Basin Bridge") and possible related works within the Reserve means the Masterplan will need to be flexible. Stage two projects will be scheduled mostly for years 6 and beyond.

The focus of the first few years of the Masterplan, therefore, is on remedying the health and safety risks of the current assets within the Basin Reserve and improving use of facilities and land. The projects in years 1 to 5 are listed below in priority order. The total CAPEX in the first five years is \$20.347 million. This includes \$3.57 million already funded (i.e. the balance remaining in current Long Term Plan) and \$16.87 million of proposed CAPEX (excluding provision for General Renewals of existing assets of \$60,000 per annum).










Table 1: Implementation - Years 1-5 (2015/16 to 2018/19)

Project	Timing	Estimated cost (\$,000)
<i>New building for Grounds Keeping staff and equipment and preservation of "the Cottage" (heritage)</i> <i>Note: this programme is underway, funded through the WCC mid-term capex review</i>	2014/15	
Undertake the deferred maintenance work required on R.A. Vance Stand	2015/16 and 2016/17	\$2,900
Basin ground improvements: <ul style="list-style-type: none"> Development planning and concept design work Maintaining Basin assets to appropriate standards Improving public amenities such as the toilets, seating and entrance ways Beautification and boundary fence improvements Southern gateway enhancements 	2015/16 and 2016/17	\$2,240
Demolition of Museum Stand as not fit for purpose <ul style="list-style-type: none"> Resource consent and preparation Relocation of Museum Demolition and make good site as recreation space 	2015/16	\$800
Western Precinct redevelopment including: <ul style="list-style-type: none"> Landscape treatment of west side of Basin Reserve (west side reflecting east side) Further improve land use efficiency, increase recreation space, spectator seating capacity and related support facilities Replace the existing wooden perimeter fence with a 'see through' wrought iron style fence to open up 	2015/16 and 2016/17	\$2,500
Northern Gateway redevelopment including: <ul style="list-style-type: none"> Players Pavilion replaced including WC offices Northern entrance enhancements 	2016/17, 2017/18 and 2018/19	\$3,000
R.A. Vance Stand carpark redevelopment	2016/17 and 2017/18	\$1,000
Floodlights for night cricket	2018/19	\$8,750
Total		\$21,190

Longer-term development options (year 6 and beyond) may change in order as external factors such as International cricket requirements shift and the transport solution for SH1 is settled and direct impacts, if any, on the Basin Reserve are clarified. These projects are focused on maximising the social and economic value of the Basin Reserve to Wellington and its sustainability as a sport and recreation venue and include in no particular order:

- Redevelopment of the southern gateway to optimise access and use of space
- Redevelopment of the area behind the RA Vance stand to optimise use of space
- Further development of the Northern Gateway related to SH1 transport solution and any mitigation required

Basin Reserve Masterplan Project Summary

Project	Vision	Ground Keeping Facilities	R.A. Vance stand	Basin Ground Improvements	Western Precinct enhancement	Northern entrance and player pavilion	Vance Stand carpark	Flood Lights	Western precinct option: Museum Stand
Image									
Goal	A shared vision for the future of the Basin Reserve over the next 25 years as both a premier International cricket ground and prime community space	To provide fit for purpose ground keeping facilities with safe conditions for staff to work in.	To address deferred maintenance issues, including the roof, and ensure the venue is fit for purpose.	To maintain existing Basin assets to appropriate standards and improve public amenities	To develop the Western embankment as flexible, open public space that can also provide required capacity.	Develop operating facilities that comply with ICC requirements, offices for Wellington Cricket, and fit for purpose entrance/ticketing facilities	Upgrade the existing carpark to accommodate media truck requirements.	Install flood lights to enable international cricket matches and other sport to be played at night.	If the Stand is to be retained, then it needs to be earthquake strengthened and upgraded to be fit for purpose.
Priority		Priority 1 – Immediate	Priority 2 -- 1-2 years	Priority 2 – 1-2 years	Priority 2 – 1-2 years	Priority 3 -- 3-6 years	Priority 4 -- 4-6 years	Priority 4 -- 4-6 years	Priority 2 – 1-2 years
Objectives	<ol style="list-style-type: none"> 1. Protect and enhance the value of the Basin to the City and local community 2. Retain the Basin as the premier Test venue in NZ 3. Open up the Basin more to the people of Wellington and enhancing community activity within 4. Strengthen the 'Village green' feel of the Basin for the local community 5. Create a more connected and outward facing Basin with better links to the surrounding areas. 6. Celebrate the heritage of cricket at the Basin 7. Build in flexibility to keep pace with partner requirements and the needs of users as they evolve 8. Capacity for up to 15,000 spectators in a combination of permanent, embankment and temporary seating 9. Flood lighting to meet broadcasting requirements for night games 	<ol style="list-style-type: none"> 1. Retain and refurbish the original cottage and incorporate it into the building design. 2. Provide storage and work space for vehicles, equipment and chemicals that meet modern standards and requirements 3. Ensure public safety around the work area <p>[Funded in mid-term capex review]</p>	<ol style="list-style-type: none"> 1. Identify and scope deferred maintenance issues in the building, including the roof 2. Undertake a full earthquake assessment 3. Identify and scope compliance issues 4. Undertake maintenance and compliance work 5. Upgrade services to meet modern requirements 	<ol style="list-style-type: none"> 1. Developed an 'all of Basin' concept design. 2. Improve public amenities such as the toilet facilities, security and public seating 3. Beautification projects 4. Boundary fence improvements 5. Southern entrance enhancements 	<ol style="list-style-type: none"> 1. Resource consent and preparation 2. Relocation of Museum Demolition and make good site as recreation space 3. Landscape treatment of west side of Basin Reserve (west side reflecting east side) 4. Further improve land use efficiency, increase recreation space, spectator seating capacity and related support facilities 	<ol style="list-style-type: none"> 1. Develop facility to house Cricket Wellington and Museum staff 2. Connect and integrate the structure with the Vance Stand to better utilise and activate both buildings 3. Develop a more functional entrance for players and staff. 4. Modernise ticketing facilities 5. Streamline arrival process at the gates to avoid bottle neck crowds on big game days 6. Improve public safety at the northern entrance, especially around Ellice Street <p>Note: this is subject to the impact of any decision on a roading solution around the Basin Reserve.</p>	<ol style="list-style-type: none"> 1. Improve overall car parking facilities at the Basin 2. Develop flexible space that can be used for other activities on non-game days 3. Improve the connection to Memorial Park, Kent Terrace and Mt Victoria areas 	<ol style="list-style-type: none"> 1. Install telescopic flood lights to international test cricket standards 2. the Basin is able to host cricket in all forms of the game 3. the Basin is able to be used by other cultural and sporting organisations for night events 	<ol style="list-style-type: none"> 1. strengthen the building to 100% of code (to enable full loading of 900 seat capacity) 2. Explore options to redesign and build the interior to make the internal space useable 3. address all deferred maintenance issues on the building. 4. Explore ways to give flexibility to host marquees and/or temporary seating on game days to reach required capacity. <p>[not currently funded through the LTP]</p>
Risks	<ol style="list-style-type: none"> 1. The Basin Reserve loses its premier test status 2. Other Grounds in NZ (notably, Hagley Oval) overtake the Basin as the preferred Test venue 3. Health and safety issues are not addressed; the Basin is unsafe 4. the venue is no longer fit for purpose 		<ol style="list-style-type: none"> 1. No action taken 2. The building continues to deteriorate, incurring additional costs 3. The reputation of the Basin as a premier test cricket venue is threatened. 	<ol style="list-style-type: none"> 1. No action taken 2. Facilities continue to deteriorate, incurring additional costs 3. The ground cannot be reopened to 24 hour access. 	<ol style="list-style-type: none"> 1. Seating capacity needs to meet the requirements of NZ Cricket for the Basin to remain as a premier international cricket venue 2. The Public do not feel they can make full use of the Basin on non-game days. 	<ol style="list-style-type: none"> 1. No action taken 2. The Vance Stand remains largely inactive and unused on non-game days 3. The Basin's reputation suffers as player facilities in other venues around the country overtake the Basin in terms of quality 	<ol style="list-style-type: none"> 1. Sky TV trucks are no longer able to park at the Basin 2. Increased costs for setting up facilities (power and IT access) for media 	<ol style="list-style-type: none"> 1. The Stadium is not future proofed to meet ICC and NZC requirements. 	<ol style="list-style-type: none"> 1. Public health and safety is at risk 2. The building continues to deteriorate
Estimated Costs (\$000,)	\$21,190		\$2,900	\$2,240	\$3,300	\$3,000	\$1,000	\$8,750	\$5,000-\$8,000

2. Introduction

The Basin Reserve is New Zealand's premier cricket ground and in 2014 was again voted as the players' preferred venue in the NZ Cricket Players Association annual review. The use of the Basin Reserve is directed by an 1884 Deed of Conveyance which states the reserve is to be "...forever used for the purposes of a cricket and recreation ground by the inhabitants of the City of Wellington." The Reserve is vested in Wellington City Council and managed by the Basin Reserve Trust.

The Basin Reserve is used by the public as a green oasis in the built scape of the local area and for thoroughfare (particularly by walkers and cyclists) between Adelaide Road and Kent/Cambridge Terrace during the day. One of the strategic objectives of the current plan is to open up the Reserve and beautify the interface with the surrounding streets. The Basin Reserve hosts a wide range of cricket activity including: Test cricket, first-class matches, community club cricket, school cricket and charity cricket events. It is the busiest Test and 1st class cricket venue in New Zealand, and is the home ground of the Wellington's first-class men's and women's teams - the Firebirds and Blaze.

The grounds comprise of a large cricket oval with extensive wicket block, surrounded by grassed embankments, grandstand and terrace seating with a total designed capacity of 9,000 spectators. However, capacity is now reduced to 8,000 due to the closure of the Museum Stand in 2012 because of low seismic strength and risk of a catastrophic collapse.

Located on the Reserve are the following Facilities/Assets:

- R A Vance Stand
- Museum Stand (home of the NZ Cricket Museum)
- Brierley Pavilion (Cricket Wellington Headquarters)
- Groundsman's Cottage
- Scoreboards
- Replay screen ("The Don Neely Scoreboard")
- Grounds – Structures (Picket Fence, Perimeter Fence, Terrace Seating, Sight Screens, Hard Surfaces and External Cricket Nets)
- JR Reid and CS Dempster Memorial Gates
- Grounds – Landscaping
- Grounds - Playing Surface and Drainage
- Toilet Facilities
- William Wakefield Memorial

Significant activity is proposed that could potentially affect the Basin Reserve within the timeframes of the Masterplan such as the development of a roading solution for State Highway 1 through Wellington, around the Basin Reserve and out to the airport. This does not impact on the proposed works programme for the next three years.

3. Context

The Basin Reserve has been a key venue for sport and recreation since an earthquake in 1855 formed the land. Don Neely and Joseph Romanos in their book "The Basin – an illustrated history of the Basin Reserve" provide a fine account of the diverse range of users over its long history. It is the only sports ground in New Zealand to be granted National Heritage Place status in recognition of its rich history of sporting endeavour and notable events.

As a cricket venue, the Basin Reserve has witnessed thousands of matches, from the first games held in the 1850s through to being the first ground in New Zealand to host 50 International Test matches. The Basin has also celebrated numerous national and international cricket records, including the highest partnership for any wicket in the history of test cricket by Andrew Jones and Martin Crowe (that included Martin Crowe's memorable 299) against Sri Lanka in 1991, and Brendan McCullum's 302 against India in 2014 making him the first New Zealander to surpass 300 runs in a test match.

In addition to cricket, the ground has hosted many international sports fixtures across a wide range of codes including: cricket, football, rugby league, football, hockey, athletics, boxing, Australian Rules football and marching. It has also hosted diverse range of other events such as 1945 VE Day celebrations, displays of ballooning in 1898 and in 2009, Maori Carnivals in 1903 and 1905, a prayer meeting of 25,000 people in 1953 and a Concert in the Park in 1994.

3.1. Economic Contributor

Events bring significant economic benefits to the City and the region. The Basin Reserve contributes to the local economy by providing a world-class Test cricket venue that hosts international cricket matches. It is a key part of Wellington's sports stadium offerings that attracts national and international visitors and recognition during test matches. The most recent English Cricket test, for example, brought in approximately 30,000 spectators over the 5 days. Many of these spectators were from outside the region and are a similar number of spectators as attend a Bledisloe Cup Rugby Test. However, unlike a game of rugby, most visitors to a cricket Test match need more nights of accommodation and have more opportunity to spend locally on goods and services while they are in town.

From a broadcasting perspective, the television audience for cricket is significant. Figures provided by NZ Cricket show that for big tests such as England, India and South Africa viewing numbers are in the millions. This presents an opportunity to work strategically by using the cricket to showcase Wellington to future tourists and business partners.

NZ Cricket has a very strong forward programme for the next three years and Wellington must capitalise on every opportunity to secure the premiere test matches with the top-tier cricket nations.

3.2. Competitor Cricket Arenas in New Zealand

New Zealand has seen a growth in the number of International venues and their quality in recent years. The Basin Reserve now faces serious challenges from venues seeking to host Test Cricket particularly the University Oval in Dunedin, Hagley Oval in Christchurch, Saxton Field in Nelson and Bay Oval at Mount Maunganui. The recently developed Hagley Oval is setting a new benchmark for boutique international cricket venues in New Zealand with innovations such as the use of retractable lighting towers. It is now well placed to attract and host top quality international cricket evening games including if needed test fixtures.

From a players perspective, the NZ Cricket Players' Association (NZCPA) undertakes an annual survey of all its members (professional cricketers), asking a wide range of questions relating to domestic cricket.

Of particular note is that the Basin Reserve in 2014 was voted as having the best wicket in the country, ahead of Eden Park Outer Oval. The previous season the Outer Oval was best, with the Basin Reserve second.

Eden Park Outer Oval was voted as having the best off-field practice facilities, ahead of the Basin Reserve in second place. This was influenced by the amount of international cricket in Wellington last summer, with two test matches, an ODI and a T20 international all hosted within a relatively short 8-week period. As a result much of the practice wicket capacity was reserved for those international teams, and the ground staff were required to 'bring up' the on-field practice wickets after a couple of years of them not being used.

The Basin changing rooms & player viewing areas were voted the best in the country, after being No 1 last year as well (Saxton Oval, Nelson, was second).

Additionally, an audit of the amount of days of both international cricket and men's first-class cricket played at each first-class cricket ground in NZ has the Basin Reserve consistently the highest used. In the 2013/14 season the top four were:

Venue	No. of days
Basin Reserve, Wellington	29
University Oval, Dunedin	28
Eden Park Outer Oval	27
Seddon Park, Hamilton	25

Overall, it shows that, despite having the heaviest programme of elite cricket in the country the venue still produces the best wickets, has the best changing rooms, and the second-best practice wickets.

The Basin Reserve Trust, however, cannot be complacent and it is clear that competition from other venues is putting additional pressure on maintaining the best facilities for players, spectators and media if the venue is to continue to secure premier International cricket matches.

3.3. Investment in the Basin Reserve

Since 2005, the Basin Reserve Trust and the Wellington City Council have worked together to identify, fund and deliver a programme of capital works. Projects include the purchase of an LED replay screen, drainage and irrigation upgrades to the playing service, the maintenance and upgrade of public and player amenities at the ground, and general maintenance projects.

Capital expenditure (including upgrade work) has been funded in part by the Wellington City Council and private sponsorship secured by the Basin Reserve Trust.

In the 2009-19 LTP, the Council provisioned \$4m of capex funding over 10 years to cover deferred maintenance issues identified at the Basin Reserve. \$3.57m remains that has been allocated over the remaining years in the current LTP.

4. The Masterplan

The Basin Reserve Trust, in collaboration with Wellington Cricket and Wellington City Council, is developing this Masterplan to present a shared vision for the future of the Basin Reserve over the next 25 years and to articulate the process required to implement this strategic thinking.

A Masterplan provides a framework for how a particular site should be developed. It is an evolving, long-term plan intended to guide development.

Master planning provides a structured approach and framework to what are often complex issues. To remain viable a Masterplan has to be dynamic and have a degree of flexibility because it needs to be able to respond to change as well as guide it. However, each change has to be carefully evaluated on its merits and any changes that are adopted should not affect the overall integrity of the Masterplan. There are three main benefits to Council and the BRT adopting a Masterplan for the Basin Reserve:

- It provides an opportunity for consistency in decision making;
- It gives ability to make informed, connected decisions rather than ad hoc, disconnected and often reactive thinking;
- It achieves predictability in that stakeholders can plan with confidence knowing that the Basin Reserve will be developed in a certain way

The Masterplan is the result of bringing together two strands of planning undertaken by the BRT and Council. The work of other stakeholders has been considered, including input from the Wellington Regional Stadium Trust, New Zealand Heritage, the NZ Cricket Museum Trust, and New Zealand Cricket. Much of the key information from this previous planning is included in the Masterplan (or the appendices). The Masterplan describes and illustrates how the Basin Reserve should be developed over the next 20+ years and how this should be achieved through staging.

4.1. Vision

The Masterplan reflects the dual functions of the Basin Reserve as an important recreational open space for the local community and as the premier Test Cricket venue in New Zealand. It also recognises the important heritage of the Basin Reserve as a sporting venue, particularly for cricket.

The Basin Reserve is a highly valued locally as a public reserve of unique character and is recognized as the premier International Cricket venue in New Zealand.

To fulfil the vision the Basin Reserve needs to continue to provide:

- A local public recreation reserve managed in a manner to protect the wicket blocks at key times of the year
- The best quality wicket and outfield in New Zealand
- A dual function replay screen/ scoreboard
- A venue that meets ICC requirements for Test, ODI and T20 cricket
- A venue that is complementary to other stadiums within the Wellington region, particularly Westpac Stadium

To fulfil the vision the Basin Reserve needs to develop:

- Enhanced public recreation opportunities
- Increase hours open per day for use by public as a walk and cycle thoroughfare, preferably to 24/7 access

- Capacity for 9,000 spectators in a combination of permanent seating and embankment with ability to expand capacity to up to 15,000 through additional temporary seating
- Flood lighting to meet broadcasting requirements for night cricket games and other community events
- Enhanced ability to be used year round as a venue for community events, sport and recreation

4.2. Development Principles

The Basin Reserve has dual purposes as a local public reserve and as a premier International Cricket arena. The development principles have been used to guide preparation of the Masterplan and will be used to guide future decision-making. They reflect the duality of roles of the Basin Reserve and reflect achieve the vision. The emphasis is on delivering value every day. The principles are:

- **Reliable** – quality cricket surfaces and ancillary facilities as well as public open space are available to meet demand
- **Comprehensive** – facilities are of at least equivalent standard to those provided by competitor International cricket venues in New Zealand and other local public reserves in Wellington.
- **Efficient** – development decisions are based on sound financial and economic analysis of available options.
- **Adaptable** – where practical, future proofing through building flexible spaces (facilities and land).
- **Multi-use/ Multi-purpose** – where practical, facilities are at minimum dual-use for cricket and community recreation and other added value uses outside of game days.
- **Responsible** – development is sensitive and well integrated with the surrounding community, landscape and built environment.
- **Accessible** – access to and within the venue is efficient, effective and inviting both for visitors on game days and the public at other times.
- **Integrated** – there is a high level of cohesion in the design and location of facilities and use of land
- **Activated** – where practical, high use/ occupancy of facilities and land for cricket, community recreation and related activities

4.3. Objectives

A Masterplan that:

1. Firmly positions and maintains the Basin Reserve as the premier Cricket venue in New Zealand for the next 20 years and beyond.
2. Has the flexibility to respond to changes in cricket requirements and recreation patterns over time, particularly in response to any further development of the Westpac Stadium as an exclusive venue for sports using a rectangular field
3. Has the flexibility to encourage and accommodate shared use of the Basin Reserve by Cricket, other sports and the local community.
4. Reflects environmental and aesthetic best practice.
5. Maximises efficiency and effectiveness of cricket operations.
6. Maximises reliability in the quality provision of services to cricket.

7. Establishes an open and outward facing Basin Reserve that integrates and links the public open space with the surrounding area.
8. Drives future decisions on asset management and investment

4.4. Development Strategy to Achieve the Vision

The strategy reflects the dual functions of the Basin Reserve as recreational open space for the local community and as the premier Test Cricket venue in New Zealand. The strategy aims to increase the public green space within the Basin Reserve by consolidating the main built zone to the western and north-western quadrants and transforming the south-western quadrant into open space. The oval and eastern embankment within the Basin Reserve forms an important public green space in this part of the City.

At present the Basin Reserve is somewhat hidden behind the perimeter fence reducing its amenity value as open green space. A key action in the Masterplan is opening up the Basin Reserve and enhancing the visual amenity of the green space by replacing existing fencing on street boundaries with 'see through' wrought iron style fencing, particularly on the eastern and western sides.

The Basin Reserve works in tandem with the Westpac Stadium to provide for international cricket events in Wellington. The Masterplan has been developed to meet two different future scenarios for international cricket in Wellington.

- The first scenario has limited development of the Basin reserve. ODI and T20 would remain at Westpac Stadium and Test cricket at the Basin Reserve. An increase in ground capacity from the current 8,000 to 12,000 will be needed to accommodate the Test matches with bigger spectator attendance. A likely future requirement for some Test matches is floodlighting to enable games to be staged in the evening to achieve more convenient timing for international audience viewing.
- The second scenario has more international cricket being hosted at the Basin Reserve. Under this scenario Westpac Stadium would be used for games with a predicted crowd of up to 15,000 with all other games at the Basin Reserve. The Basin Reserve would need to be transformed into a venue capable of hosting ODI and T20 games through provision of greater spectator capacity (9,000 permanent capacity and ability to increase to 15,000 when needed) plus floodlighting to host night games.

A key theme in the redevelopment under both scenarios is the enhancement of the Basin Reserve as a local recreation reserve. Under the second scenario there will be a trade-off of slightly reduced public access because of an increase in the number of game days. However, core projects in the development strategy include significant additions to recreation provision within the Reserve such as increased green space outside the main oval, a playground and/or an outdoor sports court.

There are several core projects identified in the Masterplan that are required to achieve the vision and objectives for the Basin Reserve. Some of these projects also deal with the top four risks relating to current assets as described in the Basin Reserve Facility Plan (GHD, August 2013), they are:

- Condition of the Groundsman's Cottage and ground keeping facilities
- Condition of the RA Vance Stand
- Condition of the Museum Stand
- Loss of perception of the Basin Reserve as a premier venue

The core projects in the first 3 years of the Masterplan are targeting the remediation or mitigation of these risks. More detail is provided in the Appendix on deferred maintenance.

4.5. Summary of Core Projects in Development Strategy

The core projects are outlined in this section of the Masterplan. Projects scheduled for implementation in the first 3 years of the Masterplan have more detailed descriptions in the appendix.

4.5.1. Ground Keeping Facilities

The current facilities, housed in the Groundsman's Cottage (the Cottage), are not fit for purpose and present a significant health and safety risk to ground keeping staff, to the extent that staff are no longer able to use the Cottage as a work place. As such, additional costs are now being incurred because of the requirement to provide an alternative facility. This is a critical priority for the Basin Reserve.

The ground keeping facilities are fundamental to the maintenance of the turf and wickets and to make them fit for purpose will help ensure that the playing surface at the Basin continues to be maintained to the standards required for International cricket. A new Ground Keeping Staff facility will be built on the existing site of the Cottage and garages by the South Gate features include:

- Preservation of exterior and complete refurbishment of the interior of "the Cottage" (heritage), if found to have similar cost to new build.
- Ground level: machinery shed, equipment storage, a chemical/fuel store with adequate ventilation, dry materials storage and Minimum ground floor height of 3m to accommodate machinery
- Upper level: the Cottage fitted out as staff office, staff room/ meeting space and amenities (kitchenette, lockers, shower & toilet) with a deck area
- Wash down areas for all machinery and for spray equipment cleaning
- A means to have a clear vision of the umpires at all times during a match

Estimated Cost: \$510K (QS estimate)

4.5.2. Development Planning and Concept Design Work

Following the completion of the Masterplan, the key elements and considerations will be developed in to an 'all of Basin' concept design that will provide detailed designs, full specifications and design input into the various projects and deliverables confirmed in the Masterplan. A tender process will be run to engage with a single company or consortium of design disciplines to deliver this part of the process. The detailed concept-level planning and design work would include:

- Detailed project specifications to achieve key targets such as 15,000 capacity
- Develop concept design options
- Confirm an overall detailed concept design.
- Resource consents
- More detailed cost estimates

Estimated Cost: \$160K

4.5.3. RA Vance Stand and Players Pavilion - Deferred Maintenance

The R.A. Vance Stand and Players Pavilion house spectator, player and umpire facilities (changing rooms, practice facilities and viewing areas), media facilities and corporate hosting spaces which are required for the Basin Reserve to maintain its status as a compliant test cricket venue by ICC standards.

This project is a comprehensive programme of deferred maintenance and renewals work on the R.A Vance Stand and the Players Pavilion at the Basin Reserve that will address identified deferred maintenance and compliance issues and avoid additional costs being incurred. These works are critical to maintain the Basin Reserve as a world-class test cricket venue.

Note: The Players Pavilion is an integral part of any future development of the Northern Gateway and any works will be undertaken with this in mind. See Northern Gateway project below.

Estimated Cost: \$2.9 million

4.5.4. Museum Stand

The Museum Stand at the Basin Reserve has been identified as earthquake prone with a significant health and safety risk to users from a catastrophic collapse in a seismic event. As a result, the Museum Stand seating area was closed to the public in 2012. Prior to its closure, the Museum Stand provided additional seating and toilet facilities for when the Basin Reserve reached capacity, this was infrequent and mostly when the England team was hosted, or for one-off events such as *Fill the Basin* in 2011.

The Museum Stand is registered as a Category II historic place as part of the Basin Reserve historic area. The Steering Group has engaged with New Zealand Heritage who, while supporting every endeavour to retain the Stand, accept that the financial implications and the future needs of expanding the spectator capacity and enhancing community recreation opportunities make retention of this structure challenging in the medium to long term.

Retention of the Museum Stand would require investment of approximately \$5.0 to 8.0 million to strengthen the building and address deferred maintenance issues and a further funding to redevelop it into a fit-for-purpose building able to accommodate spectators, offices, the NZ Cricket Museum or similar users. As in recent years, any spectator seating in the Stand would be inferior (and lower yield) to the RA Vance Stand due to its greater distance from the field (approximately 10m further) and its side-on orientation to the wicket.

Removing the Museum Stand would make available a footprint of approximately 1,100m² for community recreation purposes such as a green space, playground and/or paved outdoor sports court. This option would require investment of approximately \$800,000 for demolition and making good the site as green space. A playground and/or paved court area of about 750m² could also be developed to boost recreation usage. An outdoor court would have the added benefit of providing some game-day parking (possibly for outside broadcast trucks) as well as a level base for occasional use for installation of temporary seating to boost the ground capacity for big matches to the 15,000 target. The balance of the footprint along the boundary with Sussex Street could be used to provide the landscape buffer zone.

After assessing reports on structural and remedial issues, heritage value and a cost-benefit analysis comparing the options of status quo, strengthening and retention, and demolition for the Museum Stand, officers concluded that removing the building and making good the site for recreation purposes is the best option available to Council as asset owner/guardian.

Looking to the future, the cost in terms of financial, limited functionality and occupation of a significant land footprint outweigh the heritage benefits of retaining the Museum Stand. If capacity of the ground is to return to the 9,000 capacity or increase further to accommodate the 12,000 to 15,000 capacity for international ODI and T20 games then some of this footprint will be vital in delivering the additional spectator capacity.

Estimated Cost: \$800k

4.5.5. Western Precinct

The Western Precinct area extends from the replacement Ground Keeping Facilities in the south to the RA Vance Stand and area to the rear of the RA Vance Stand in the north. This area will require significant redevelopment for the Basin Reserve to meet its targets of permanent capacity of 9,000 spectators with a further spectator capacity in temporary seating. Retention of the practice wickets (ICC requirement) is a given. Several land use optimisation measures could deliver greater value for cricket and local community including:

- Removing the Brierley Pavilion and relocating Cricket Wellington to a more suitable location on the site, and converting the approximately 250m² building footprint and surrounding area to other purposes such as green space, a playground or tiered seating with spectator services to the rear or a combination of these purposes
- Removing the Museum Stand and replacing this footprint with a versatile and flexible public green space and/or creating dual-purpose spaces for recreation (such as a playground and/or basketball/netball hard-court) some of which converts to accommodating temporary event facilities providing additional seating, toilet, food and beverage capacity for occasional 'full house' games
- Terracing the land area to create a mix of embankment seating and flat areas to improve the utility of the space
- Increased embankment type tiered seating. The topography of this area lends itself to this but could require extensive reshaping and redevelopment to optimise viewing. At rear provide adjacent toilet, food and beverage services to create a boutique cricket arena with a high level of service for patrons. Consideration should be given to providing some seating with weather protection taking into account the prevailing winds
- Creating a better balance to the overall site with the profile of the eastern embankment reflected on the west including landscape enhancement through a buffer boundary zone on along Sussex Street to better reflect the eastern embankment and its signature pohutukawa trees
- Development of a playground for use by the local community and by children attending games
- Rationalising and optimising the land area needed for vehicle access and parking

Estimated Cost: \$3.3 million

4.5.6. Cricket Museum

Since 1987 the Museum Stand has housed the New Zealand Cricket Museum rent-free. It is managed by the New Zealand Cricket Museum Trust in partnership with New Zealand Cricket and the Wellington Museums Trust. Patronage to the museum is modest at approximately 3,000 visitors per annum with several hundred visiting during Test matches. Although there are obvious synergies with housing the museum at the Basin Reserve, the NZ Cricket Museum Trust wishes to move the valuable collection out of the Stand into a climate controlled space which is safe and accessible and covered by insurance as soon as practicable. This is likely to be a temporary home until a permanent home is found.

The Museum Trust has plans to go mobile and virtual in 2015 during the Cricket World Cup but wishes to retain a presence in an appropriate venue at the Basin. The presence of the NZ Cricket Museum reinforces the premier status of the Basin Reserve and brings visitors to the Basin. Its retention in some form at the Basin Reserve is supported in the Masterplan. Features include:

- Locating an abridged physical display with a greater digital/ virtual component (and smaller floor area) within a building with a more prominent location and outward-facing to the street, with easier access and good way-finding signage is preferred
- The Museum exhibits from the physical collection will be secured in display cabinets (possibly some in roll away cabinets) and the space could be multi-purpose in that it can be easily transformed into a space capable of being hired out for meetings and functions to return revenue in return for rent free

accommodation for the Museum. This should become a strongly differentiated and sought after venue.

- Locating the curator to a suitable office/work space alongside Cricket Wellington staff

Estimated Cost: Temporary accommodation will cost \$8-10,000 p.a. CAPEX as part of new Annex building.

4.5.7. Northern Entrance and Players Pavilion

The Northern entrance is a challenge because of the very narrow footprint. Any re-development will need to be designed to protect the visual amenity of the view south from Cambridge and Kent Terraces and accommodate any future transport enhancement works related to State Highway 1. The new structure would accommodate the main entrance with turnstiles, ticketing facilities and space for movable vendor facilities (such as food & beverage, merchandise).

This development will replace the current Players Pavilion at the eastern end of the RA Vance Stand. It will house player facilities that comply with ICC requirements, office accommodation for Wellington Cricket (replacing the Brierley Pavilion) and possibly the NZ Cricket Museum. The Annex will be designed to integrate with the RA Vance Stand and optimise the value of both buildings. This development will be designed to protect the visual amenity of the view south from Kent and Cambridge Terraces. Several functions have been considered at a preliminary level, including:

- The Annex is intended to occupy a similar footprint to the current Players Pavilion
- Ground floor level of Annex has scope for possible relocation of the Cricket Museum as well as provide some, if not all, accommodation for Cricket Wellington with a shared reception (for economic efficiency and enabling the Museum to be open to the public for more hours per year)
- Player facilities will be accommodated in the Annex building on the first floor level. There is an opportunity for the player viewing areas to be multi-purpose in providing flexible revenue generating host and event spaces outside of cricket game day requirements linked to the RA Vance Stand lounge spaces.
- A second floor could have additional player, media and lounge spaces. Again, providing flexible host and event spaces linked to the RA Vance Stand lounge spaces. These would be net revenue generating spaces outside of cricket game day requirements.

Estimated Cost: \$3 million

4.5.8. Flood lighting

Flood lighting for night Test cricket is a likely future requirement to meet preferred timing of broadcasting Test matches live to overseas (particularly for the key markets of India, Australia and the UK). Key competitor venues for these premium Test matches already have floodlighting (i.e. Hagley Oval and Eden Park). This is also linked to the provision strategy for event arenas across the region. A key consideration will be feasibility of obtaining resource consent for night events at the Basin Reserve. The factors in its favour are the existing high noise and light levels late into the evening within the local environment caused by the busy roads surrounding the Basin Reserve.

Estimated Cost: \$8.75 million

4.6. Summary of Longer-term Development Projects

The following projects are currently seen as longer-term development options. Some may be required to maintain the Basin Reserve as the premier Test cricket venue in New Zealand. Others are looking to optimise the land footprint as pressure on land within Central Wellington increases. Further planning of these projects will be undertaken over the next three years and their costs assessed.

4.6.1. Southern Entrance

This includes the Gateway structure, the scoreboard and the current ablution block. This development will be designed to protect the visual amenity of the view north from Adelaide Road and accommodate any future transport enhancement works on Adelaide Road. The actual "Gateway" structure will be in keeping with the height of the current gateway structure. Several functions have been considered at a preliminary level, including:

- The southern ablution block to either be replaced or completely redeveloped to contemporary standards with a change in the mix of toilets to include women's, men's and 24/7 unisex public toilets.
- If southern ablution block is replaced, consider addition of one or two levels to provide spectator or corporate host capacity as well as a permanent camera position for media on the top level. Consider extension of this new building to occupy the footprint of the current scoreboard to the same height as the current scoreboard and replace the scoreboard with dual function replay screen/ scoreboard.
- The Southern Gateway structure would accommodate main entrance with turnstiles and ticketing facilities and space for movable vendor facilities (such as food & beverage, merchandise). An option is to build the Gateway structure in such a way that temporary seating units or corporate host units could be placed on top as an upper level to provide additional capacity required for some International Cricket games. This would optimise the good sight lines of this area for cricket spectating purposes.

4.6.2. Eastern Embankment

The Eastern Embankment lacks ancillary facilities. An option is to embed spectator toilets and possibly food and beverage services within the Eastern embankment itself. This would provide a more convenient and higher level of service for these patrons. This also has benefits of reducing the flow of spectators and related interference in viewing of other seated spectators. Design of these facilities would require minimum impact on visual amenity and character of the embankment.

4.6.3. Western Precinct

A more creative option that may be warranted would be "stacking" to increase the useable footprint within the Basin Reserve through excavation of upper terrace area adjacent to the street to create basement level space. Ground level would continue as open space primarily for recreation. The basement could include spectator facilities for the Western Precinct, possibly some storage and parking.

Another option would be to cover some of the recreation area to provide protection from rain and wind to maximise its amenity value for the local community and as a cricket arena.

4.6.4. Parking Area behind RA Vance Stand

The substantial area behind the RA Vance Stand that is currently providing parking could be redeveloped to greatly enhance the value of this space and the Basin Reserve as a meeting/ conference venue as well as event arena. Meetings, seminars and small conferences would be a positive net revenue activity as at other similar arena venues in New Zealand and overseas.

Development could include excavation of the area to enable creation of significantly more on-site parking in multiple basement levels. The topography lends itself to vehicle entry off Sussex Street at one level and exit onto Buckle/ Ellice Streets at a lower level. There is also the option of a low-rise building above the parking. This building could accommodate seminar and other spaces to complement the spaces in the RA Vance Stand and utilise the basement parking.

The visual amenity of the rear of the RA Vance Stand could be enhanced by this development.

Estimated Cost: \$1 million

4.7. Transport

The Basin Reserve is located in a critical part of the Wellington transport network with high traffic volume roads surrounding the Reserve. The Masterplan is cognisant of this and includes several measures to improve the street scape and mitigate the impacts on users of the Reserve including:

- The entire replacement of the ageing wooden perimeter fence with a more transparent wrought iron style fence maximising the visual amenity of the Basin Reserve, particularly around the 'hidden' parts of the ground, and the eastern embankment
- Only limited redevelopment of the Northern Gateway until the future transport solution for State Highway 1 through Wellington, around the Basin Reserve and out to the airport is known.
- Creation of additional landscaped buffer zones on the western boundary of the Basin Reserve to screen the Reserve
- Improved access and efficiency of on-site parking as part of redevelopment of the western side of the Basin Reserve

4.8. Staging and Implementation

The core projects in the Basin Reserve Masterplan are estimated to cost \$21.5 million. This includes \$3.57 million already funded (i.e. the balance remaining in current Long Term Plan) and \$17.8 million of proposed CAPEX (excluding provision for General Renewals for existing assets of \$60,000 per annum).

The core projects in the first 3 years of the Masterplan are targeting the remediation or mitigation of most of the issues and risks (particularly health and safety risks) with the current assets.

Table 2: Implementation - Years 1-5 (2015/16 to 2018/19)

Project	Timing	Estimated cost (\$,000)
<i>New building for Grounds Keeping staff and equipment and preservation of "the Cottage" (heritage) Note: this programme is underway</i>	2014/15	<i>Funded through the WCC mid-term capex review</i>
Undertake the deferred maintenance work required on R.A. Vance Stand	2015/16 and 2016/17	\$2,900

Basin ground improvements: <ul style="list-style-type: none"> • Development planning and concept design work • Maintaining Basin assets to appropriate standards • Improving public amenities such as the toilets, seating and entrance ways • Beautification and boundary fence improvements • Southern gateway enhancements 	2015/16 and 2016/17	\$2,240
Demolition of Museum Stand as not fit for purpose <ul style="list-style-type: none"> • Resource consent and preparation • Relocation of Museum • Demolition and make good site as recreation space 	2015/16	\$800
Western Precinct redevelopment including: <ul style="list-style-type: none"> • Landscape treatment of west side of Basin Reserve (west side reflecting east side) • Further improve land use efficiency, increase recreation space, spectator seating capacity and related support facilities • Replace the existing wooden perimeter fence with a 'see through' wrought iron style fence to open up 	2015/16 and 2016/17	\$2,500
Northern Gateway redevelopment including: <ul style="list-style-type: none"> • Players Pavilion replaced including WC offices • Northern entrance enhancements 	2016/17, 2017/18 and 2018/19	\$3,000
R.A. Vance Stand carpark redevelopment	2016/17 and 2017/18	\$1,000
Floodlights for night cricket	2018/19	\$8,750
Total		\$21,190

OPTION: Strengthening and modernisation of Museum Stand <ul style="list-style-type: none"> ▪ Decisions on future tenants and requirements to provide a fit-for-purpose building able to accommodate spectators, offices, the NZ Cricket Museum or similar users. ▪ Design development ▪ Resource and building consent and preparation ▪ Temporary relocation of Museum ▪ Strengthening works ▪ Modernisation works [This option is not included in current LTP funding. It will increase CAPEX by \$4-\$7M or force a reprioritisation of other parts of the Masterplan]	2015/16	\$5,000,000 to \$8,000,000
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Longer-term development options (year 6 and beyond) may change in order as external factors such as International cricket requirements shift and the transport solution for SH1 is settled and direct impacts, if any, on the Basin Reserve are clarified. These projects are focused on maximising the social and economic value of the Basin Reserve to Wellington and its sustainability as a sport and recreation venue and include in no particular order:

- Redevelopment of the southern gateway to optimise access and use of space
- Redevelopment of the area behind the RA Vance stand to further optimise use of space
- Further development of the Northern Gateway related to SH1 transport solution and any mitigation required

5. Conclusion

The Basin Reserve is ranked as one of the world's top ten cricket venues, and known as one of New Zealand's most picturesque and historic cricket grounds. But its future is far from assured, with competition from an increasing number of grounds around the country.

The Basin Reserve Trust has developed a Masterplan to present a 25-year vision for the future of the ground. The key features of the vision are to retain the premiere test status of the ground and to enhance the Basin Reserve as a local recreation space for the community.

The plan identifies \$21.5m of redevelopment that would include addressing outstanding maintenance requirements, the integration of more usable public space and embankment areas to enhance the 'Village Green' feel of the grounds, the installation of flood lights, and creating flexibility in capacity by providing areas for the use of temporary seating to increase capacity from 9,000 to up to 15,000 as required to accommodate a range of sporting and cultural events.

The Masterplan contemplates replacing the earthquake prone 1924 pavilion with a tiered embankment area that would include public recreation facilities such as a playground, trees and park seating. However, the option remains for Council to consider earthquake strengthening, addressing the dilapidation of the structure, and refurbishing the interior to make it usable. The estimated cost of \$5-8m for strengthening and upgrading the Museum stand is not included in the Long Term Plan.

This document, therefore, presents a staged process that is based around achieving the goals of the long-term vision for the Basin articulated in the Masterplan to ensure that the Basin Reserve remains a vital and essential asset for Wellington that continues to be celebrated at the local, national and international levels.