



SPIRIT Taekwon-Do
Brooklyn

Proposal for Use of Vacant Land 11 Vennell Street Vogelmorn

Project Summary
Submission to Wellington City Council

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Prepared By

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We are dedicated to teaching the original Taekwon-Do, as
developed by the founder of Taekwon-Do:
General Choi Hong Hi.

<http://spirit-taekwondo.wellington.net.nz/>



Executive Summary

The existing Vogelmoor Hall has served, firstly BROOKLYN Taekwon-Do and then its successor SPIRIT Taekwon-Do, very well since opening in July 1995. As we continue to provide our services on Thursdays and Sundays, we look forward to a future where we can expand the school to offer a greater variety of classes more frequently, and have the ability to have both more members at training but also to have the use of a facility specifically designed as a Taekwon-Do Dojang (training facility).

Entirely run by volunteers, Taekwon-Do is about to receive a major boost to its profile as a major martial art in New Zealand with one of its key points being the International Taekwon-Do Federation's (our international governing body) World Championships, held in Wellington in early 2011.

To achieve the goals as stated above we need to have a larger dedicated facility that can, at the same time as meeting our goals, add benefit to the local community. By building a new facility as shown on the attached plans, and linking it with the existing hall, we believe these two objectives can be met.

Though the existing hall has served us well, we believe it is time to move forward and to achieve this objective, SPIRIT Taekwon-Do seeks the following input and assistance from the Wellington City Council.

1. Support retaining the 11 Vennell Street land in Council ownership and its use for Community recreational requirements.
2. Give SPIRIT Taekwon-Do the time and assistance to fully analyse the benefit of a new facility to the community and help where necessary to determine these needs.
3. Advice on Design, layout and operational requirements
4. Assistance to obtain necessary Resource and Building Consents
5. An agreement to lease back the land for a peppercorn rental in exchange for Spirit Taekwon-Do designing, constructing and completing the new facility.



Spirit Taekwon-Do welcomes any feedback on the proposal; please contact our President,

Mr Dennis Burns at;
T 04 802-5630 (day)
M 021 428-547
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History

SPIRIT TAEKWON-DO

The Spirit Taekwon-Do Group Inc. is a non-profit incorporated society, of which all paid-up students of any of our schools are members.

Spirit Taekwon-Do currently has four schools, training in locations throughout Wellington. The Brooklyn School opened in July 1995, and has been running classes in Vogelhorn Hall on Sundays and Thursdays since then. Brooklyn is instructed by Mr. Brett Kraiger (3rd Dan Black Belt) and Ms Louise Chan (3rd Dan). The Thorndon School opened in October 2005 and the Karori School opened in November 2007.

The Brooklyn Children's class is a dedicated environment, allowing children to have fun as well as learning the important skills which Taekwon-Do teaches – etiquette, respect, courtesy, goal-setting and many other life skills. The instructor, Mrs Helen Miller (3rd Dan), has a particular affinity with children.

We emphasise the non-physical aspects of the martial arts as well as the physical side. Our basic tenets of Courtesy, Integrity, Perseverance, Self Control and Indomitable Spirit are very important to the instructors and students.

TAEKWON-DO

Taekwon-Do is the modern form of ancient Korean martial arts and Japanese Karate. The founder of Taekwon-Do, General Choi Hong-Hi, combined the various martial arts that he had studied into one martial art, Taekwon-Do, by refining the best techniques from each of those arts and applying scientific formulae and military tactics. General Choi then proceeded to introduce Taekwon-Do around the world, culminating in the formation of the International Taekwon-Do Federation (ITF).

Taekwon-Do is famous for its spectacular flying kicks. However Taekwon-Do is much more than just that! The physical movements of Taekwon-Do are taught in a systematic fashion, allowing anybody to start training at their own level. The process of training in the martial arts develops much more than physical ability though.

Through the discipline of training over a period of time the student will develop a strong morality and high self esteem. This is particularly important for children, who can learn many important life skills through training in Taekwon-Do.

As well as the kicking and striking techniques, Taekwon-Do teaches practical self defence, and promotes physical fitness, courtesy, integrity, perseverance, self control and indomitable spirit.

TAEKWON-DO IN NEW ZEALAND

Taekwon-Do was introduced into New Zealand in the 1960s and has since grown to the point where our national organisation, the International Taekwon-Do Foundation of New Zealand, has over 60 schools spread throughout the country. ITFNZ coordinates much of what we do, maintaining the integrity and consistency of Taekwon-Do in New Zealand.

ITFNZ Taekwon-Do is also the single largest Martial Art Practiced in New Zealand.

TAEKWON-DO IN WELLINGTON

Taekwon-Do in the Wellington region is strong, with Dojangs throughout the Greater Wellington region. The region's schools often get together for combined trainings, regional tournaments, training camps, and social functions.

The region's instructors meet regularly to organise these events and to keep everybody up to date with the latest developments.

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Existing Premises

The existing Vogelmorn Hall has served SPIRIT Taekwon-Do very well since we opened in July 1995. Should this proposal not be accepted, SPIRIT Taekwon-Do will continue to operate its Brooklyn school from this location.

However having said this, the existing facilities designed and built early last century as a community hall are not entirely suited to Training in Taekwon-Do. The hall has both good points and challenges as noted below:

Good points

Timber floor – This is excellent and is the ideal flooring for training in Martial arts

Cost – Low rental is another bonus to community organisations such as ours

Location – located down a side street parking is easy, and the timing of our classes generally does not clash with users of either the Bowling or Tennis clubs

Existing – the fact that the hall is existing is another bonus, as the use of existing Council facilities is to be encouraged.

Challenges

Floor – The timber floor is uninsulated, with the combination of gas heaters , hard physical activity and cold winter nights means condensation forms on the floor, rendering 1/3 of the hall unusable during winter

Size – the existing premises are ideal from a small clubs perspective. However, we are unable to develop our club further nor increase membership.

Availability – though available on other days, to date we have been unable to find suitable additional training times.

Changing facilities – currently there are no dedicated change rooms, with male members being allocated the kitchen, whilst female members can use the existing toilets, which is not ideal.

Storage – dedicated storage is limited.

Future

The potential availability of the site adjacent to the existing Vogelmorn Hall was first raised nearly two years ago, and it would be a shame for this opportunity to not be fully investigated before Council commits to disposing of this community asset.

SPIRIT Taekwon-Do welcomes the opportunity to investigate the proposal to construct new facilities on the land and looks forward to a favourable response



Proposal for New Training and Community Facility



Please refer to the attached Preliminary plans prepared by Archaus Architects.

These show that we can accommodate a new facility on the land at 11 Vennell Street, that not only will accommodate SPIRIT Taekwon-Do but will also be a long term asset to the whole community

The internal size of the proposed facility is sufficient to fit a full sized Basketball court.

As mentioned in the next section, times not used by SPIRIT Taekwon-Do will be available for use by other community groups.

The Proposal:

Spirit Taekwon-Do propose to have the new facilities designed, constructed and completed at no cost to either the local community or Wellington City Council.

It is proposed that the Wellington City council lease the land to SPIRIT Taekwon-Do at nominal peppercorn rental for a period of 25 years, subject to:

- The premises being made available to the community as stated later in this proposal.
- The premises being maintained in good order
- Being an educational facility, there are no rates payable.
- A right of renewal for a further period of 25 years, or a standard community group lease back to SPIRIT Taekwon-Do; should the Council and SPIRIT Taekwon-Do agree the facility is to be owned and maintained by the Council.

In addition to this, we request that all Resource and Building Consent fees be donated by Wellington City Council.

Validity of Offer:

We propose that should this preliminary proposal be acceptable, that SPIRIT Taekwon-Do, be given an option on the use of the land for 1 calendar year so that full plans and feasibility study can be undertaken and a funding programme instigated.

Further, we agree that this could run concurrently with other council options. So that should in the unlikely event we be unable to raise sufficient funds, Council is not disadvantaged.

We have specifically couched this proposal in "Non Legalese" so that all aspects can be debated in an overall perspective before getting down to detail. However, should further clarification be required please contact our President Mr Dennis Burns.

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Community

To date we have only undertaken a preliminary investigation into the needs of the local community, though we have been in contact and met with the Local Residents Association.

However the basis of our proposal is for Brooklyn Taekwon-Do to be in charge of our own destiny, in conjunction with our national organisation's initiatives, we want to expand the range of services available. This expansion falls into 3 main areas

- Ability to train in a dedicated facility
- Ability to offer year round, all week services
- Grow class sizes by having a training facility large enough to accommodate them.
- Offer a greater range of class types to suit the requirements of our members

The basis of this proposal is that Spirit Taekwon-Do Brooklyn will have dedicated use of the new facility and changing rooms for the following times:

During School terms

Weekdays	3:30pm to 5:30pm	Normal Classes	Three days per week
	5:30pm to 10:00pm	Normal Classes	Four days per week
Weekends	3:00pm to 7:30pm	Normal Classes	Sunday

During School Holidays

- To operate a school holiday programme in conjunction with other community groups

Weekdays	8:30am to 3:30pm	School Holiday programme	Five days a week
	3:30pm to 5:30pm	Normal Classes	Three days per week
	5:30pm to 10:00pm	Normal Classes	Four days per week
Weekends	3:00 to 7:30	Normal Classes	Sunday

In addition to the these times we would require use of the facility up to 10 times per year on a Saturday or Sunday for seminars, gradings and combined trainings

This gives the community the ability to use the hall for the times not mentioned above.

You will note that the indicative plans also include the construction of dedicated changing rooms, located in between the new and old halls. These changing facilities are available for full time for use by either the old hall or new hall users.



Funding & Timing

In light of the current economic climate and the current pressure being placed on funders it is unlikely there would be sufficient fundraising opportunities to enable SPIRIT Taekwon-Do to raise sufficient funds to build this facility in the short term.

However I am confident that once conditions improve the raising of the \$850,000 build price is achievable with a 6-9 month lead-in.

Documentation for Resource and Building Consent would be prepared by Archaus Architects. This and other professional fees, which normally account for over 10% of project cost would be donated.

Preliminary time frame:

Once a green light is given to fully investigate the feasibility of the project, we envisage the following programme

- | | |
|--------------|--|
| Months 1-3 | Consultation and engagement with WCC and Local affected parties.
Community groups, Schools , Residents Associations, Local Authority and other sporting codes |
| Months 4-6 | Prepare plans and negotiate with WCC Town Planners
Undertake feasibility study |
| Months 6-9 | Resource Consent process
Instigate fundraising campaign |
| Months 10-12 | Building Consent Documentation
Complete Fundraising |
| Months 13-14 | Building Consent application and approval |
| Month 15 | Commence Construction. |



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Attachments

Archaus Architects
Preliminary Sketches

Vogelmorn Training Facility

09046		A101	Aerial photo and Site layout
		A102	Floor plans
		A103	Elevations & Cross section
		A104	Aerial Perspective (from North West)
		A105	Elevation to Vennell Street
		A106	Persective from Cnr Vennell Street & Mornington Road
		A107	Internal perspective

