

Community Gymnasium Feasibility Study

Prepared for the

Kuranui Sports Hub Project Working Group

Final Report



20 March 2019

Acknowledgements

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Report Disclaimer

In preparing this report it has been necessary to make a number of assumptions on the basis of the information supplied to Global Leisure Group Limited in the course of investigations for this study. The recommended actions contained in this report are subject to uncertainty and variation depending on evolving events but have been conscientiously prepared based on consultation feedback and an understanding of trends in facility provision.

The authors did not carry out an audit or verification of the information supplied during the preparation of this report, unless otherwise stated in the report. Whilst due care was taken during enquiries, Global Leisure Group Limited does not take any responsibility for any errors nor mis-statements in the report arising from information supplied to the authors during the preparation of this report.

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All dollar amounts in report are GST exclusive.

Table of Contents

1	EXECUTIVE SUMMARY	1
2	INTRODUCTION	4
3	THE SITUATION IN SUMMARY.....	4
4	PLANNING REVIEW – KEY FINDINGS.....	7
4.1	National Sport Facilities Framework	7
4.2	National Facilities Strategy for Indoor Sports	7
4.3	Wellington Region Spaces and Places Strategy	8
5	POPULATION	8
6	CURRENT SUPPLY AND USE ANALYSIS.....	9
6.1	Indoor Sport & Active Recreation	9
6.2	Outdoor Sports Courts.....	10
6.3	Sports Fields.....	10
6.4	Bowls	11
6.5	Meeting Spaces.....	11
7	PARTICIPATION AND DEMAND FOR SPORT AND ACTIVE RECREATION	11
7.1	Catchment Area.....	11
7.2	Participation and Demand Profile for Sport and Active Recreation	12
7.3	Observations on Likely Demand.....	12
7.4	Community Basketball	13
7.5	Netball.....	13
7.6	Futsal	14
8	NEEDS ASSESSMENT	14
9	FUNCTIONAL SPECIFICATION	15
9.1	Added Value Opportunities.....	15
9.2	Community Gymnasium Facility	15
9.3	Hub facility	16
10	LOCATION OF THE COMMUNITY GYMNASIUM (AND POTENTIAL HUB FACILITY)	19
11	DEVELOPMENT STRATEGY	19
11.1	Stage 1a: Immediate development of the Kuranui Community Gymnasium	20
11.2	Stage 1b: Bowling Club Relocation	20
11.3	Stage 2 Purchase land and develop 3 new fields.....	21
11.4	Ownership, Governance and Management.....	22
11.5	Application of Planning Principles.....	23
11.6	Space and Places Planning Criteria	23
12	PRICING POLICY	24
13	OCCUPANCY MODEL FOR COMMUNITY GYMNASIUM	24
14	AFFORDABILITY AND SUSTAINABILITY	26
14.1	Modelling assumptions	26
14.2	Indicative 5-year Cash Flow Budget for Proposed Sports Hub (Stages 1&2)	28
14.3	Indicative 5-year Cash Flow Budget for Community Gymnasium	28

14.4	Sensitivity Analysis for Proposed Sports Hub (Stages 1&2).....	30
15	INDICATIVE CAPITAL COSTS	30
16	CAPITAL FUNDING	33
17	APPENDIXES	34
17.1	National Facilities Strategy for Indoor Sports	34
17.2	Kuranui Gym and Turf Use	35
17.3	Greytown Facilities Taskforce – Sport Leaders Presentation (March 2017)	36
17.4	Sports Facilities Taskforce Recommendations 2017.....	39

List of Tables

Table 1: Current Use of Gymnasium during Terms 2 & 3	10
Table 2: Proposed Requirements Greytown Community Gymnasium Facility	15
Table 3: Proposed Requirements Greytown Sports Hub Facility	16
Table 4: Potential Hub Facility Attributes.....	18
Table 5: Application of Planning Principles to Greytown Case	23
Table 6: Application of Planning Criteria to Greytown Case	23
Table 7: Projected future occupancy of new community gymnasium – Winter terms	25
Table 8 Projected community use of gymnasium	25
Table 9: Cashflow Operational Budget for Proposed Sports Hub (Stages 1&2)	28
Table 10: Operating Cost Assumptions for Community Gymnasium (Stage1)	28
Table 11: Cashflow Operational Budget for Community Gymnasium (Stage1)	29
Table 12: Sensitivity Analysis based on Year 3 of Operation of Planned Community Gymnasium (Stage 1) ...	30
Table 13: Community Gymnasium Capital Cost Estimate	31
Table 14: Hub Facility Capital Cost Estimate	31

List of Figures

Figure 1: Kuranui College aerial photo.....	9
Figure 2: Expected Participation in South Wairarapa District.....	13
Figure 3: LED Lighting Toitu Poneke, Wellington	18
Figure 4: Container Storage at Toitu Poneke (park side view).....	18
Figure 5: Cargo Container Storage at Toitu Poneke (street view)	18

1 Executive Summary

The feasibility study was commissioned to gain an independent assessment of the opportunity to enhance provision for active recreation and sport participation for Greytown and the wider South Wairarapa community. The impetus for the study is the current College gymnasium has to be replaced due to a poor earthquake assessment of the MOE funded gymnasium as well as the extension built by the community some years ago. The recommended collaborative facility solution is also consistent with the development pathway previously identified by a locally driven Sport Facilities Taskforce.

A gymnasium in Greytown is a facility critical to providing opportunities for education and participation in active recreation and sport. It is a key contributor to building healthy lifestyles for residents in the South Wairarapa, particularly for younger residents. It is a future looking facility to cater for the trend nationally towards more indoor sport participation and anticipated population growth, particularly in the Greytown area. The gymnasium will enable South Wairarapa residents the play and train locally reducing the barriers of travel cost and time.

The gymnasium is a keystone building block in a wider sports hub concept proposed as the second stage of the development pathway for active recreation and sport in Greytown. The sports hub is a once in a generation opportunity to transform active recreation and sport provision in Greytown and the South Wairarapa. Collaboration is not new to Greytown and Sports hub evolution follows the highly successful collaboration of the Greytown Sport and Leisure, formed in the early 2000s.

The challenge facing the community is that the current student roll means only a part-size indoor court would be built by the Ministry of Education (MOE). Community investment is needed to build a full-size indoor court gymnasium to avoid a poor outcome for active recreation and sport for Greytown and wider South Wairarapa community.

In addition, Rugby Club and Bowls Club are facing rapidly escalating costs of leasing land from the Greytown Trust Lands Trust due to rising land values. The Trust has indicated that the current large rental rebates are not sustainable for it to meet its obligations under its Act to primarily support education and across all sports in the Greytown community. There is a viable option to relocate Bowls to The Orchards retirement village through an access arrangement that would significantly improve the sustainability through dramatically reducing the rental/use costs to the Club of providing the green and pavilion and this should enhance its ability to recruit and retain members. The Rugby Club appears to have two options:

- Purchase the current site from the Trust Lands Trust, improve the efficiency of land use including subdivision and sale of surplus land
- Relocate to a new park, preferable adjacent to the College, its primary source of future senior players

It appears both of these options would require substantial funding from outside of the Rugby Club to maintain its viability. In addition, the Rugby Club has reservations about the concept of relocating to a new park and shared Hub facility but understands it has limited options.

The concept of a new park with an integrated hub facility was conceived as an opportunity to significantly enhance current provision in Greytown and provide additional capacity to cater for the projected growth in the resident population that will increase demand for indoor and outdoor sport space.

The integrated hub features multi-use of playing spaces, social spaces, change rooms, ablutions and parking to maximise use and share the costs of provision across more users. Whenever possible these hubs are located on a large park with many fields and preferably co-located or adjacent to major schools to enable more use during the school day. The proposed multi-use facility and provision through a community-school partnership reflect best practice in sustainable provision in the active recreation and sport sector.

Hubs are usually underpinned by strong club partnerships. Greytown Sport and Leisure Inc. is a long-standing and successful club partnership and will have a critical role promoting and managing community use of the new facilities. Hubs are usually well supported with substantial funding from Councils and other funders because of their higher use than most standalone single code facilities. The proposed hub at Greytown will have significant multi-use facilities and a wide user base and should be well supported.

A two-stage development is proposed to meet in projected demand from population growth:

1. Replace the gymnasium and enable optimising community use of existing provision at the College
2. Development of an integrated hub facility with creation of a new park accommodating a minimum of 3 new sports fields adjacent to the College

The two-stage approach reflects the urgent need to replace the College gymnasium (an MOE requirement) and the much longer lead time required to secure land adjacent to the College for the new park providing the additional fields to relocate the Rugby and Football clubs and meet future demand from population growth.

The current gymnasium is split into two part-size activity spaces. The new gymnasium will have a single sports hall with a full-size court for community level netball, basketball, volleyball, badminton, Futsal and many other uses. Community users will use the ancillary facilities (change, shower, toilets and parking) as they do now.

It is proposed that the new Hub would include the following existing facilities at Kuranui College:

- Outdoor paved courts
- Artificial turf hockey half-field/ tennis court area
- Playing fields
- Auditorium (occasionally for prize-giving functions)
- Student Centre (for hosting groups before Stage 2 is completed)

Plus, the following new facilities in stage 1:

- New community gymnasium with a single full-size indoor court that is Netball compliant (replacing the current non-compliant gymnasium)
- Amenities to cater for a class size group
- A shared office for use by College staff and community sports
- Storage for both the College and community active recreation and sport user groups
- Climbing wall

Plus, the following new facilities in stage 2:

- 3 new sports fields on new reserve land
- Clubrooms with kitchen and bar
- Change rooms for sports fields
- Toilets
- Storage
- Additional parking
- Weights gym (possibly already developed in stage 1)

The following 7 sports are recommended to be users of the Hub based on stakeholder feedback from sports clubs combined with best practice to provide sufficient users to sustain the facility (socially and economically):

- Netball (indoor court for training and outdoor courts for training and competitions)
- Basketball (indoor court and streetball on outdoor courts)
- Badminton (indoor courts)
- Hockey (using the artificial turf and at times the indoor facility)
- Football (relocate to new hub for football in Greytown using 2 College fields and 2 new fields) includes winter & summer football and Futsal
- Rugby (relocate to new hub and use 2 new fields and 1 College field)
- Baseball (use the outdoor diamond and at times indoor court when wet weather)

The Soldiers Memorial Park would shift to primarily be used for cricket. There would be some overflow football excluding the wicket block when not in use for cricket or turf rehabilitation.

It is suggested that Council is the owner as it is the majority funder of the community gymnasium, sports fields and the integrated hub. SWDC would lease the land from the MOE and Kuranui College would have a license to occupy the Gymnasium on school days from 8.30am to 5.00pm. It is suggested that Greytown Sport and Leisure Inc. manage the facility outside of these hours.

The estimated total capital cost of the entire development of the community gymnasium, hub facility and 3 new sports fields excluding the cost of any land purchase is about \$9 M and includes:

- A community gymnasium facility with a total floor area of about 750m² and priced at the lower end of the price range at \$5.3M
- integrated community hub spaces would increase the floor area to 1,100m² and priced at the lower end of the price range at \$2.9M
- Development of 3 sports fields (including a shared floodlit training field) about \$0.8M

A financial model has been developed for the proposed sports hub (stages 1&2) that in year 3 of operation is projected to have an operating surplus in Year 3 of \$19,910. The sensitivity analysis on Year 3 indicates a range from optimistic scenario of \$30,858 operating surplus to black hat scenario of \$7,458 operating deficit. An extraction of the community gymnasium element has an operating deficit of \$2,643 in Year 3.

2 Introduction

Kuranui College contracted Global Leisure Group to complete a needs assessment and feasibility study into the provision of a joint venture community gymnasium to meet the indoor sport needs of Greytown and its hinterland current. The feasibility study needed to be cognisant of the potential to develop a new hub park on land bordering the Kuranui College site. The Project Working Group has provided invaluable support and local reference for GLG in preparing this feasibility study and its membership reflects the key players is driving forward and joint venture development. They are:

- Kuranui College
- Greytown Trust Lands Trust
- Greytown Sport and Leisure Society (the “GSL”)

The aims of the study were as follows:

1. Clearly identify the wider strategic need for indoor sport and active recreation space in the area
3. Quantify the College use.
4. Quantify the community demand and how this could be best managed.
5. Consider the long-term development of a hub park adjacent to the new gymnasium and its implications
6. Identifying appropriate management and governance structures to meet the needs of the College and community users.
7. Evaluating operational models and income streams to consider long term viability and sustainability.

The research findings meant the study includes the feasibility study for the gymnasium facility with a development strategy for the hub park concept.

3 The Situation in Summary

The following provides a summary of the current situation that lead to the feasibility study being undertaken.

Kuranui College:

- The current College gymnasium has to be replaced due to a poor earthquake assessment of the MOE gymnasium and the extra court area (annex) built by the community.
- If nothing is done, the Ministry of Education will spend in the region of \$1 M to strengthen its gymnasium building and demolish the annex. Any new build by the MOE would be a maximum of 561m² including gymnasium and change rooms. This is based on the current roll and smaller than the current MOE gymnasium.
- If nothing is done, it will be harder for the College to attract students and staff because of the reduced facilities.
- The College has spare land available, together with a Principal and Board of Trustees that can see the opportunity that working with other key stakeholders could bring to the College and the South Wairarapa community.
- Ministry of Education is open to working with communities to better utilise what are effectively tax payer assets.
- The College (not MoE) owns other sporting facilities that are depreciating that have no financial plan regarding their maintenance or future replacement (i.e. Dave McGibbon Hockey turf & netball/tennis courts.)

South Wairarapa District Council (SWDC):

- SWDC foresees significant growth in Greytown in the next 20 years, which will put an even bigger strain on the existing sporting facilities (both SWDC and non-SWDC owned) in Greytown. This will likely lead to a requirement for SWDC to provide additional sports land and venues in future years.

- All new subdivisions approved have to provide a percentage of land value to fund reserves contributions¹. These funds have to be spent in the town that they are generated.
- Purchasing residentially zoned land to provide for future sporting facilities would be very expensive for ratepayers. Committing to alternative option of a long term lease of third party land on which to put community sports facilities would not be as capital intensive.
- Currently there is not enough space at Soldiers Memorial Park to meet the needs of Junior Football.
- Soldiers Memorial Park currently has challenges with appropriate maintenance and rehabilitation of the turf and wickets block because of summer & winter pressures squeezing the window for undertaking turf care. SWDC consider Soldiers Memorial Park is over capacity because junior football struggle for space and there is insufficient time between seasons for proper rehabilitation of the sports fields. The fields can be in much better condition if there was sufficient time to rehabilitate. In addition, the cricket block should be moved closer to the clubrooms. Therefore, in terms of shared facilities, the bottom lines are whether multiple codes can work together, and whether the fields can be kept to an appropriate standard. Being a cricket ground requires a better surface in general. In addition, population growth for Greytown indicates a need to seriously look at sports field capacity, which will result in additional sports fields and possibly codes may have to shift to more appropriate facilities.

Greytown District Trust Lands Trust (the Lands Trust):

- Trustees are governed by the Greytown District Trust Lands Act. This Act has education of Greytown residents as the core of its purpose. The Greytown community are increasingly demanding that the Lands Trust sticks to its core purpose.
- Owns 3.1088ha of residential zoned land that is leased on perpetual long leasehold basis¹ to the Greytown Bowls (0.3771ha) and Greytown Rugby (2.7317ha) clubs. Rents are based on the long leasehold interest, which in recent times has equated to approximately 5.5% of the fee simple value of the land. This currently equates to \$45k for the rugby club and \$25k for the bowls club.
- The Lands Trust income (from commercial property) has been very static over the last five years.
- The Lands Trust gifts approximately \$300,000 to the Greytown community annually. In the 2017/18 year this was split Education 40%, Sport 42%, Community 6%, Cultural 12%, Environmental <1%.
- Of the \$123,000 of sports funding provided in 2017/18, the Lands Trust provide grants in the form of rent subsidies to Greytown Rugby Club (\$43k or 35%) and Greytown Bowls club (\$24k or 20%). As values continue to increase and without any changes, at the next rent review these two clubs would potentially be receiving more than the total of all education funding put together in the form of rent subsidies.
- The rental subsidies arrangement is a product of historical decisions taken by previous Lands Trust Board's that, while they may have been considered appropriate at the time, do not in the view of current Trustees fit equitably with the purpose of the Act. The Trustees have agreed that the status quo cannot continue. They have acknowledged in their recent draft sports funding strategy that changes could involve exploring options for relieving the two clubs of the looming cost burden of occupation of the lands. The funds released from selling these two properties could then be invested by the Lands Trust, with the rental income being available to give back to the community. Based on the most recent valuations, the combined value the Lands Trusts lessor interests in the rugby and bowls clubs is \$1.75 M.

Greytown Sport and Leisure Society

- GSL is the umbrella organisation for 15 member clubs that have a combined membership of 1,135 (with nearly 702 winter sports members and over 433 summer sports members)². Each club is sovereign and manages and delivers its own sport activity.
- The GSL has recently completed research into the future provision for sport and active recreation in Greytown and the key findings were:
- Ageing facilities, some with significant deferred maintenance

¹ "Reserves Contributions" category are: a) For subdivision, a general district-wide reserves contribution of 3% of the land value of each allotment to be created in the Residential, Commercial and Industrial Zones (plus GST), and 2% of the land value of each allotment to be created in the Rural Zone (plus GST). In the Rural Zone, the maximum amount of the sum of this general district-wide reserves contribution and any general district-wide roads, access, parking and loading contribution taken under Rule 4.A(g) shall be \$7,500 (plus GST) per allotment created by a subdivision; or b) For land use development for residential purposes, a general district-wide reserves contribution of 0.25% of the value of each additional residential unit (plus GST).

² ** Please note the summer stats are from 2017/18 season so will have a more accurate number in the new year

*** The numbers can be higher due to the type of membership packages offered for different clubs e.g., tennis has a family membership from 2 to 5 players per membership.

- A preference for integrated solutions including continued and strengthened shared use of facilities at schools, particularly Kuranui College

Greytown Rugby Club:

- The Club is one of the oldest rugby club in New Zealand. It currently has 2 senior and 6 junior teams and uses the fields from January to August
- The Club does not own the land that it occupies but have been in occupation for more than 100 years.
- The Club has a recently renovated clubroom plus 4 changing rooms and sub-leases another room to the Community Gym
- Rents have risen dramatically over the years as the value of the residentially zoned land has increased.
- Currently the Club pays \$45k in annual rent to Greytown Trust Lands, which is based on the fair market rental. 7 yearly rent reviews to fair market rent. The next rent review is in July 2021.
- Currently receive a rent subsidy via a community sports grant equivalent to 95% of the annual rent from the Lands Trust.
- The club received a letter in February 2012 giving certainty around how the rent subsidy would be calculated for the next five years. This letter also reiterated that there is no guarantee that such arrangement will continue in the future and that Trustees would be undertaking a review in the future.
- The Club has significant memorabilia displayed in the social space at its clubrooms
- The Rugby Club has a clear preference to remain at its current location and has reservations to the concept of relocating to a new park and shared Hub facility

Greytown Bowls Club:

- The Club does not own the land that it occupies but have been in occupation since at least 1905.
- Rents have risen dramatically over the years as the value of the residentially zoned land has increased.
- Currently the Club pays \$25k in annual rent to Greytown Trust Lands, which is based on the fair market rental. 7 yearly rent reviews to fair market rent. Next rent review is in July 2024.
- Currently receive a rent subsidy via a community sports grant equivalent to 95% of the annual rent from the Lands Trust.
- The club received a letter in February 2012 giving certainty around how the rent subsidy would be calculated for the next five years. This letter also reiterated that there is no guarantee that such arrangement will continue in the future and that trustees would be undertaking a review in the future.

The Opportunity:

An opportunity has arisen for a new community gymnasium to replace the current facility at the College due to the MOE determination it needs immediate replacement due to poor earthquake strength. This will deal with shortcomings of the current facility such as the lack of a full-size court. A further opportunity of developing a community sports hub encompassing the new multi-purpose gymnasium plus sports fields, health & fitness and clubrooms facility to be built on and around Kuranui College was identified and a Project Working Group set-up. The development would be delivered through collaboration between Kuranui College, MOE, Council, the Lands Trust, Greytown Sport & Leisure Society, sports clubs and the wider Greytown community, Initially, it was envisaged that:

- SWDC committing to a long term lease of land immediately adjacent to the College that is rural zoned
- The Lands Trust committing to the ongoing provision of funding for management and maintenance of the facility. The Hub project has good synergy with the Lands Trust mission and purpose as it will have significant positive impacts on both educational and community outcomes.
- GSL committing to support the hub concept
- Key sports clubs agreeing to work together to share facilities
- Kuranui College (and the MoE) agreeing to a workable alcohol policy and a lease or license to occupy the land for the facility
- Greytown community support

4 Planning Review – Key Findings

This report has reviewed, considered, and where appropriate sought alignment with other relevant policy and planning documents. There is clear support and preference in National and Regional Sport, Local Government, and Ministry of Education planning and policy documents for the development of shared multi-use facilities that meet identified gaps and address particular needs. There is also support for community-school partnerships in provision of facilities and fields.

4.1 National Sport Facilities Framework

When considering the development of future spaces and places to meet sporting and active recreation needs it is essential that we learn from the past and ensure that future facilities and spaces are developed in a robust and planned way. Sport NZ's National Sport Facilities Framework identifies a set of planning principles to improve future decision making when investing in facilities, which have informed the feasibility study and development strategy. The planning principles are:

- Meeting an identified need and fit for purpose to meet the need
- Sustainability – consideration of whole of life costs
- Partnering / Collaboration / Co-ordination
- Co-location and Integration
- Future proofing – adaptability
- Accessibility

GLG has added 3 further principles based on its research into community sport and recreation facilities, they are:

- Reflecting the community
- Activation
- Socialisation

4.2 National Facilities Strategy for Indoor Sports

The National Facilities Strategy for Indoor Sports was completed in 2013 for Sport NZ and primarily provides guidance on provision of indoor court facilities. The Strategy looked at benchmarking provision based on population and made some key comments pertinent to the local situation on pages 21-22. The full extract can be found in the appendix.

Benchmark Provision of Indoor Courts

In determining an appropriate benchmark for the provision of indoor courts per head of population, it is important to ensure that it can be applied in geographically diverse regions, reflecting the New Zealand sporting landscape. Many provincial regions in New Zealand have a network of small rural townships, commonly with a population of approximately 10,000 which are providing servicing support for a hinterland of farming communities. It is realistic for these communities to have indoor facilities and these communities are skilled at developing facilities via partnerships to meet their needs and the distribution of smaller facilities is therefore widespread. In recent years a “sportsville” [sports hub] model of facility development has been promoted to offer a shared resources concept with the aim of being more cost effective and sustainable over time.

In the same context it is important to include the school indoor sports facilities within the benchmark estimates. School facilities play a major role in the network and are commonly used by clubs within the community.

The benchmark standard in the Strategy is one indoor court for every 9,000 people.

This was applied to both school and Council-provided courts nationwide. The intention of using the benchmark on both school and council courts was to provide a model which could be applied to smaller centres with a high proportion of school facilities used by the community. This avoided the need for different benchmarks between urban and provincial centres.

It needs to be mentioned also that the facility calculator doesn't take into account:

- Facility location compared to demand
- Capacity and availability of facility –opening hours
- Cross boundary movement from district to district
- Travel networks and topography
- Attractiveness of facilities.

Taking this information into account it would be prudent that any demand figures be taken on a facility by facility approach. As sporting facilities in the same area might have adopted differing management models affecting the attractiveness to the customer or have other barriers to participation (for example poor transport links) which could directly affect patronage.

4.3 Wellington Region Spaces and Places Strategy

Under development at present. Indications are that the Strategy will be consistent with the planning principles in Sport NZ's National Sport Facilities Framework outlined above.

5 Population

Research undertaken in 2018 to forecast population growth on behalf of SWDC³ using a wider range of indicators including forecast migration and housing development the District would have projected growth exceeding the 'High' series (2016) projection of Statistics NZ through to 2043. The research projects a resident population of 12,733 by 2043 and significantly exceeds the Medium series projection (usually used in modelling) of 10,850 residents. The research concluded that:

Greytown will experience the most growth in terms of total population [in the District] and have the same average annual rate of increase as Martinborough. This is driven by assumed residential development and obviously accompanying migration to these townships.

The growth in population is projected to increase by 1,142 from 2,438 residents in 2013 to 3,581 residents in 2043 or roughly 1.5 times the current population. Similar growth in the number of households in Greytown. The projected growth over the next 10 years through to 2028 is characterised by:

- A gain in couples aged 25-29 years and families with children (parents 30-39 years and children 0-9 years)
- A slight gain in mature adults and early retirees aged 45-69 years
- A continuing loss of young adults aged 17-24 years leaving the area for education and employment opportunities elsewhere

This population growth with a weighting towards playing age families should translate into a strong growth in demand for junior sport capacity in Greytown. The growth of early retirees should translate into growth in demand for active recreation and sport capacity.

Growth in the Carterton population will also generate demand for indoor court capacity.

³ Reearch by consulting firm *.id The Population Experts*

6 Current Supply and Use Analysis

Current supply of sports facilities (clubrooms/ pavilions) and fields is extensive for a community with a small population reflecting the significant investment by past generations of residents.

6.1 Indoor Sport & Active Recreation

Greytown does not have a community or Council owned indoor sport and recreation facility but does have a school facility at Kuranui College.

Kuranui College Gymnasium

The College Gymnasium is due for replacement because of its low seismic rating against the NBS. The current facility was built as a joint venture between the community and the Ministry of Education (MOE). The MOE will build a replacement facility that has a part size indoor court as per its property code for this size school.

GHS welcomes use by the community, charging community users \$15 per hour (GST inclusive) and does not charge for use by school teams.

Figure 1: Kuranui College aerial photo



The College uses the facility fully during school days to deliver its physical education and sport programmes. Analysis of the current out of school hours occupancy of the Kuranui College gymnasium has revealed that in the winter peak demand period (Terms 2 and 3) it has 13 hours of use with 6 hours by College teams and 7 hours of community hire. There is significant spare capacity on school day evenings and the weekends during school terms (see the table below plus other detailed tables in the appendix).

Table 1: Current Use of Gymnasium during Terms 2 & 3

Term 2 & 3	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7.00 am							
7.30 am							
8.00 am							
8.30 am							
9.00 am	Kuranui College	Kuranui College	Kuranui College	Kuranui College	Kuranui College		
9.30 am							
10.00 am							
10.30 am							
11.00 am							
11.30 am							
noon							
12.30 pm							
1.00 pm							
1.30 pm							
2.00 pm							
2.30 pm							
3.00 pm							
3.30pm	KC Jnr Boys Basketball	KC Girls Netball (Apr-Sept) IF WET	Primary School Cluster Basketball	KC Girls Netball (Apr-Sept) IF WET			
4.00pm							
4.30pm							
5.00pm					KC Snr Boys Basketball		
5.30pm							
6.00pm							
6.30pm		Tae Kwon Do Club	Spitfires Baseball (June-Aug)	Tae Kwon Do Club			
7.00pm							
7.30pm				Basketball J Hutchings			
8.00pm							
8.30pm							
9.00pm							

6.2 Outdoor Sports Courts

There are outdoor sports courts are several locations in Greytown including:

- The 5 asphalt paved courts at Kuranui College used by Netball for training and Saturday junior competitions (reduces travel time and cost for families)
- The Greytown Primary School multi-use synthetic turf single court overlay is extensively used by Junior Netball immediately after school for convenience (so parents do not need to transport children to another location).
- 3 Tennis courts at Soldiers Memorial Park used by the Greytown Tennis Club

6.3 Sports Fields

Sports fields are at several locations in Greytown including the following full-size senior fields:

- Kuranui College (2 football, 1 rugby in winter, 1 baseball and 1 cricket in summer). These are recognised for their exceptional free draining performance ('last school fields to close in the Wairarapa during wet weather')
- Soldiers Memorial Park (2 football in winter, 1 cricket in summer) that has exceptional aesthetic qualities with its surrounding trees. It is also a major sport and recreation hub for the community with the outdoor swimming pool, Tennis Club (3 tennis courts) and a major playground
- Greytown Rugby Club (1 game field & 1 floodlit training field in winter)

In addition, the Greytown Primary School field and multi-use synthetic turf single court overlay are extensively used by Junior Football for convenience (so parents do not need to transport children to another location).

The latest Communitrak SWDC Survey of Residents shows an improvement in terms of parks and reserves and this compares favourably with other similar surveys elsewhere in NZ.

- Satisfaction with SWDC services and facilities - 94% of residents are satisfied with the SWDC parks and reserves (88% 3 years ago)

6.4 Bowls

The Greytown Bowling Club is located in a site that fronts both East Street and Reading Street in Greytown and has two natural turf greens with a pavilion and equipment/ soil store. The Pavilion is ageing and will require increasing maintenance.

6.5 Meeting Spaces

Greytown has a good supply of meeting spaces dispersed throughout the area, both community and privately owned (e.g. café's/restaurants), while some are in poor condition, there are many suitable fit-for-purpose meeting spaces that effectively cater for small through to large meetings/gatherings such as:

- The largest plenary meeting/ prize-giving event space is the Kuranui College Auditorium with tired seating for 240 persons and a further 300 seated in flat floor theatre style
- Greytown Library
- Kuranui College Library
- Soldiers Memorial Park Pavilion
- Greytown Rugby Clubrooms
- Greytown Bowling Clubrooms

The current plentiful supply of meeting spaces needs to be kept in mind when considering future development plans.

7 Participation and Demand for Sport and Active Recreation

7.1 Catchment Area

Based on stakeholder feedback the participation catchment areas is a mixed picture from sport to sport. For example, some sports have a centralised competition based at a hub in Masterton (e.g. netball and basketball) or elsewhere in the region e.g. hockey at Clareville just north of Carterton. However most, if not all, practice for indoor sport occurs at local facilities where these are available in the region, including in Greytown at the Gymnasium.

Kuranui College has most of its students bussing to the school each day and its catchment area is the entire South Wairarapa District plus Carterton District. A third of students bus from Carterton District.

7.2 Participation and Demand Profile for Sport and Active Recreation

The Sport NZ Insights Tool is a relatively recent development. It is a key tool for local rather than national insights using nationally gathered data. It draws data from a range of sources to provide indicative information on the expected level of participation in a sport or recreation activity rather than actual levels. It cannot be equated with organised sport club membership or player numbers as it includes informal/ casual activity such as playing a pick-up game of tennis. However, it does provide a useful guide to the highest participation activities in each district.

Sport NZ states:

The participation analysis shown below has been modelled from a variety of sources including the 2017 Active NZ Survey data, NZSSSC data and Usually Resident Population figures from Statistics NZ. The 2017 Active NZ survey captures information from 27,038 adults (18 years and older) and 6,004 young people (aged 5 – 17 years).

Activity behaviours as defined by the Sport NZ Insights Tool are:

This modelled participation data to show preferences and interest in different sports across Census area units. The modelled participation data uses national Active NZ data, and projects participation in different sports to specific area units based on the demographic profile of the area. This then gives an indication of interest and preference in sports of the area unit, based on its demographic profile.

The figure below is an image generated from the Insights Tool providing a profile for the South Wairarapa District of expected participation rates⁴. The red hash line is the national average percentage participation and the colour coded bar with percentage amount shows the expected participation generated by the Insights Tool.

7.3 Observations on Likely Demand

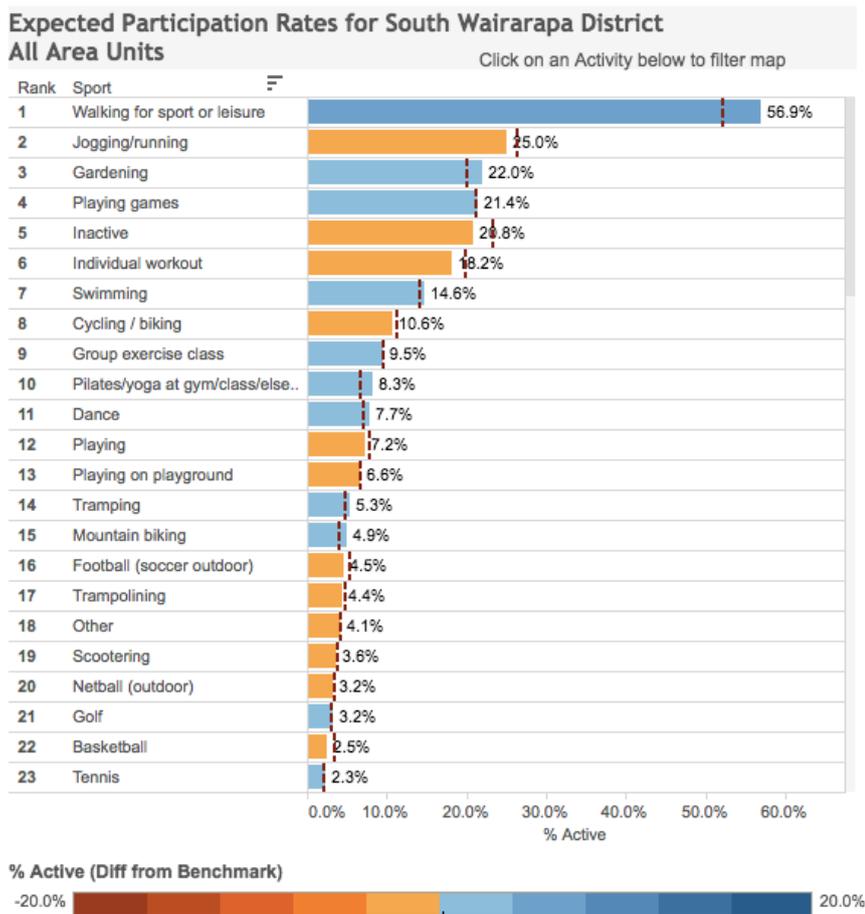
The Insights chart below would indicate that several sports should prosper with a more fit-for-purpose modern facility including:

- Basketball that is currently under represented in the District against NZ averages and is likely to grow with a full court facility able to operate 2 Mini-ball games concurrently. This view is supported by the doubling of basketball participation in New Zealand over the past decade and the local community basketball programme being over-subscribed with teams having to be declined entry to the programme.
- The same observation can be made about football and the strong growth of its indoor version (Futsal) with proposed provision of a larger court facility.
- Netball is relatively strong by NZ averages but has not been an extensive user of the part-size court facility. Netball NZ is looking for its youngest players and its high performance (premier grade) players to be playing indoors. Local demand is primarily for practice and training for seniors plus use by juniors for games as part of the satellite competition at Kuranui outdoor courts.

In addition, the popularity of Scootering would indicate strong demand for a skatepark/ scooter park facility.

⁴ Modelled participation using data sourced from the Active NZ 2017 survey (last 7 days participation rates) Statistics New Zealand, Census 2013, Usually Resident Population for mesh block 2013. Information/ data in this visualisation indicates what people may be participating in, or more likely to be interested in. Several assumptions were made in developing this information/ data, and care should be taken in using the information/ data. Please contact Sport NZ if additional information on this information/ data is required. Source: <https://sportnz.org.nz/managing-sport/insights/sport-nz-public-chart/>

Figure 2: Expected Participation in South Wairarapa District



7.4 Community Basketball

The community basketball programme is operated by a dedicated volunteer with paid referees (senior high school students). The mini-ball programme is limited by the constrained availability and the small capacity of the Gymnasium and the availability of the key volunteer (one afternoon per week). Currently there are 10 school in the programme with approximately 200 8-13 year-old students participating per year. The programme is split with Term 2 (Year 7-8 teams) and Term 3 (Year 5-6 teams). Training is at the schools during lunchtimes.

7.5 Netball

Greytown Netball Club operate a satellite junior module of the Wairarapa Netball Centre competition at the Kuranui College paved courts on Saturday mornings from 9.00am to 11.45am during the Netball season. Wairarapa Netball Centre prefers to hold Senior competitions at the main hub complex in Masterton. Senior and junior trainings are held on a single outdoor court at Greytown Primary School. This means primary age children do not have to leave the school grounds as practices start straight after school. Netball installed lights on this multi-use synthetic turf surfaced court in 2009 to enable senior practices to occur at the same venue as the juniors. Senior teams have used the College Gymnasium (when available) for practices in wet weather.

The paved courts are wearing and become slippery in wet weather. The western most court is made more slippery by leaf litter and is generally not used.

Kuranui College teams practice afterschool at the College outdoor courts and in the Gymnasium in wet weather.

Home and away games on a Saturday at Kuranui College are unlikely to be approved by the Wairarapa Netball Centre in the short term. However, if population and participation continue to grow then a 'Southern Wairarapa Netball Hub' using the paved courts and netball court in the Gymnasium in the future.

Facility needs include:

- Netball would like to have a replacement event control office within the new gymnasium building with good sight lines to view the courts and an effective PA system to communicate with teams on the courts. Netball have indicated that if the new sports hall in the Gymnasium is Netball NZ compliant in safety run-off then 3 senior teams would use it for practices. Junior practices would continue at the Primary School.
- Netball do not need a clubrooms facility as the senior teams go to bars in town when socialising.
- Netball does need storage and somewhere between a half and a full 20 foot cargo container equivalent is needed.
- A playground near the courts would be ideal for younger and older siblings
-

7.6 Futsal

Futsal is the FIFA endorsed indoor version of football. Futsal is in strong growth in New Zealand with the major limiting factor being the lack of indoor court capacity to meet demand. The Clareville facility is ageing and a suitable new facility in Greytown will be attractive. However, it appears that most of the player base is in northern Wairarapa and travel time and cost could be a barrier to their participation in a league based in Greytown or vice versa. The presence of a suitable facility in Greytown will enable the development of a locally focused Futsal programme with several modules per year for at least the Southern Wairarapa catchment.

8 Needs Assessment

The consultation undertaken has revealed a priority need for:

1. **A continuance of an indoor sports facility that caters for the College use and a range of sport and community uses**

There is also need for:

1. **A multi-purpose, multi-use amenity and social 'Hub' facility that support community sport use of other sport facilities and fields located at Kuranui College including the multi-use synthetic turf overlay area, the paved netball courts and the sports fields**
2. **An upgrade of the Kuranui College sports fields to enable greater use by the community as growth in demand occurs**
3. **The Greytown Bowling Club and the Greytown Rugby Club need to find a sustainable solution to the increasing land related costs.**

9 Functional Specification

The functional specification below has been developed to meet the priority needs based on local consultation and research overlaid with best practice from the recreation, sport and community sectors.

Indications from consultation with the Ministry of Education are that:

- The size of facility is determined by the current school roll and entitlement is assessed at 561m² or 73% (760m²) for a Netball NZ compliant court with 3.05m safety run-off.
- The 561m² includes any provision wanted by the College and/or community for change and ablution facilities
- Any facility built on the College site needs to meet the Ministry of Education building standard which exceeds the National Building Standard.

9.1 Added Value Opportunities

There are opportunities to add value for users and the wider community through innovative thinking and use of existing College facilities. These include:

1. Use of the College Auditorium for club prize-giving's and large public assembly functions/ events
2. A similar approach could be taken to use of the tuck shop kitchen and associated lounge/ dining area in the College facility for larger groups using the Community Gymnasium for post-game gatherings and event briefings.

There is also potential for the new facility to become backup to the Greytown Town Centre facility as a Civil Defence emergency shelter. This would be enhanced through the addition of a generator inlet point to the electrical system and/or possibly photo voltaic solar panels, storage batteries and an inverter capable of providing a power supply independent of the national grid. These enhancements are not included in the functional specification.

9.2 Community Gymnasium Facility

There are a number of key features of this facility specification that if developed in an appropriate configuration will enable a truly integrated hub facility to be developed. enhance use of the existing College outdoor courts, multi-use synthetic turf and grass fields by the community. If orientated appropriately it will enable multi-use of indoor and outdoor spaces at the College, including concurrent use by 2 or more groups. If co-location of sporting activities on the proposed adjoining land is able to be achieved these will be able to take advantage of the concurrent use capability of the proposed hub facility.

The indoor court core specification in the table below has a building footprint of nearly 1,000m² in a single level layout.

Table 2: Proposed Requirements Greytown Community Gymnasium Facility

Facilities proposed	Specific details
<p>Multi-use Gymnasium Sports Hall</p> <p>608m² (2 x 304m² when divided) clear floor area is 21 m wide by 32 m long</p>	<ul style="list-style-type: none"> ▪ Able to accommodate a full-size Netball court with safety run-offs to comply with Netball NZ specifications (3.05m around the court) ▪ Markings and fixings for competition netball, basketball, and volleyball (long axis) ▪ Able to be divided by drop down curtain into two spaces with markings and fixings for 2 mini-ball, 2 volleyball courts and 2 badminton courts (90° from long axis) each court is 21.35m by 18.05m wide ▪ Flooring - hardwood ▪ Access from sports hall to College toilets and class change (MOE specified) ▪ Access from sports hall to Community toilets and team change ▪ Access from sports hall to Community referee change ▪ Ability to secure Gymnasium and College toilet and change spaces from other community spaces during College use hours ▪ Provision for sports hall to be easily extended if needed in the future

Facilities proposed	Specific details
	<ul style="list-style-type: none"> Includes installation of the existing climbing wall
Unisex toilets for users of sports hall 15m ²	<ul style="list-style-type: none"> Sufficient to comply with planning requirements Direct external access via security door to enable use without entering rest of building
Two change rooms, showers, tape room/ first aid room 40m ²	<ul style="list-style-type: none"> Primarily for indoor sport use to service the sports hall Change rooms open into access corridor to provide privacy. Corridor has secure grill or door with venting with option for outdoor access as well as lock door into main facility (capability to add more change rooms in future plus extending access corridor) Connected ablutions space with one toilet and 5 shower cubicles per change room with direct internal access via security door and access to change room via lockable door Each change room is able to be locked off from rest of building with secure door. Each change room and each ablution space has a secure vent (for 24/7 passive ventilation) Change and ablution spaces and any access corridors have slightly lower floor level than other spaces in building and slightly sloping floors to enable easy cleaning of floors with hose to gully trap(s)
Sports Hall College store 40m ²	<ul style="list-style-type: none"> One large storeroom for College movable indoor sports equipment with direct access to main sports hall space
Main space community user storage 10m ²	<ul style="list-style-type: none"> 2 x separate and secure walk-in store cupboards for the in-season regular users of main space. Each cupboard approx. 1.8 m wide by 2.5 m deep, all with direct access from main sports hall space via locked double doors for rolling in and out of gear trolleys
Entrance, Foyer, Circulation, Reception and Office 50m ²	<ul style="list-style-type: none"> Small entrance foyer IT and data projection friendly foyer Digital control system to open the facility and record usage (Swipe, dongle or PIN pad) Office for College staff and for event coordination with lockable opening to foyer to provide reception
Store for outdoor equipment	<ul style="list-style-type: none"> Use of 20-foot cargo containers for storage Screened with trellis or similar (see Toitu Poneke Hub in Kilbirnie, Wellington for an example)

Storage for ground maintenance equipment for the new fields would preferably be provided in the form of a double garage separate to and some distance from the main Hub building (mitigate fire and safety risks associated with fuel and chemicals).

Parking provision requirements will be determined by SWDC once size and capacity of the facility is settled. The operative Wairarapa Combined District Plan requires one carpark for every three participants, based on the design capacity. For the gym, SWDC can consider hours of use, and as demonstrated in the occupancy analysis where activities are not occurring simultaneously this can be taken into account regarding the number of parking spaces. If the College site cannot provide sufficient carparks a capital contribution of \$5,000 per carpark can be requested by SWDC. Additional parking capacity could be developed in the area that is currently a paper road.

9.3 Hub facility

The development of a Hub facility could occur in the future as an extension to the Community Gymnasium building if the adjacent land is secured and developed as a sports park. A simplified hub facility is considered would adequately meet the needs and aspirations of creating a vibrant and welcoming space utilised by a range of different users. The scale of facility can be pared back by utilising the College Auditorium for large attendance events.

The Hub Facility specification in the table below has a building footprint of nearly 650m² in a single level layout and when combined with the Gymnasium footprint would mean a total footprint of about 1,600 m².

Table 3: Proposed Requirements Greytown Sports Hub Facility

Facilities proposed	Specific details
<p>FUTURE SPORT HUB Clubroom / Multi-use Space</p> <p>Sport Clubroom lounge</p> <p>Resource/ seminar room for College</p> <p>Low impact exercise / activity space</p> <p>130m² (35/95m² when divided)</p>	<ul style="list-style-type: none"> ▪ Able to accommodate 120 persons ▪ Able to be divided by fold away operable wall into 2 spaces (lounge/ seminar/small clubroom space of about 25-30% and larger clubroom/ hall 75-70%), preferably sound reducing operable wall ▪ Flooring mix of hard floor for larger space e.g. low impact exercise activity) and carpet in smaller space for meetings/ member lounge ▪ Clubroom located so has views of the College paved courts, multi-use synthetic turf area, fields beyond the turf as well as the proposed new sports park on adjoining land ▪ Ability to darken room during daylight hours but not blackout ▪ IT and data projection friendly ▪ Access to kitchen from both spaces when divided by operable wall ▪ Bar with serving counter from both spaces when divided by operable wall ▪ Access to toilets from both spaces when divided by operable wall ▪ Ability to secure space from other spaces ▪ Can be easily extended if needed in the future ▪ Can have access to an outside plaza area for temporary overflow accommodation for an occasional larger event
<p>FUTURE SPORT HUB Kitchen/ Bar facility</p> <p>40m²</p>	<ul style="list-style-type: none"> ▪ Big enough to support hospitality in the Clubroom facility (e.g. prepare, heat and set out food for presentation) and good dish & glass wash fit out ▪ Good direct access to the outdoor vehicle areas for ease of load in and load out ▪ Serving counter into Clubroom for food and drinks ▪ A person in the kitchen at the servery should be able to see the main entrance for security purposes. ▪ Preferably have a serving counter directly to outdoor for “tuck shop” function avoiding requirement for outdoor field, turf and court customers to enter the building with dirt and mud on footwear (if not possible then immediately adjacent to an entry door to limit cleaning) ▪ Instant boiling water supply. ▪ Free standing lockable chillers
<p>Referees/ officials change room</p> <p>10m²</p>	<ul style="list-style-type: none"> ▪ Small change room ▪ Cubicle with shower and change space ▪ One of these rooms to be First Aid/ Physio room as well ▪ Both have direct external access via security door ▪ Each change room has secure vent (for 24/7 passive ventilation) ▪ Change rooms and any access corridors have slightly lower floor level than other spaces in rest of building and slightly sloping floors to enable easy cleaning of floors with hose to gully trap(s)
<p>Two team change rooms, showers, tape room/ first aid room</p> <p>70m²</p>	<ul style="list-style-type: none"> ▪ Primarily for outdoor sport use to service rugby, football & touch fields, possibly on occasion used by teams using the hockey/ courts area, ▪ Change rooms open into access corridor to provide privacy. Corridor has secure grill or door with venting for outdoor access as well as lock door into main facility (capability to add more change rooms in future plus extending access corridor) ▪ Connected ablutions space with one toilet and 5 shower cubicles per change room with direct external access via security door and access to change room via lockable door ▪ Each change room is able to be locked off from rest of building with secure door. ▪ Each change room and each ablution space has a secure vent (for 24/7 passive ventilation) ▪ Change and ablution spaces and any access corridors have slightly lower floor level than other spaces in building and slightly sloping floors to enable easy cleaning of floors with hose to gully trap(s)
<p>Fitness Studio and associated change and ablution facilities</p> <p>100m²</p>	<ul style="list-style-type: none"> ▪ A local level gym/fitness training facility that ideally has cardio and weights equipment in separate lock off space (100m²) ▪ A mix of exercise classes would be held in the sports hall space ▪ Community Fitness users would share use the indoor court change and ablution spaces outside of school hours
<p>24/7 public toilet</p> <p>5m²</p>	<ul style="list-style-type: none"> ▪ Universal access toilet ▪ Available and accessible for public use 24/7 ▪ Well-lit entrance with door in external wall ▪ Fire proof design to isolate from rest of building
<p>Water source</p>	<ul style="list-style-type: none"> ▪ Drinking water fountain on external wall of building

Some attributes of a Hub facility are outlined in the table below and could be applied to the Kuranui Hub.

Table 4: Potential Hub Facility Attributes

Attributes	Specification
<p>'A home' for all Clubs using shared display space & social space</p> <p>Figure 3: LED Lighting Toitu Poneke, Wellington</p> 	<p>The ability to display memorabilia and retain respective profiles is paramount. The foyer should include a digital display flat screen TV and a trophy cabinet. Flat screen TV in upper lounge. These flat screens provide the ability to select which sport or other memorabilia to display.</p> <p>Install LED RGBW lighting to enable dial up of colour of trim lighting. (See Toitu Poneke example in photo image)</p>
<p>Flexible multi-purpose spaces</p>	<p>The spaces within the hub will need to be designed with maximum flexibility, so it can either be one large open space catering for up to about 120 people or separated off to create smaller spaces to cater for general members casual lounge and booked event. Acoustic isolation between sub-divided spaces will be important.</p>
<p>The ability to host meetings</p>	<p>Exclusive purpose meeting spaces aren't required as there are several good quality options of various sizes elsewhere in Greytown.</p>
<p>Kitchen and bar Food & Beverage (Café', Liquor license etc.)</p>	<p>GSL becomes the holder of the liquor license</p> <p>Designed to enable one person to be able to serve drinks and cabinet type food efficiently</p> <p>Food and beverage should be kept simple by having an external contractor supply food and staff when the facility is operating as a licensed café or bar or kitchen appropriate for limited preparation and presentation of food, not full commercial kitchen standard</p> <p>At other times a coffee cart concession used when needed.</p> <p>An outdoor BBQ area, for classic mass catering at peak times (sausage and bread after games) to really build the family friendly atmosphere.</p>
<p>Storage</p> <p>Figure 4: Container Storage at Toitu Poneke (park side view)</p> 	<p>Current shortage of storage could be addressed via development of new store space through use of relocatable cargo containers as lock up storage at ground level</p> <p>Figure 5: Cargo Container Storage at Toitu Poneke (street view)</p> 
<p>Technology Provisions</p>	<p>Important the Hub facility has technology provisions built in to its infrastructure</p> <ul style="list-style-type: none"> ▪ high speed Internet and Wi-fi, ▪ drop down screen & ceiling mounted data projector, ▪ flat screen TV's with ability to skype/video conference and display memorabilia ▪ light coloured walls to ensure maximum flexibility for projection <p>Able to screen high profile sports games or events, where families could come and view together.</p>
<p>Play area outside</p>	<ul style="list-style-type: none"> ▪ Provide a fenced playground to enhance family friendly focus of the hub ▪ Provide an outdoor skate park facility

9.3.1 Revenue opportunities

The functional specification provides wider opportunities for the proposed Hub facility to increase revenue. The hire spaces that encompass the multi-use facility (gymnasium, sport clubroom, weights gym) if operated proactively could achieve greater occupancy (and higher revenues). The Hub facility concept has a range of spaces for hire to meet differing needs of current and potential users such as the potential to create two spaces using a fold away operable wall.

The combined space would be able to accommodate up to 120 people in a mix of seated and standing in clubroom mode. However, in seated table mode it is estimated that about 90 people could be catered for e.g. 9 tables with 10 people per table. This arrangement paves the way for events and functions; these include weddings, birthdays, conferences / meetings and Christmas or work social activities. The kitchen and bar facility (approximately 40m²) can cater for these larger events thus increasing hire charges.

10 Location of the Community Gymnasium (and Potential Hub Facility)

The review of options for the location of the new Community Gymnasium at Kuranui College identified one far superior site from any others identified. The site is currently occupied by the horticulture area plus an area formerly sports courts (now unusable due to trip hazards of concrete slab construction). Part of the area is occupied by a moveable prefabricated building (formerly 2 classrooms). The site is approximately 3,600m² (60m by 60m). The site was selected because:

- It has direct access from a public road without the need to access the Kuranui College campus by community users
- It is immediately adjacent to boundary of the Kuranui College with land identified as a potential future sports park
- It is also immediately adjacent to the 4 tennis court/ half-field hockey multi-use synthetic turf area and the 5 paved outdoor courts
- The land area available is large enough to accommodate the Community Gymnasium and any future sports hub facility
- The public road is as yet undeveloped and could provide substantial parking capacity for the facility

11 Development Strategy

The replacement of the Kuranui Gymnasium with a new fit-for-purpose facility provides a significant development opportunity for Kuranui College, the Greytown community and the wider South Wairarapa district. The College is fully supportive of increasing community use of the gymnasium outside of school use times. Use of the replacement College gymnasium has significant whole of life cost benefits for the community including Ministry of Education (MOE) funding meeting the majority of operating costs such as heating and cleaning the facility for school use and part of the costs of repairs and maintenance and ultimately renewal. As a result, the cost per court hour of community use can be much reduced for users compared to owning and operating a duplicate community facility. Heating for the school means community use that follows in the evening has a facility at a good operating temperature.

Development of the Community Gymnasium is the top priority to ensure a fit-for-purpose (right size) facility is built so as to maximise the value to the community and education outcomes (both curricula and extra-curricular) for current and future students at Kuranui College. A joint investment by the MOE, South Wairarapa District Council, Greytown Trust Lands Trust and other funders will be needed to achieve the optimum facility solution.

The wider concept of an integrated sports hub development is a once in a generation opportunity bringing benefits through consolidation and sharing resources founded on a multi-faceted community-school

partnership. This partnership would see the optimised use of existing fields, multi-use synthetic turf, paved courts and a new integrated and fit-for-purpose gymnasium and a proposed new sports park (Council reserve) with initially 3 fields and a core hub building with change, ablution and social spaces. Additional College spaces such as the Student Centre with its tuckshop and auditorium would also be secured for community use through an access agreement with the College and then managed in an integrated manner to optimise their use with the Hub.

Benefits to all clubs and users are:

- Spreading the cost of clubrooms provision across more sports and more users/ members
- Improve recruitment of senior players with a stronger presence at the College
- Provides a more economically sustainable solution to provision of fields and clubroom facility for the clubs without the entire burden of managing and upkeep of the facility and the fields on any individual club

In terms of land a long view 'secure and use or hold' approach is recommended to ensure land is available when needed to meet growth in demand at an affordable cost to the community. Land to provide for the assessed current demand of three new fields needs to be secured as a priority. This will provide an option to relieve pressure on Soldiers Memorial Park and an option for the Rugby Club to achieve a sustainable future at a new location on a Council reserve and consolidate most rugby activity (Club and College) at the new Hub.

A staged development is recommended due to a combination of timing factors:

- The MOE's need for an immediate replacement of the Kuranui College Gymnasium due to significantly low seismic performance
- The need to secure additional land adjacent to Kuranui College to progress the sports park development and is highly unlikely to be achieved in time for a single development
- Working with the Rugby Club to address its reservations regarding the concept of relocating to a new park and shared Hub facility

There is also a viable option to relocate Bowls to The Orchards retirement village through an access arrangement that would significantly improve the sustainability through dramatically reducing the costs to the Club of providing the green and pavilion and this should enhance its ability to recruit and retain members.

11.1 Stage 1a: Immediate development of the Kuranui Community Gymnasium

Develop the new gymnasium facility in the short term to meet MOE timetable with the focus on the activity spaces and supporting change, ablution, storage and office spaces and services as per the functional specification. Delay the social facility including bar and lounge until the additional land is secured as there are viable alternative spaces at the College to meet the current needs of the sports using the community gymnasium. In the interim, utilise existing College facilities when needed for social interaction such as the Student Centre with food preparation either off-site or in the tuckshop kitchen. Larger events such as prize-giving functions could use the Auditorium.

Provision in the orientation and design of the Community Gymnasium for the development of an extension to accommodate the proposed hub facility functions with, if possible, good sight lines into the sports hall and to the outdoor playing areas of paved courts, multi-use synthetic turf and proposed new sports fields.

Provision for informal play as part of the development is suggested, and if budget allows it, with the location of the skate park in the vicinity of the Community Gymnasium (and Hub facility) as well as a playground.

11.2 Stage 1b: Bowling Club Relocation

The current location is not tenable for the Bowling Club due to the increasing land rental. An alternative location and facility could be available within the planned Orchard Retirement Village. The alternative location is about 250m as the crow flies from the current location.

The Village development will include provision of a full-size artificial turf bowling green that will provide an all-weather surface. The Orchard Retirement Village owners have indicated that the Wellbeing Centre could provide the 'clubroom' functions including:

- Social space/ members lounge using its multi-purpose space within the Wellbeing Centre
- Kitchenette (a commercial kitchen will be housed within the adjacent communal facility and may be available to provide a trolley service to the bowling green)
- Changing rooms and lockers
- Bowls storage space

Club memorabilia could be accommodated through:

- Display of photos as digital images on flat screen TVs
- A display cabinet for trophies and a selection of physical memorabilia behind roll-away panels (open when the Bowling Club is using the social space)

Parking would be available adjacent to the green with overflow tournament event parking would be available by arrangement within the Village (mostly used for motorhome parking).

The benefits identified to date from locating within the Orchard Retirement Village include:

- Brings local residents into the Village on a regular basis that is a goal of the Village owners
- Bowlers are a good fit with the demographic of Village residents
- Village residents who participate in bowls have social interaction with Bowling Club members
- Provides the Club with the opportunity to recruit Village residents as members
- Provides the Village with opportunity to market itself to potential future residents
- Brings an activity of interest that can be observed by residents in the higher-level care facility that overlooks the green
- Removes duplication of bowling facilities in Greytown and splitting the player base between two facilities
- Provides a more economically sustainable solution to provision of a green and clubroom facility for the Bowling Club without the entire burden of managing and upkeep of the facilities and the green
- The location is a short distance from the current facility and remains walkable for most Club members

Other options considered and discounted were remaining at current site (economically unsustainable) and the Kuranui Sports Hub (distance not easily walkable for local resident club members who currently walk to the current facility). An enduring and legally binding rights agreement would be needed to assure the Bowling Club long term access to the green and support facilities at no cost or a specified contribution to operating costs. The programme of grooming, maintenance and renewal of the artificial green to meet the level of service (for hosting competitions and tournaments) plus any cost sharing by the Bowling Club would also need to be specified in the agreement. In addition, a workable liquor license arrangement would need to be established.

11.3 Stage 2 Purchase land and develop 3 new fields

The second stage is a critical part of the integrated timely delivery of facilities and fields to meet increasing demand from projected population growth in and around Greytown. Options for additional land to create a sports park in combination with the College fields are to:

- Purchase 3 hectares of land immediately adjacent to the new community gymnasium site to accommodate a new No. 1 field for use by Rugby and a new No. 1 field for Football and a shared floodlit training field.
- Purchase or secure option to purchase a further 4-6 hectares of adjoining land to future proof the provision for field sports. This can continue to be farmed until needed to meet growth effect.

The preferred land is owned by a local Hapu and currently leased to a farmer for irrigated grazing and spreading of dairy effluent. This land would need to be purchased by Council. Council would then over time invest in developing premium quality sports fields and support amenities. An integrated hub development including a social facility and change rooms and ablutions for the field sports is proposed to meet the needs of user organisations.

Memorabilia is an important part of building a strong sense of place, the 'home clubrooms'. This has been successfully achieved at other multi-code sports hubs⁵ through:

- Display of photos as digital images on flat screen TVs
- A display cabinet for trophies and a selection of physical memorabilia behind roll-away panels (open when a particular Club is using the social space)
- An archive space for other physical memorabilia (can be rotated into display panels and cabinets by the Club)

Benefits specific to the Rugby Club are:

- Reducing the lease cost to a manageable annual cost. The current lease cost is forecast to escalate steeply due to increasing land values in Greytown and the Greytown Trust Lands Trust policy on revenue from rentals that will significantly increase the amount of rental to be paid by the Club
- The Club being located on Council land provides more certainty than the current lease with the Lands Trust.

Assumptions regarding field sport provision include:

1. Kuranui College (and if needed Greytown Primary) sports fields are upgraded to increase their capacity to accommodate game and training demand
2. A Kuranui College field has floodlights installed to enable use for mid-week evening practices, shared by rugby and football (to reduce pressure on Soldiers Memorial fields in winter)
3. Senior Football relocates to the new hub from Soldiers Memorial Park to provide a year round base for winter and summer football games as well as Futsal in the indoor court and potentially on the artificial turf area.
4. Junior football provision is based at the new hub but uses a mix of College, Primary School, Soldiers Memorial fields and new park field (when developed) to meet peak loading on Saturdays with some primary age training continuing at Greytown Primary School and older players on fields at Kuranui College when they are improved
5. Securing at minimum 3 hectares of land (preferably with an additional 4-6 hectares for future proofing) adjacent to the College to enable development of two new premier fields plus a training field with suitable drainage, irrigation and floodlighting for rugby and football
6. The new fields and college fields provide a venue for occasional tournament events for Rugby and Football in winter and other sports

11.4 Ownership, Governance and Management

The majority of the funding for the community gymnasium, hub facility and park will be provided by Council. The suggested arrangement is for Council to own the assets with a lease arrangement with the MOE for College land used for the gymnasium and hub facility. The College would have a license to occupy from the Council to use the community gymnasium as per the access rights.

Governance of the new facility needs to reflect the major contributing partners and the joint governance board should have representatives of Council, the College/MOE, the users (represented by GSL) with an independent chair. The GSL is the logical collective organisation to manage the day-to-day community use of the Community Gymnasium and proposed Sports Hub building, plus to coordinate sport and recreation activity in collaboration with sports clubs and key volunteers. The GSL could also develop, manage and operate new activities and programmes using spare capacity in the Community Gymnasium, Hub, College facilities and fields over and above current use by Clubs. This is a more active role for GSL than its current administrative function. This opportunity would need to be considered by GSL and its member clubs.

Access rights of the College would be on school days during term weeks from 8.30am to 5.00pm then management and operation would switch over from College to GSL. Weekends and school holidays would be managed and operated by GSL to maximise community use and benefit.

⁵ See Toitu Poneke Community & Sports Centre – The Hub in Kilbirnie, Wellington <https://www.toituponeke.com/>

11.5 Application of Planning Principles

The planning principles apply as follows.

Table 5: Application of Planning Principles to Greytown Case

Principle	Greytown Case
Meeting an identified need and fit for purpose to meet the need	Replacement facility will provide a fully compliant fit-for-purpose indoor court facility for existing and planned additional community and school sport
Sustainability – consideration of whole of life costs	Community-school partnership optimises use/ occupancy and efficiency in resource use through sharing of costs. Inclusion of SWDC as a funding partner will enhance whole of life sustainability of the facility.
Partnering / Collaboration / Co-ordination	The existing community-school partnership would be strengthened with GSL managing use and activation of the new facility out of school use hours
Co-location and Integration	Gymnasium is part of significant cluster of sport & recreation facilities at Kuranui College used by the community. The new facility will support community use of the multi-use synthetic turf, paved courts and fields
Future proofing – adaptability	Stage 2 Hub facility and new fields is integrated into concept
Accessibility	Excellent flat site enables direct access of community users to new facility directly from the public road.
Reflecting the community	Shared use is well embedded
Activation	GSL provides an existing organisation with capability to increase activation through a strengthened partnership arrangement.
Socialisation	Student Centre provides an adequate interim social space until Hub facility extension is built that will significantly enhance socialisation capacity.

11.6 Space and Places Planning Criteria

A summary of how the proposed Community Gymnasium would impact on the criteria is in the table below.

Table 6: Application of Planning Criteria to Greytown Case

Criteria	Rating	Greytown Case
Essential		
Participation Levels	Positive	A positive impact on participation levels is anticipated, as the Community Gymnasium will provide enhanced capacity and better quality for users
Supply v's Demand	Positive	The Community Gymnasium will meet current demand from the College and from the community
Capability to deliver, sustain and manage	Positive	GSL has the capability to bring the Development Plan to fruition but would need additional the capability and capacity to ensure it is sustainably managed.
Evidence Base	Positive	There is sound evidence supporting the need for the larger community-school partnership facility
Gap in Provision met through new capacity	Positive	There is no alternative supply of indoor sport space. There is sound evidence supporting the need for the larger community-school partnership facility
Strategic Planning Alignment	Positive	Fits with Council planning for growth and the Wellington Region Facilities Strategy
High Priority		
Industry Best Practice	Positive	Reflects best practice including shared use of facilities and school/community partnerships
Flexibility	Positive	The new facility will incorporate flexibility of use by multiple stakeholders. The planned location provides flexibility for further development of the hub.
Impact on other facilities	Neutral	None
Sustainability	Positive	Should improve the financial and social sustainability of sport and recreation clubs and activity in Greytown through consolidation and sharing of standing costs of the Community Gymnasium with the MOE and consolidation of provision reducing property costs for each club

Criteria	Rating	Greytown Case
Activation	Positive	It is highly likely GSL will encourage and enable greater use of the community gymnasium facility, other College facilities and fields
Desirable		
Social interaction	Positive	The Student Centre can provide a viable space for junior sport related social space. A core function of the Hub facility is to encourage and enable social interaction, when built this will be greatly enhanced
Reflective of the local community	Positive	The Hub facility will have enhanced display of memorabilia to reflect the history of sport and recreation in the Greytown community
Development pathways for participants	Positive	The Community Gymnasium will deliver a more effective and compliant sized space for competition play, training, coaching and instruction for player development.

12 Pricing Policy

Pricing levels need to balance revenue generation with affordability and ensuring an accessible and inclusive community hub facility. Currently the Kuranui Gymnasium is supplied free of charge to Kuranui College teams for games and training. It is hired out to external parties at \$15 GST inclusive per hour and this flat rate also applies to use of Student Centre. The College philosophy is to cover the direct operating costs of power and cleaning generated by the external users. The College sees affordability of hire charges as a critical factor in providing inclusive junior sport in the community.

The working assumption is that the current Kuranui College pricing policy will continue for the foreseeable future for not for profit users with inflation adjustments at annual intervals. The last adjustment in pricing was at least 5 years ago. The first of these adjustments would take place on completion of the new facility with an increase in fee to \$20 (GST inclusive) per hour. This increase is mostly retrospective for inflation impacts over the past 5 years. The hourly charge rate is still a low charge compared to most similar facilities.

A new commercial hire charge for the gymnasium is proposed at \$30 (GST inclusive) per hour

A new commercial and private function charge would be introduced for use of the Hub facility with a flat fee charge of \$200 per hire with a standard hire agreement that includes recouping costs of any cleaning and repairs required to be undertaken by the venue after the hire.

13 Occupancy Model for Community Gymnasium

A model of projected occupancy has been developed based on current use, consultation feedback and best practice in the sector whilst being cognisant of the small population within the catchment. This would see a significant increase in use compared to the current situation. Increase in use is based on having a more effective and compliant space for key users such as Netball and Basketball plus new social sport offerings targeted at families such as Volleyball, Badminton and Futsal (indoor football).

Table 7: Projected future occupancy of new community gymnasium – Winter terms

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
7.00 am								
7.30 am								
8.00 am								
8.30 am								
9.00 am	Kuranui College	Kuranui College	Kuranui College	Kuranui College	Kuranui College			
9.30 am								
10.00 am								
10.30 am								
11.00 am								
11.30 am								
noon								
12.30 pm								
1.00 pm								
1.30 pm								
2.00 pm								
2.30 pm								
3.00 pm								
3.30pm	KC Jnr Boys Basketball	KC Girls Netball (Apr-Sept) IF WET	Primary School Cluster Basketball	KC Girls Netball (Apr-Sept) IF WET	NEW Jnr Futsal 2 games		NEW Jnr Futsal 3 games 45 min rounds	
4.00pm								
4.30pm								
5.00pm					KC Snr Boys Basketball			
5.30pm								
6.00pm	NEW Jnr Futsal		Spitfires Baseball (June-Aug)				NEW Social Sport 3 games 45 min rounds	
6.30pm		Tae Kwon Do Club		Tae Kwon Do Club				
7.00pm								
7.30pm	NEW Social Sport 3 games 45 min rounds	NEW Greytown Snr Netball Training	NEW Social Volleyball	Informal Basketball	Climbing wall			
8.00pm								
8.30pm							New Badminton	
9.00pm								
9.30pm								
10.00pm								
10.30 pm								

The financial success of any community facility is that it is extensively programmed to meet the needs of the residents it serves, and high levels of occupancy are achieved.

The occupancy hours of the community gymnasium have been estimated after consultation with clubs and foreseeable future demands identified e.g. social sport leagues. The table below shows that the highest level of demand will be during the winter months of terms 2 and 3 with lower levels of demand in summer, consistent with sector-wide patterns. It has been assumed that the access rights for school use will be from 8.30am to 5.00pm Monday-Friday during school terms. Therefore, the table identifies potential usage from 5.00pm-9.00pm initially, generally in 8-10 week blocks per term.

It is also assumed that community access to the gymnasium would be increased during school holidays to deliver programmes and activities to the local community by GSL or other organisations. Therefore, for modelling purposes it is estimated that Kuranui Community Gymnasium would be hired for 9 weeks per annum for community holiday programmes at an average of 30 hours per week.

Table 8 Projected community use of gymnasium

Period of Year	Weeks	Hours per week	Total Hours
T1	9	12	108
T2	9	20	180
T3	9	20	180
T4	9	8	72
Holiday	9	30	270
Total hours			810

14 Affordability and Sustainability

There are clear timing challenges to securing the land for the development of new fields in Greytown to meet the needs of a growing resident population. The PWG has directed the financial modelling to be completed on the full development concept rather than Stage 1 (Community Gymnasium only) and this means several key assumptions have been used. As stated earlier in the report the Kuranui Community Gymnasium project has good synergy with the Lands Trust mission and purpose as it will have significant positive impacts on both educational and community outcomes. However, the Lands Trust has indicated that any contribution by it is conditional on the sale of lands occupied by rugby and bowls.

The proposed “component mix” in the Functional Specification is based on industry best practice with generating good revenue streams in mind. This “facility mix” is critical to the level of financial success as highlighted in the Sport NZ Guidance document on community facility development that states:

To ensure the best financial viability and attract potential interest from other funders or investors, any future facility must be designed with components that have the potential to contribute positive revenue streams and the capacity to be profitable.

In order to estimate and project operational and expenditures for the community hub a number of financial modelling assumptions had to be made. These assumptions are based on industry “best practice” gathered largely from a combination of two sources e.g. Yardstick Facility Management Reports and National Facilities Benchmarking Tool⁶ (NFBT).

14.1 Modelling assumptions

The majority of assumptions have been captured during PWG meetings and the consultation phase with clubs and informed by similar facilities elsewhere in New Zealand.

14.1.1 Management & Operational Assumptions for Proposed Hub (Stages 1 & 2)

1. The Community gymnasium and Hub land footprint will be leased to SWCD from the MOE.
2. The GSL will manage and operate the community hub outside of school use as a community hub facility.
3. The current GSL administrator will be re-located to the community hub facility and will provide supervision when on-site and has casual use (when the facility is not booked).
4. Supervision of the facility will be the responsibility of the hirer at all other times.
5. A memorandum of understanding (MoU) will be agreed by GSL, Kuranui College, SWDC and MoE embedding access rights for school and community use.
6. College use will be from 8.30am to 5pm Monday-Friday during school terms.
7. GSL operational hours will be from 5pm-10pm Monday to Friday and 8am-8pm Saturday and Sunday. These hours could possibly be extended at weekends for events and competitions with prior agreement.
8. The MoU will detail that all parties will be responsible for meeting their own individual operating costs e.g. College, GSL or third party operators via lease charges.
9. The current provider of community fitness provision Greytown Community Gym (currently located at rugby club) will re-locate to the new fitness studio when completed. The current provision no longer meets the current requirements.

⁶ Sport NZ National Facilities Benchmarking Tool (2015-current)

14.1.2 Income Assumptions for Proposed Hub (Stages 1 and 2)

10. The key assumption used in the financial model is that the Lands Trust will have income available to be able to underpin the full hub development generated from its sale of land holdings currently occupied by the Bowls Club and the Rugby Club and reinvestment of this capital in commercial property and achieving commercial returns.
11. The Lands Trust would commit to an on-going operational subsidy of \$25,000 per annum for the Sports Hub to support the community active recreation and sport participation initiatives (subject to moderate revenues being achieved from reinvestment of capital from land sales)
12. The Lands Trust could commit up to \$15,000 per annum for maintenance and renewals of the wider hub components i.e. new building, courts and artificial surface (subject to higher revenues being achieved from reinvestment of capital from land sales). This would be placed into a reserve trust fund for “draw down” as required for maintenance and renewals.
13. The catchment for the facility has a small resident population and this has meant a conservative approach to estimating likely usage of the new facility and therefore limited revenues that could be achieved from user charges.
14. Leasing out of the fitness studio space to a fitness provider, preferably the Greytown Community Gym (GCG). Annual rental would be discounted for a not for profit community organisation. Discounted to 75% of local commercial space rate, currently about \$130 per m² per year. At \$100 per m² results in \$10,000 per annum in lease income. We understand the current annual rental is \$11,000 for a smaller space.
15. As per the pricing policy, the hire charges will be \$20 per hour (inclusive of GST) for not for profit users, and \$30 per hour (inclusive of GST) for a commercial organisation e.g. Zumba classes offered by a sole trader. To illustrate, 20 community users per hour at \$1.00 per entry making it very affordable to cover costs of hire.
16. Event / Function hire will be \$200 per half or full-day including use of kitchen. For divided space this will be halved to \$100 per half day or full day for smaller gathering.
17. All income received by GSL during “community hours” will be used to offset costs incurred due to operation of the facility e.g. staffing.
18. The occupancy modelling has a total of 810 hours per annum at the not for profit hire charge of \$20 (GST inclusive) per hour or \$16,200 per annum

14.1.3 Operational Cost Assumptions for Proposed Hub (Stages 1 and 2)

19. Programmed repairs and maintenance will be the responsibility of the College for the MOE share of the gymnasium.
20. Un-programmed repairs will be the responsibility of the hirer as outlined in hire agreement.
21. Casual user damage at the Hub will be the responsibility of GSL and captured during programmed repairs and maintenance schedules.
22. It is estimated that an additional 10 hours per week will be required for the GSL administrator to deal with bookings and general administration. It has been assumed that the pay rate will be approximately \$25 per hour for 10 hours per week over 48 operational weeks.
23. Programmes offered at the facility by the GSL will recoup all costs from user charges and any grants secured for the programme. Therefore, no net cost to GSL.
24. The use of energy and utilities, along with routine cleaning will be met by the College as part of its partnership contribution.
25. Depreciation has been calculated at 2% of the total combined value of the hub facility, excluding fields and their floodlights. This could be increased overtime depending on the renewals model adopted by the MOE (gymnasium), The Lands Trust (hub building and artificial turf) and SWDC (new fields, irrigation and floodlights).

26. Rates have been excluded due to facility being located on MoE land.

14.2 Indicative 5-year Cash Flow Budget for Proposed Sports Hub (Stages 1&2)

The cashflow budget is based on the assumptions listed above.

Table 9: Cashflow Operational Budget for Proposed Sports Hub (Stages 1&2)

Operating Budget	Year 1	Year 2	Year 3	Year 4	Year 5
Income					
Lands Trust Operational subsidy	\$25,000	\$26,250	\$27,563	\$28,941	\$30,388
Fitness Studio	\$10,000	\$10,500	\$11,025	\$11,576	\$12,155
Gymnasium Community hire revenue	\$16,200	\$17,010	\$17,861	\$18,754	\$19,691
Sponsorship / Local fundraising	\$2,400	\$2,520	\$2,646	\$2,778	\$2,917
Events / Functions hire revenue	\$4,800	\$5,200	\$5,600	\$6,000	\$6,400
Total income	\$58,400	\$61,480	\$64,694	\$68,049	\$71,551
Expenditure					
Staffing	\$14,040	\$14,461	\$14,895	\$15,342	\$15,802
Energy	\$0	\$0	\$0	\$0	\$0
Maintenance	\$6,000	\$6,600	\$9,900	\$10,890	\$11,979
Cleaning materials	\$600	\$618	\$637	\$656	\$675
Contents insurance	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Building insurance	\$2,500	\$2,500	\$2,500	\$2,600	\$2,600
Office / Admin consumables	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351
Telephones / Wi-Fi	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351
Equipment purchases	\$1,200	\$1,320	\$1,452	\$1,597	\$1,757
Water Meter Charges	\$600	\$600	\$600	\$600	\$600
Advertising / Marketing/ Social media	\$3,000	\$2,000	\$2,200	\$2,200	\$3,000
Alarm monitoring	\$800	\$800	\$824	\$849	\$874
Waste removal charges	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
Staff training	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351
Total expenditure	\$39,840	\$40,332	\$44,784	\$46,863	\$49,781
Net Operating Surplus / Loss	\$18,560	\$21,148	\$19,910	\$21,186	\$21,770

Depreciation is usually a challenge for community facilities with many not funding it on an on-going annual basis. If depreciation was calculated at 2% of the total combined construction value of the community gymnasium and proposed hub facility, excluding fields and their floodlights this would be \$106,000 per annum (\$5.3 M value). The percentage and amount could be increased or decreased overtime depending on the renewals model adopted by SWDC. Clearly the current financial model will not fund depreciation at the 2% per annum level.

14.3 Indicative 5-year Cash Flow Budget for Community Gymnasium

An extraction of the Community Gymnasium (Stage 1) element is provided below. The key differences to the Sports Hub financial model are listed in the table below.

Table 10: Operating Cost Assumptions for Community Gymnasium (Stage1)

Item	Assumption/ rationale
------	-----------------------

Staffing	Average 4 hours per week managing community use but without direct activation role
Energy	Mostly met by College/ MOE as already heating facility for school use. Lump sum contribution from community with 3% inflation
Minor repairs & maintenance	Estimated at 0.25% of construction cost plus 10% inflation
Cleaning materials	College/ MOE 100% contribution as already cleaning for school use
Contents insurance	College and sports clubs insure their own equipment
Building insurance	Assumed be covered as part of SWDC asset insurance at no charge to the facility
Office / Admin consumables	Estimated at \$20 per month
Telephones / Wi-Fi	College/ MOE contribution as part of the College system
Equipment purchases	College and clubs purchase and renew their own equipment
Water Meter Charges	Estimated from comparable sized facilities
Marketing/ Social media	As part of standard GSL communications and website hosting
Alarm monitoring	Lump sum contribution from community use to College budget for security
Waste removal charges	College/ MOE contribution as should be minimal
Staff training	Part of standard GSL Inc. customer service training / marketing / IT / Health & Safety/ First Aid

The most notable aspect of the revenue is the absence of an operating subsidy from the Lands Trust.

Table 11: Cashflow Operational Budget for Community Gymnasium (Stage1)

Operating Budget	Year 1	Year 2	Year 3	Year 4	Year 5
Income					
Gymnasium Community hire revenue	\$16,200	\$17,010	\$17,861	\$18,754	\$19,691
Grants and sponsorship	\$5,000	\$5,250	\$5,513	\$5,788	\$6,078
Total income	\$16,200	\$17,010	\$17,861	\$18,754	\$19,691
Expenditure					
Staffing	\$5,616	\$5,784	\$5,958	\$6,137	\$6,321
Energy	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Minor repairs & maintenance	\$6,250	\$6,875	\$7,563	\$8,319	\$9,151
Cleaning materials	\$0	\$0	\$0	\$0	\$0
Contents insurance	\$0	\$0	\$0	\$0	\$0
Building insurance	\$0	\$0	\$0	\$0	\$0
Office / Admin consumables	\$240	\$247	\$255	\$262	\$270
Telephones / Wi-Fi	\$0	\$0	\$0	\$0	\$0
Equipment purchases	\$0	\$0	\$0	\$0	\$0
Water Meter Charges	\$600	\$600	\$600	\$600	\$600
Advertising / Marketing/ Social media	\$0	\$0	\$0	\$0	\$0
Alarm monitoring	\$800	\$800	\$824	\$849	\$874
Waste removal charges	\$0	\$0	\$0	\$0	\$0
Staff training	\$0	\$0	\$0	\$0	\$0
Total expenditure	\$18,506	\$19,457	\$20,504	\$21,630	\$22,843
Net Operating Surplus / Loss	-\$2,306	-\$2,447	-\$2,643	-\$2,877	-\$3,152

14.4 Sensitivity Analysis for Proposed Sports Hub (Stages 1&2)

The sensitivity analysis demonstrates the impact of changes in key variables on net cash flow. The base projection used in the table below is from year 3 of operation. The sensitivity analysis uses five scenarios covering variations from 'optimistic' to 'black hat' for revenue and operational expenditure. The outcomes of the sensitivity analysis are summarised in the table below.

Table 9: Sensitivity Analysis based on Year 3 of Operation of Proposed Sports Hub (Stages 1&2)

Sensitivity Analysis	OPEX Costs		Revenue		Net result
Base projection (Year 3)	100%	\$44,784	100%	\$64,694	\$19,910.43
Optimistic	90%	\$40,305	110%	\$71,163	\$30,858.19
Realistic	100%	\$44,784	90%	\$58,225	\$13,441.03
Pessimistic	110%	\$49,262	85%	\$54,990	\$5,727.98
Black hat	125%	\$55,979	75%	\$48,521	-\$7,458.96

The sensitivity analysis shows that the "realistic scenario" for the hub facility would be to make a slight operational surplus of \$19,910. However, this figure includes a \$25,000 operational subsidy from the Lands Trust. Without this contribution, the Hub would make an operating loss excluding depreciation.

Sensitivity analysis for the Community Gymnasium only shows an operating surplus in the optimistic scenario.

Table 12: Sensitivity Analysis based on Year 3 of Operation of Planned Community Gymnasium (Stage 1)

Sensitivity Analysis	OPEX Costs		Revenue		Net result
Base projection (Year 3)	100%	\$20,504	100%	\$17,861	-\$2,643.13
Optimistic	90%	\$18,453	110%	\$19,647	\$1,193.28
Realistic	100%	\$20,504	90%	\$16,074	-\$4,429.18
Pessimistic	110%	\$22,554	85%	\$15,181	-\$7,372.57
Black hat	125%	\$25,630	75%	\$13,395	-\$12,234.16

15 Indicative Capital Costs

The estimation of the capital cost has been undertaken by a Quantity Surveyor using an average cost per square meter for the total floor area. This provides a guide for understanding the implications of the scale of provision recommended and the community share of this cost. A more accurate costing will need to be provided by a Quantity Surveyor based on a more detailed design brief and concept plan showing the layout and dimensions of the spaces. The cost estimate excludes:

- Fit out with furniture and movable equipment (assumes existing furniture and equipment will continue to be used)
- Escalation, if build is delayed

The Stage 1 Community Gymnasium capital cost assumes:

1. A single level building of simple cost-effective design
2. Low energy inputs (and costs) to operate the facility are embedded through use of high energy efficiency insulation, heating and lighting systems
3. Develop the court area to fully basketball compliant size (600m²) and sufficient for community level netball training and lower grade games
4. Male and female change and ablution facilities that can accommodate one school class at a time
5. Storage for College PE and sports user groups equipment. Additional storage for equipment during the off-season could be provided with cargo containers

6. A shared entrance for all users
7. An office for use by College PE staff, GSL programme personnel and for event control (Netball, Hockey, etc)

The above assumptions would translate to a community gymnasium facility with a total floor area of about 750m² and priced at the lower end of the price range as detailed in the table below.

Table 13: Community Gymnasium Capital Cost Estimate

Community Gymnasium Facility				
	Low			
Building Costs				
Multipurpose Gymnasium Sports Hall	770	m2	3,000	\$ 2,310,000
Sports Hall Toilets	15	m2	5,000	\$ 75,000
Change rooms x2, 2 x unisex showers, first aid room/ disabled toilet & shower	40	m2	5,000	\$ 200,000
Sports Hall College store	30	m2	3,000	\$ 90,000
Main space community user store	10	m2	3,000	\$ 30,000
Entrance, Foyer, Circulation, Reception & Office	50	m2	4,000	\$ 200,000
Building Gross Floor Area	753	m2		
Allowance for outdoor equipment store	2	Sum	15,000	\$ 30,000
				\$ 2,965,000
Provisional Allowance for Services Infrastructure		Sum		\$ 400,000
Demolition and/or relocation of existing structures		Sum		\$ 100,000
Provisional Allowance for External Works & Landscaping		Sum		\$ 100,000
Construction Sub Total				\$ 3,565,000
Professional Fees & Consents	16%			\$ 570,400
Contingency	10%			\$ 413,540
Total (GST exclusive)				<u>\$ 4,548,940</u>
TOTAL (GST inclusive)				\$ 5,231,281
Total Order of Cost Estimate - Community Gymnasium Facility			Say	\$ 5,300,000

The addition of the proposed integrated hub would increase the floor area to 1,100m² and priced at the lower end of the price range as detailed in the table below.

Table 14: Hub Facility Capital Cost Estimate

Hub Facility				
	Low			
Building Costs				
Club room multi use space, lounge, seminar room & activity space	130	m2	4,000	\$ 520,000
Kitchen /Bar facility	40	m2	4,000	\$ 160,000
Referees/ Officials change room	10	m2	5,000	\$ 50,000

Change rooms x2 & showers , tape room,	70	m2	5,000	\$ 350,000
Fitness studio, activity space	100	m2	3,000	\$ 300,000
Fitness studio, change & ablutions	0	m2	5,000	\$ -
College entrance	0	m2	4,000	\$ -
Public WC	5	m2	5,000	\$ 25,000
Building Gross Floor Area	355	m2		
Allowance for kitchen /bar fitout	1	Sum	100,000	\$ 100,000
				\$ 1,505,000
Provisional Allowance for Services Infrastructure		Sum		\$ 300,000
Provisional Allowance for External Works & Landscaping		Sum		\$ 100,000
Construction Sub Total				\$ 1,905,000
Professional Fees & Consents	16%			\$ 304,800
Contingency	10%			\$ 220,980
Total				<u>\$ 2,430,780</u>
TOTAL (GST inclusive)				\$ 2,795,397
Total Order of Cost Estimate - Community Hub Facility			Say	\$ 2,900,000

The development of the proposed three new sports fields on neighbouring land to accommodate field sports is another component of the hub concept. This would require an additional investment of \$450,000 - \$800,000 depending on level of development including:

- The development of the 3 new fields on pasture land. This would be between \$150,000 - \$220,000 per field depending on level of development of turf, irrigation and drainage. Estimated costs for lighting would be about an additional \$200,000 per field depending on specifications
- There may be a requirement for an upgraded power supply including a new transformer estimated at \$20-\$50,000.

The estimated total capital cost of the entire development of the community gymnasium, hub facility and 3 new sports fields excluding the cost of any land purchase is about \$9 million.

16 Capital Funding

The community was not anticipating the MOE requirement to replace the Kuranui College Gymnasium but reacted quickly with the SWDC assisting with the funding for the feasibility study for a replacement community-school partnership facility. The capital funding model reflects the proposed ownership of the gymnasium, reserve land and Hub facility by SWDC on behalf of the community.

SWDC has funded significant amenity projects in the past, each considered on their merits, and generally based on community need and wider community usage. SWDC could provide a significant capital grant towards:

- Community share of new gymnasium
- Community share of the Stage 2 Hub extension to the new gymnasium

SWDC collects development contributions from the subdivision of land. Development contributions in this context relate to the “Reserves Contributions” category⁷ and these could be applied to purchase additional land for reserves and development of sports fields and associated amenities.

The synergy with the Lands Trust mission and purpose means funding for an enlarged capital works programme to provide a fit-for-purpose full-size indoor court facility is possible. The Lands Trust is considering an annual on-going contribution of approximately \$15-25,000 per annum.

The multi-use nature of the gymnasium and integrated hub facility, its location as part of a cluster of sport and recreation facilities, alignment with national and regional facility provision principles and the strong community-school partnership should sit well with grant funding bodies such as the NZ Lottery Grants Board, Eastern & Central Community Trust and the NZ Community Trust.

The model proposed for Stage One (Community Gymnasium) at about \$5.3 M (GST inclusive) capital cost consistent with the community-school partnership model is as follows:

- Two thirds from SWDC less contributions from grant funders such as Eastern & Central Community Trust, the NZ Community Trust and the NZ Lottery Grants Board and local fundraising such as by Kuranui College
- One third from the MOE that is roughly equivalent to the 561m² entitlement at \$3,450 (GST inclusive) per square metre or approximately \$1.5 M (GST inclusive)

The model proposed for Stage Two (additional space for the Hub Facility) at about an additional \$3.7 M (GST inclusive) capital cost for the 100% community hub facility is as follows:

- Contributions from grant funders such as Eastern & Central Community Trust, the NZ Community Trust and the NZ Lottery Grants Board
- Any local fundraising undertaken by community sports clubs identified as significant users the facility
- The balance funded by SWDC

⁷ “Reserves Contributions” category are: a) For subdivision, a general district-wide reserves contribution of 3% of the land value of each allotment to be created in the Residential, Commercial and Industrial Zones (plus GST), and 2% of the land value of each allotment to be created in the Rural Zone (plus GST). In the Rural Zone, the maximum amount of the sum of this general district-wide reserves contribution and any general district-wide roads, access, parking and loading contribution taken under Rule 4.A(g) shall be \$7,500 (plus GST) per allotment created by a subdivision; or b) For land use development for residential purposes, a general district-wide reserves contribution of 0.25% of the value of each additional residential unit (plus GST).

17 Appendixes

17.1 National Facilities Strategy for Indoor Sports

The National Facilities Strategy for Indoor Sports was completed in 2013 for Sport NZ and primarily provides guidance on provision of indoor court facilities. The Strategy looked at benchmarking provision based on population and made some key comments pertinent to the local situation on pages 21-22 (see below).

Benchmark Provision of Indoor Courts

In determining an appropriate benchmark for the provision of indoor courts per head of population, it is important to ensure that it can be applied in geographically diverse regions, reflecting the New Zealand sporting landscape. Many provincial regions in New Zealand have a network of small rural townships, commonly with a population of approximately 10,000 which are providing servicing support for a hinterland of farming communities. It is realistic for these communities to have indoor facilities and these communities are skilled at developing facilities via partnerships to meet their needs and the distribution of smaller facilities is therefore widespread. In recent years a “sportsville” model of facility development has been promoted to offer a shared resources concept with the aim of being more cost effective and sustainable over time.

In the same context it is important to include the school indoor sports facilities within the benchmark estimates. School facilities play a major role in the network and are commonly used by clubs within the community.

In order to evaluate the demand for courts in New Zealand the Sport England Facility Calculator Tool for estimating demand for courts was used. This is a United Kingdom tool for estimating demand for facilities based on population. The calculator also includes school facilities, as schools are part of local authority jurisdiction in the United Kingdom.

The profile of demand outlined by the Sport England Facility Calculator appears to be largely in line with New Zealand needs, but understates demand by approximately 15%. This is based on Sport NZ data which advises that participation rates for sport appear higher in New Zealand than the United Kingdom. In addition, the Sports England Facility Calculator is based on large urban areas, where there are greater efficiencies of use of facilities than is achievable in New Zealand (due to population densities). However, to confirm its application we reviewed recent local authority reports⁸ on sports facility demand. They similarly indicated that a margin of 15% above the Sport England level equated with common New Zealand provision. We have therefore established this as the New Zealand benchmark.

In simple terms the Sports England Facility Calculator assumes one court for each 10,500 local residents. The standard of 15% above the Sports England Facility Calculator equates with one indoor court for every 9,000 people. This was applied to both school and Council-provided courts nationwide. The intention of using the benchmark on both school and council courts was to provide a model which could be applied to smaller centres with a high proportion of school facilities used by the community. This avoided the need for different benchmarks between urban and provincial centres.

The following table shows both the proposed New Zealand benchmark demand for facilities and the Sport England Facility Calculator figure. It needs to be mentioned also that the facility calculator doesn't take into account:

- Facility location compared to demand
- Capacity and availability of facility –opening hours

⁸ This Strategy reviewed reports on indoor facility demand in Gisborne, Northland, Auckland and Wellington.

- Cross boundary movement from district to district
- Travel networks and topography
- Attractiveness of facilities.

Taking this information into account it would be prudent that any demand figures be taken on a facility by facility approach. As sporting facilities in the same area might have adopted differing management models affecting the attractiveness to the customer or have other barriers to participation (for example poor transport links) which could directly affect patronage.

17.2 Kuranui Gym and Turf Use

Kuranui College: 9am - 3.15pm: Used every lesson.

Lunchtimes: usually BB but occasionally there are fun events run or house tournaments. During the winter there are volleyball and badminton games run on some of the days but there is always something going on at lunchtimes in the gym.

Weight room: used probably $\frac{2}{5}$ lessons day, depending on the class or unit that is being studied. Opened at lunchtimes for student use. Used by school rugby team/s for training on various days after school but not every day or all the time - depends on what the team is doing for their training.

In 2018, 4 classes ran every hour which are scheduled one inside, one outside, one health lesson (juniors) and one theory lesson (seniors). Sometimes there are 2 outside (one on the turf and one on the field depending on what the unit is the kids are studying). On wet days the classes that are outside join with the class in the gym and they all do a mass event.

Before School or After 3.15pm

Staff Boot Camp: GYM

- Sept-Dec. Tuesdays 7-8am, Thursdays 3.30-4.30pm. Not charged.

Basketball: GYM

- South Wairarapa Primary Schools Sports Cluster: "Mini Ball" Term 2 and 3 (April-August) 3.30-6pm Charged \$15/hr
- Jason Hutchings: All Year, every Thursday night 7.30-8.30pm. Charged \$15/hr
- KC Jnr Boys BB Team: Term 2 and 3 Monday 3.30-5pm Not charged
- KC Snr Boys BB Team: Term 2 and 3 Friday 5-8pm Not charged

Hockey: TURF

- Kia Kaha Jnr Hockey Club: May-Dec Thursdays 3.30-5.30pm
- KC Girls Hockey: 3.30-5.30pm if wet

Taekwondo: GYM

- Tae Kwon Do Club: All year, every Tuesday and Thursday 6.30-7.30pm. Charged \$15/hr

Netball: GYM

- KC Girls A team: Mar/April-Sept Tuesday and Thursdays 3.30-5.00pm if wet
- KC Girls B and Maroon team: Mar/April-Sept Wednesdays 3.30-5.00pm if wet
- All South Wairarapa primary Netball and some Snr teams use COURTS April to September Saturdays 9-3pm

Football: FIELD

- KC Snr boys practice April-August Mondays 3.30-5pm. In GYM if wet and not charged.
- KC Jnr boys practice April-August ? 3.30-5pm
- KC Jnr boys Games April-August Saturdays 9-12pm

- KC Girls 1st XI April-September Tuesdays, Wednesdays (game) and Thursdays 3.30-5pm
- Greytown Football Club: GYM and Weight Room 30 May-18 July (8 nights) 6.30-7.30pm. Charged \$30/hr

Rugby: FIELD

- KC Snr Boys March-August Practice Tuesdays and Thursdays 3.30-5pm
- KC Jnr Boys Practice April-August Tuesdays and Thursdays 3.30-5pm
- KC Jnr Boys Games April-August Saturdays 9-12pm

Cricket: FIELD

- KC Boys 1st XI: Jan-April, then Sept-Dec Saturdays 9am-6pm (2 teams, one plays in the morning and one afternoon). NOT charged.
- Wairarapa Cricket Assn SUNDAY games 12-6pm Charged \$100 for 2 months use.

Baseball: GYM

- Spitfires: June-Aug incl. Wednesdays 6.30-8pm. Charged \$15/hr

Baseball: FIELD

- Spitfires: Sept-Dec then Jan-April incl. Saturdays 9am-12pm. Charged ?

Tennis: TURF and COURTS

- KC Jnrs: Feb-April then Sept-Nov incl. Fridays 3.30-6pm Not charged
- Summer: Greytown Primary School, Fridays 3.30-5pm Charged?
- Summer: Greytown Tennis Club Tuesdays 5-7.30pm. Charged \$15/hr (I think).

Gym Hire - One Offs

- Mr and Mrs Khoo - gym and student centre for a birthday party. Charged \$60.00

Canteen

There is also a canteen which is attached to the student centre and both are owned by the school. The canteen is leased and runs it during school hours.

17.3 Greytown Facilities Taskforce – Sport Leaders Presentation (March 2017)

The following is the text from the handout supplied to participants at the meeting of Sport Leaders.

Background

- A Taskforce ('think tank' group) has undertaken a stocktake and analysis of Greytown sports facilities. They group has also consulted with the community and has formed some recommendations on how to optimise the sporting and leisure facilities in the town and ensure first class sporting and leisure facilities are available into the future (10-30 years).

The Issues

- Our current building facilities are all 30-50 years old, no clubs have robust maintenance plans in place. Deferred maintenance costs are increasing and club houses already facing maintenance pressure.
- Continuing strong economic and population growth seems very likely. We have seen rapid growth in sports participation over the past decade, we are anticipating more- there are emerging pressures on facilities.
- The way families behave and participate in sport has changed, sport is also changing
- **The Gym building at Kuranui is in a very poor condition.**
- Turf and field usage illustrates a significant capacity and maintenance problem. Even moderate growth will cause bigger future disruptions. Emerging strong growth cannot be catered for on existing lands/facilities.

High Level Options Explored

- Status Quo- Do nothing
- Big Bang- Move everything to either Kuratawhiti Street or the College
- **Integrated Approach- Better alignment of College and East Street (Hard surfaces and Winter Codes), Enhancements to Kuratawhiti (Summer Codes)**

Integrated Approach Favoured

- **Fit for Purpose/Future Proofed Kuranui Gym facilities- improved integration with local club sports, especially netball and court based sports and fitness sector, technology proofed (2-5 Year horizon)**
- **Kuranui also hosts all college sports, and JAB rugby for under 10 year olds, and some junior football (1-2 years)**
- Improved hard surfaces for out-door netball, plan a half field hockey surface (3-5 Years)
- Kuratawhiti/Soldiers Memorial summer type campus hosts most summer codes, enables growth for cricket, some junior football for under 10 year olds (2 years)
- Soldiers Memorial- More investment in other fast growing recreation activities e.g. jogging, walking, cycling (2-5 years), further development of the pool to be considered.

Taskforce Recommendations

- Short Term Fixes- 1 to 2 Years
 - Junior Football and JAB Rugby immediately begin allocating more games and practices to Kuranui College from winter 2017 to relieve field pressure and promote better integration with the college
 - Rugby, Netball and Hockey continue to develop their thinking around shared clubhouse services at East Street
 - Support for immediate maintenance planning for club buildings
 - **Greytown Clubs (in particular the gym and local 'fitness' sector) meet to consider opportunities that may occur from a fit for purpose College Gymnasium**
- Medium & Long Term Fixes
 - A new working group comprise of mandated decision makers undertakes more detailed analysis in 2017.
 - The group will build a strong community case for Council support through their Long Term Plan for allocation of more land allocation for sports facilities in Greytown and a more integrated model for local sports facilities (Option 3)
 - More detailed investigation into use of artificial and sand based surfaces on current sites
 - More detailed investigation into use of Soldiers Memorial Park to support wider recreational pursuits

What Happens Next?

- Meetings with Key Groups (affected landowners, clubs first and most affected by the proposed model)
- Final Taskforce Report March 2017- more detailed analysis, broad financial scenarios
- Formal Decision Making Working Group Established after the Taskforce

- Preparation of Submission to Council Planning Process (May/June 2017)

17.4 Sports Facilities Taskforce Recommendations 2017

Taskforce Rec	Action	Who	When	Cost/Resources	Comment
Confirm a 10-30 year town-wide plan for Greytown sporting facilities	Town wide plan endorsed by all Stakeholders and submitted to Council 2017 Long Term Plan process	Clubs, Schools, Lands Trust, Sport Wellington	Annual Plan submission May 2017 Long Term Plan Dec 2017	Requires a report to be drafted, support to and liaison with stakeholders	
Ensure robust asset maintenance plans are in place for all clubs/codes	Sport & Leisure works with Clubs to ensure they develop appropriate asset maintenance plans	Sport & Leisure, Clubs	2018- 2020	Assessment of assets- cost of assessor? Other support for immediate maintenance planning for club buildings? Asset maintenance plan templates	'Core' Sport & Leisure work
Construction of Fit for Purpose/Future Proofed Kuranui Gym Facilities	College and community partnership. Looking to improve integration with local club sports, especially netball and court based sports and fitness sector, technology proofed Greytown Clubs (in particular the gym and local 'fitness' sector) meet to consider opportunities that may occur from a fit for purpose College Gymnasium Liaison with other towns- Carterton, Martinborough and Featherston	College, MoE, Clubs and Community, Funders, Regional Sports Organisations (e.g. Netball), Prime, Greytown Sport & Leisure	2-5 Year horizon	\$1.5-\$2m project? Ongoing operational costs- club and GSL contributions	MoE, College, Lotteries, Trust House, Trust Lands, other funders Submit to Council 2017 Long Term Plan process
Kuranui hosts all college sports, and JAB rugby for under 10 year olds, and some junior football	JAB rugby and Junior Football immediately start to plan hosting more junior sport on the college fields. Short term relief of field pressure and promote better integration with the college	College (sports coordinator), JAB Rugby, Junior Football, Regional Sports Organisations (Wairarapa Bush, Capital Football)	1-2 years	Some minor extra 'operational' resources may be required to support hosting at the college	Access to changing rooms, weather and shelter, 'hosting' obligations (e.g. carparking, barbeque), health & safety
Improvements to hard court outside surfaces at Kuranui	Out-door netball court 10-30 year maintenance plan Build a half field hockey surface	MoE, College South Wairarapa Netball clubs, South Wairarapa hockey clubs, Regional Sports organisations (Hockey Wairarapa, Netball Wairarapa)	3-5 Years	New hockey surface Repair and maintenance to netball courts Repair to tennis courts	MoE, College, Lotteries, Trust House, Trust Lands, other funders, RSOs & clubs

Soldiers Memorial Park summer sport and recreational campus	Development plan for Soldiers Memorial Park- focuses on hosting most summer codes Turf refurbishment Positioning as Wairarapa home of junior cricket Retain some junior football for under 10s More council investment in other fast growing recreation activities e.g. jogging tracks, walking, cycling Further development of the pool to be considered- shaded areas Gold driving range, other opportunities from the town survey	SWDC, Cricket (Greytown and Wairarapa) Tennis, Swimming, Croquet	December Development of Plan 2-5 year facilities upgrade	Council to cost out	Submit to Council 2017 Long Term Plan process
Option 1. East Street/Papawai Road Alignment to the College	Existing Rugby Club site expanded/developed. Acquire land around the current site and develop a new field/s. Investment into field/s- explore sand/hybrid/artificial surfaces Hosts all senior club rugby (11 year olds and upwards) and all senior club football (11 year olds and upwards) Hosts touch/futsal & alternative versions of summer football/rugby Possible Baseball in summer, Bowls, site for new wheels park	Rugby, Football, GTLT, SWDC, Bowls, Baseball	2-5 years	\$2-3m	More detailed investigation into artificial and sand based surfaces Submit to Council 2017 Long Term Plan process Lotteries, Trust House, Trust Lands, other funders, RSOs & clubs
Option 1. Multi-purpose Clubhouse	Create a multipurpose clubhouse for rugby, netball, hockey, football and bowls. Possible Bowls, Baseball. Refit and expand the existing clubhouse. Building on current Rugby, Netball and Hockey shared clubhouse project.	Rugby, Football, GTLT, SWDC Netball, Hockey, Baseball, Bowls	1-5 years		Lotteries, Trust House, Trust Lands, other funders, RSOs & clubs,
Option 2. New Campus Contiguous with the College	Acquire land around the college and develop new fields. Investment into field/s- acquire another field/s and/or explore sand, hybrid, artificial surfaces Hosts all club rugby, all club football, hosts touch/futsal & alternative versions of football/rugby, possible Baseball		3-5 years		Lotteries, Trust House, Trust Lands, other funders, RSOs & clubs
Option 2. Multi-purpose Clubhouse	Acquire land and build a new multipurpose for rugby, netball, hockey, football and bowls, baseball		3-5 years		Lotteries, Trust House, GTLT, other funders, RSOs, clubs