



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Greytown Sports and Recreation Hub

Annual Plan 2020/21 Supporting Information

Date: 22 April 2020

Contact officer: Karen Yates, Acting Policy and Governance Manager

1 Purpose of Report

- 1.1 To provide information on the Greytown Sports and Recreation Hub proposal to support consultation with the community on the Annual Plan 2020/21.

2 Background

- 2.1 Council's activities help it to achieve its vision and community outcomes, and ultimately the community's social, cultural, economic and environmental wellbeing.¹ Amenities, including sports and recreation areas, parks, reserves and open spaces, contribute towards our outcomes for healthy and economically secure people and vibrant and strong communities.
- 2.2 In March 2019 a needs assessment and feasibility study was prepared for the Kuranui Sports Hub Project Working Group "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".² The impetus for the study was that the Kuranui College gymnasium has to be replaced due to a poor earthquake assessment. In addition, the Greytown Rugby Club and Greytown Bowling Club were facing rapidly escalating costs of leasing land from the Greytown Trust Lands Trust due to rising land values. The feasibility study considered a two-staged development:³
- » Replace the gymnasium with a full-size indoor court gymnasium; and
 - » Development of an integrated hub facility with creation of a new park accommodating a minimum 3 new sports fields adjacent to the College. The Rugby Club would relocate to the hub and the Bowls Club would relocate to The Orchards retirement village.
- 2.3 In its submission on the Council's 2019/20 proposed Annual Plan, the Rugby Club submitted that instead of the outdoor greenspace proposed in the Feasibility Study, the Council create a multi-use facility at the Club's East Street location and investigate purchasing further land adjacent to that site for future use.
- 2.4 The land adjacent to Kuranui College subsequently became unavailable.
- 2.5 The Greytown Sport and Recreation Advisory Group was convened in November 2019 to further develop the Sports and Recreation Hub proposal. The Advisory Group is chaired by the Greytown Community Sport and Leisure Society, with

¹ The Council's vision and community outcomes are detailed in the Council's Long Term Plan 2018-2028, page 15.

² Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, at 1.

³ At 2.

representatives from the Greytown Rugby and Bowls Clubs, Greytown Trust Lands Trust and Kuranui College, together with the South Wairarapa Mayor and Greytown Councillors.

3 Demand for sports and recreation amenities in Greytown

3.1 Sports space in Greytown

- 3.1.1 The majority of the sports space in Greytown is owned by the Council, the Ministry of Education (MoE) and the Greytown Trust Lands Trust.⁴
- 3.1.2 The Council owns approximately 4.63 hectares of land used primarily for sports at Soldiers' Memorial Park. Soldiers' Memorial Park includes 2 football pitches, 1 grass and 2 artificial cricket wickets with 2 lane nets, 3 asphalt tennis courts, 1 croquet green, 1 petanque court and a swimming pool. The Pavilion clubrooms are currently shared by the Greytown Cricket Club, Swimming Club and Football Club.
- 3.1.3 MoE own Kuranui College which provides facilities for netball, rugby, football, cricket, athletics, tennis, basketball and a gymnasium. The gymnasium is utilised to some degree by community sports outside of school hours. The other facilities are only for school use. In addition, there is a multi-use synthetic turf single court overlay at the Greytown Primary School used by Junior Netball after school hours.
- 3.1.4 The Greytown Trust Lands Trust owns 2.7317 hectares of residential zoned land leased to the Rugby Club and 0.3771 hectares leased to the Bowling Club, both at East Street in Greytown. The facilities at the Rugby Club grounds include 1 game field and 1 floodlit training field in winter, clubrooms and a community gym. The grounds are also used by the community as general greenspace and St John Ambulance is located on the site. The Bowling Club has two natural turf greens and pavilion.

3.2 Greytown sports space does not meet existing needs

- 3.2.1 The Feasibility Study identified that the Soldiers' Memorial Park has challenges with appropriate maintenance and rehabilitation of the turf and wickets block because of summer and winter pressures between rugby and football squeezing the window for undertaking turf care.⁵ It identified the challenge of multiple

⁴ The Wairarapa Gun Club own shooting facilities on Moroa Road and the Rail Trail cycle track crosses land owned by a number of private landowners. Other private facilities are used for indoor activities such as martial arts, yoga and pilates.

⁵ Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, at 5.

codes with different accommodation needs working together and whether the fields can be kept to an appropriate standard; the cricket ground requires a better surface in general. The fields could be in better condition if there was sufficient time to rehabilitate between seasons.

- 3.2.2 There are no female changing rooms at the Pavillion. Junior Football play home games at the park and 30% of the players are female. Both junior and senior football clubs would like to encourage more female players but the lack of facilities is a barrier.
- 3.2.3 Junior Football lack a permanent base. They have ad hoc access (via the Greytown Football Club) to the changing and toilet facilities at the Pavillion for home games. However, the park lacks enough playing space to cope with Junior Football festival days. Junior Football's skills centre train during the school term after hours at Greytown School. There is no lighting which impacts on the length of training during the winter.
- 3.2.4 The Greytown Spitfires baseball club are temporarily located at Kuranui College but also lack a permanent base. The club has grown significantly over the last four years, play against other Wairarapa and Wellington teams and have attended national tournaments.
- 3.2.5 There is currently no established area for athletics events and no athletics club in Greytown. It is becoming increasingly difficult to host school athletics days at Greytown Primary School due to capacity constraints on the south field.
- 3.2.6 There is no established outdoor space for basketball in Greytown and indoor basketball at Kuranui College is constrained by a three-quarter size court.

3.3 There is likely to be unmet sports and recreation need in Greytown

- 3.3.1 In addition to the issues around current supply identified above, sports and recreation participation data suggests that there is likely to be unmet need in Greytown and the wider district.
- 3.3.2 In 2017 Sport New Zealand identified the most popular sports or activities for adults and young people nationally.⁶ Tables 1 and 2 describe weekly participation and participation at least once in the past 12 months for each sport or activity for adults and for young people 5 years to 17 years respectively.
- 3.3.3 Nationally there has been a reported trend of decreased participation in sporting clubs around New Zealand. In particular, team sports such as rugby, cricket and golf have seen a softening in their participation rates, although they remain some of our most popular sports by total adult participation. The top six sports

⁶ Sport New Zealand *Active NZ Main Report The New Zealand Participation Survey 2017* (2018).

by participation are golf, tennis, football, netball, touch rugby and cricket.⁷ Emerging sports appear to be badminton, basketball, futsal (indoor football), volleyball, baseball and sevens rugby.⁸

TABLE 36

WEEKLY PARTICIPATION AND PARTICIPATION AT LEAST ONCE IN THE PAST 12 MONTHS FOR EACH SPORT OR ACTIVITY.

Most popular activities for adults.

% PARTICIPATED 7 DAYS	% PARTICIPATED IN 12 MONTHS	
59%	85%	Walking
25%	48%	Gardening
22%	37%	Individual workout using equipment
20%	38%	Running / jogging
16%	32%	Playing games (e.g. with kids)
9%	19%	Group fitness class (e.g. aerobics, cross fit)
9%	33%	Swimming
7%	20%	Road cycling
6%	16%	Yoga
4%	14%	Mountain biking
4%	9%	Dance/dancing (e.g. ballet, hip hop etc)
4%	23%	Day tramp
4%	11%	Golf
3%	7%	Pilates
2%	15%	Marine fishing
2%	7%	Football (soccer)
2%	8%	Tennis
2%	5%	Boxing
2%	5%	Motorcycling
1%	11%	Canoeing / kayaking
1%	5%	Hunting
1%	8%	Surfing / body boarding
1%	8%	Table tennis
1%	5%	Netball
1%	5%	Basketball

TABLE 36

Base: All respondents aged 18 or over, excluding not answered.

Q8. Which of the following have you done in the last 7 days, and which have you done in the last 12 months? Please only select the activities where you have been physically active specifically for sport, exercise or recreation. Note: reporting is based on responses to the 7 days component of the question. AND Q87. Please select the additional activities you have done in the last 7 days.

Table 1: Adult participation

⁷ Sport New Zealand *Sport and Active Recreation in the Lives of New Zealand Adults: 2013/14 Active New Zealand Survey Results* (2014).

⁸ See also New Zealand Herald *Revealed: The sports on the rise in New Zealand* (14 January, 2018).

PERCENTAGE WHO HAVE PARTICIPATED IN EACH SPORT OR ACTIVITY IN THE 7 DAYS PRIOR AND WHETHER THEY TOOK PART COMPETITIVELY VERSUS NON-COMPETITIVELY.

Most popular activities for young people.

	% PARTICIPATED 7 DAYS	COMPETITIVE	NON-COMPETITIVE	
	52%	8%	92%	Running, jogging or cross-country
	41%	0%	100%	Playing (e.g. running around, climbing trees, make-believe)
	36%	5%	95%	Swimming
	36%	2%	98%	Games (e.g. four square, tag, bull rush, dodgeball)
	36%	0%	100%	Playing on playground (e.g. jungle gym)
	29%	2%	98%	Walking for fitness
	29%	2%	98%	Cycling or biking
	26%	0%	100%	Trampoline
	20%	0%	100%	Scotering
	19%	30%	70%	Football, soccer or futsal
	16%	6%	94%	Dance/dancing (e.g. ballet, hip hop etc)
	14%	1%	99%	Workout (weights or cardio)
	12%	3%	97%	Group exercise class (e.g. aerobics, cross fit, jump jam)
	12%	26%	74%	Basketball or mini-ball
	11%	50%	50%	Netball
	10%	0%	100%	Tramping or bush walks
	10%	42%	58%	Rugby or Rippa Rugby
	9%	23%	77%	Athletics or track and field
	8%	3%	97%	Gymnastics (e.g. rhythmic, artistic)
	8%	36%	64%	Touch
	6%	0%	100%	Skateboarding
	6%	11%	89%	Kapa haka
	6%	26%	74%	Cricket
	6%	42%	58%	Hockey or floorball
	5%	6%	94%	Mountain biking

TABLE 34
 Base: All respondents aged 5-17.
 Q13. Please tick all the ways you have been physically active for sport, PE, exercise or fun in the last 7 days (not including today) Q16a. (5-17)
 Where or how did you do <insert activity> in the last 7 days?

Table 2: Young people participation

3.3.4 Similar trends have been identified in secondary school sports. The New Zealand Secondary School Sports Council runs an annual census of sport participation amongst secondary school students (age 13 to 18) (see Table 3).⁹ The data includes only students that had a "meaningful engagement" in the sport, e.g. representing their school in a team.

⁹ See <http://www.nzsssc.org.nz/School-Sport-NZ-Census-Data/School-Sport-NZ-Census-Reports>.

3.3.5 There is a slightly different picture emerging for Greytown sports. In the 14 years from 2005 to 2019 there has been an increase in club participation of 96% (Table 4).¹⁰ The population in Greytown increased by 27% over the same period, from 2070 to 2623. This would indicate that Greytown as whole is becoming a more active community over time.

	Club	2005	2017	Jun-19
1	1 st Greytown Scout Group	na	43	53
2	Gliding Wairarapa Inc.	0	16	18
3	Greytown Bowling Club Inc.	33	45	47
4	Greytown Community Gym Inc.	0	76	70
5	Greytown Cricket Club Inc.	128	140	90
6	Greytown Football Club Inc.	0	64	70
7	Greytown Junior Football Club Inc.	74	127	239
8	Greytown Netball Club Inc	24	60	75
9	Greytown Rugby Football Club Inc	143	116	117
10	Kia Kaha Hockey Club	100	130	100
11	Greytown Swimming Club Inc.	32	54	50
12	Greytown Tennis Club Inc.	50	88	88
13	Greytown Trails Trust	0	55	55
14	South Wairarapa Bridge Club	65	123	125
15	Wairarapa Spitfires Baseball Club Inc.	0	70	72
	Total participants	649	1207	1269

Table 4: Greytown sports membership 2005:2019

3.3.6 The Feasibility Study references a Sports NZ Insights Tool which provides indicative information on the expected level of participation in a sport or recreation activity, rather than actual levels.¹¹ Table 5 indicates expected participation rates in the South Wairarapa District.¹² 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.

Sport	Total	By gender		Change (2014-18)
		Girls	Boys	
Netball	27,139	26,710	429	▼ 7%
Basketball	26,481	7,983	18,498	▲ 26%
Rugby union	25,317	3,785	21,532	▼ 12%
Football	23,513	7,609	15,904	▼ 2%
Volleyball	17,466	11,165	6,301	▲ 5%
Hockey	14,145	7,641	6,501	▲ 4%
Touch	12,187	5,934	6,253	▼ 12%
Athletics	11,301	5,139	6,162	▼ 11%
Badminton	10,793	6,122	4,671	▲ 9%
Cricket	9,500	1,812	7,688	▼ 4%
Futsal	7,212	2,329	4,883	▲ 66%
Cross country	5,493	2,630	2,863	▼ 10%
Tennis	5,339	2,777	2,562	▼ 23%
Rugby sevens	5,213	2,086	3,127	▼ 8%
Swimming	4,619	2,378	2,241	▲ 12%
Rowing	4,294	2,254	2,040	▲ 8%
Ki-o-rahi	3,547	1,750	1,797	▲ 16%
Water polo	3,255	1,588	1,667	▲ 2%
Table tennis	2,741	590	2,515	▼ 20%
Rugby league	2,403	457	1,946	▼ 32%

Table 3: NZSSC census, 2018 school year

¹⁰ Greytown Sports and Leisure Society Board Quarterly Reporting on Participation.
¹¹ Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, at 12.
¹² The Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, fn 4 notes “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/sportnz-public-chart>.”

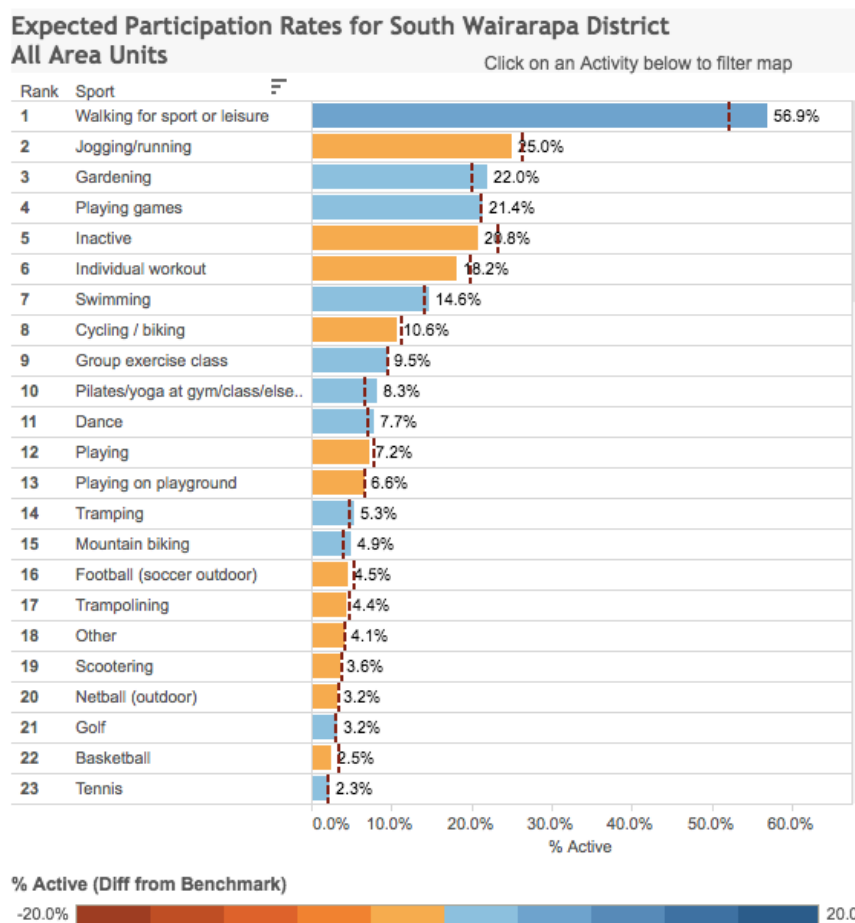


Table 5: Expected participation in South Wairarapa District

3.3.7 The participation data suggests that, alongside ongoing demand for active sports and recreation space, there is likely to be increasing demand for amenities for emerging sports, such as basketball, futsal, volleyball, baseball and sevens rugby.

3.4 Population growth will place additional demand on existing amenities

3.4.1 In 2018 the Council commissioned .id to forecast population growth.¹³ The projected population growth for Greytown and the wider South Wairarapa district is likely to translate to additional demand on existing sports and recreation amenities. The forecast population growth is set out in Tables 6 and 7 below:

Area	2013	2028	2043	Total change
South Wairarapa District	9800	11421	12,733	+2933
Featherston	2434	2831	3127	+694
Greytown	2438	3073	3581	+1142
Martinborough	1569	2026	2325	+757

Table 6: Forecast population growth

¹³ See <forecast.idnz.co.nz/wairarapa>.The website enables town-specific reports to be generated for population forecasts and the information referenced is from the Greytown generated report.

3.4.2 The average annual growth rate for Greytown is projected to be 1.56%, based on an increase of over 331 households during the period with the average number of persons per household falling from 2.28 to 2.20 by 2028.

Forecast population, households and dwellings

Greytown	Forecast year						
Summary	2013	2018	2023	2028	2033	2038	2043
Population	2,438	2,594	2,779	3,073	3,280	3,440	3,581
Change in population (5yrs)	--	156	184	294	207	160	141
Average annual change	--	1.25%	1.38%	2.03%	1.31%	0.96%	0.80%
Households	1,041	1,141	1,243	1,372	1,481	1,550	1,624
Average household size	2.28	2.25	2.21	2.20	2.18	2.17	2.15
Population in non private dwellings	61	30	30	54	54	84	84
Dwellings	1,166	1,256	1,371	1,519	1,643	1,728	1,813
Dwelling occupancy rate	89.28	90.84	90.66	90.32	90.14	89.70	89.58

Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, March 2018.

Table 7: Forecast population growth

3.4.3 The .id research forecasts the age structure of the population as a function of the current age of the population (people aging each year, being born and dying) as well as the age of people migrating into and out of the area. In 2013 the dominant age structure for persons in Greytown was ages 65 to 69, which accounted for 8.1% of the total persons. The largest increase in persons between 2013 and 2028 is forecast to be in ages 75 to 79, which is expected to increase by 70 and account for 5.8% of the total persons. The following changes through to 2028 are provided in Table 8 below.

Age group	2013	2028	% increase over 15 years	% change relative to total population increase	Margin of error
0 to 9	298	330	10.7%	-15.3%	1.4%
10 to 19	274	314	14.6%	-11.5%	1.6%
20 to 24	76	95	25.0%	-1.1%	5.9%
25 to 29	68	95	39.7%	13.6%	7.1%
30 to 39	207	266	28.5%	2.4%	2.2%
40 to 44	155	173	11.6%	-14.4%	2.7%
45 to 69	920	1153	25.3%	-0.7%	0.5%
70+	439	646	47.2%	21.1%	1.1%
Total	2437	3072	26.1%		

Table 8: Forecast population growth percent change by age

3.4.4 The .id research forecasts household types in Table 9 below. The key finding is that the largest increase between 2013 and 2028 is forecast to be couples without dependents which will account for 37.8% of all households.

Forecast household types

Greytown	2013		2028		2043		Change between 2013 and 2043
Type	Number	%	Number	%	Number	%	Number
Couple families with dependents	240	23.1	296	21.6	332	20.4	+92
Couples without dependents	374	35.9	518	37.8	616	37.9	+242
Group households	18	1.7	20	1.5	22	1.4	+4
Lone person households	316	30.4	421	30.7	519	32.0	+203
One parent family	80	7.7	102	7.4	118	7.3	+38
Other families	13	1.2	15	1.1	17	1.0	+4

Population and household forecasts, 2013 to 2043, prepared by .id, the population experts, March 2018.

Table 9: Forecast household types

3.5 There is less Council-owned sports and recreation space in Greytown than in other towns in the district

3.5.1 Because of historical development and the presence of the Greytown Trust Lands Trust in Greytown, Council owns less sports and recreation space in Greytown than in other towns.

3.5.2 The land owned by the Council in Greytown used primarily for sports purposes is approximately half the total land for sports per head of population for the other towns in the district.

3.5.3 The Council's ownership of land used for sports across the three towns is set out in Table 10.¹⁴

Town	Population	SWDC owned sports land (ha)	m ² /person
Greytown	2,623	4.63	17.65
Featherston	2,599	8.10	31.17
Martinborough	1,776	5.99	33.73

Table 10: Council-owned sports land m²/person

¹⁴ These figures do not include the SWDC funded 9km Featherston cycle trail or the Martinborough golf course.

- 3.5.4 The Council owns 8.1 hectares used for sports in Featherston at Card Reserve. This includes 2 rugby fields, 2 football pitches, an athletics track, 2 artificial tennis courts, hockey practice area, stadium with community gym and a swimming pool.
- 3.5.5 The Council owns 5.99 hectares used for sports in Martinborough. The sports field at Coronation/Puruatanga Park includes 2 rugby fields, 2 football pitches and a community gym. There is also a pony club, cricket and swimming pool at Considine Park.
- 3.5.6 In addition to the land used primarily for sports in the district, Council owns parks and reserves that are primarily used for passive recreation. The Council's ownership of land used primarily for passive recreation across the three towns is as follows:

Town	Population	SWDC owned recreation land (ha)	m ² /person
Greytown	2,623	4.18	15.94
Featherston	2,599	13.6	52.33
Martinborough	1,776	5.45	30.69

Table 11: Council-owned recreation land m²/person

- 3.5.7 It is important to note that the size of Council-owned sports and recreation land is only one metric. This is not to say that Council has under-invested in Greytown compared to the other towns. First, Council's funding and investment strategy is not town-specific. Its focus is on the needs of the ratepayers of the district as a whole and providing facilities within the towns that respond to these needs and complement each other across the district as far as practicable. Second, funding for sports and recreation is not just through the provision of Council amenities. For example, Martinborough receives the support of disbursements from Pain Farm estate income and grant funding is available across the district from the Council and Community Boards.
- 3.5.8 Council has, however, recognised that more greenspace should be provided in Greytown and has allocated \$250,000 in the 2020/21 financial year and \$250,000 in the 2021/22 financial years of the Council's Long Term Plan 2018/2028.¹⁵

4 Kuranui College gymnasium replacement

- 4.1.1 The Kuranui College gymnasium must be replaced due to a poor earthquake assessment of the MoE gymnasium and the extra court area (annex) built by the community. MoE would only fund replacement to a maximum of 561m²

¹⁵ SWDC Long Term Plan 2018-2018, June 2018.

including gymnasium and change rooms. This is based on the current school roll and is smaller than the current MoE gymnasium with three-quarter size basketball court.

- 4.1.2 MoE have previously partnered with councils and community organisations to provide facilities for community use outside of school hours to better utilise taxpayer assets. MoE and the Kuranui College Principal and Board of Trustees support working with stakeholders in the local community to develop the gymnasium for community use.

5 Greytown Trust Lands Trust

- 5.1.1 The Greytown Trust Lands Trust (the Trust) is governed by the Greytown District Trust Lands Act 1979. It applies the income it receives from the land it holds on trust for the community purposes specified in the Act, including physical welfare and the general well-being of the people in the Greytown district.¹⁶

- 5.1.2 The Trust's financial support for Greytown Rugby and Bowling by way of rent subsidies on their East Street grounds has become unsustainable. The Feasibility Study (March 2019) described the circumstances around the Trust's leases for the East Street land, as follows.¹⁷

- » The Trust owns 3.1088ha of residential zoned land that is leased on perpetual long leasehold basis 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 Bowling Club.
- » The Trust income (from commercial property) has been very static over the last five years.
- » The 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 Trust provide grants in the form of rent subsidies to Greytown Rugby Club (\$43k or 35%) and Greytown Bowling 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.

¹⁶ Greytown District Trust Lands Act 1979, s 13.

¹⁷ Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, at 5.

- » The rental subsidies arrangement is a product of historical decisions taken by previous 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.¹⁸ The funds released from selling these two properties could then be invested by the Trust, with the rental income being available to give back to the community.

5.1.3 In February 2020, the Trust advised the Rugby and Bowling Clubs that the rental for the 2020/21 financial year would be set at market rental rates (\$48,000 for the Rugby Club and \$28,463 for the Bowling Club) and that there would be no rental subsidy.

5.1.4 On 18 March 2020, the Clubs obtained grant funding from the Council to assist with rental costs for the period 1 April to 31 August 2020 at which point the outcome of the annual plan process will be known.¹⁹

5.1.5 The Trust supports creation of a Sports and Recreation Hub, which would see the Greytown community retain access to the greenspace occupied by the Rugby and Bowling Clubs. The Trust has offered to sell the land to the Council for this purpose and to use income generated from the sale proceeds to further support sports and other community activities in Greytown.

6 Greytown Sports and Recreation Hub Proposal

6.1 The Greytown Sport and Recreation Advisory Group has developed the Greytown Sports and Recreation Hub proposal (the proposal) to respond to the needs of the community and the opportunities presented by the Kuranui College gymnasium and circumstances around the lease of the Rugby and Bowling Clubs land. The proposal has three elements; the development of a full-size gymnasium at Kuranui College available for community use outside of school hours, the development of a multi-sport facility at the Rugby Club grounds and the purchase of the Bowling Club grounds for lease back to the Club.

¹⁸ Greytown Trust Lands *Sport and Active Recreation Funding Strategy* (November 2019) available at www.greytowntrustlands.org.nz.

¹⁹ The grant applications are available on the Council's website at <https://www.swdc.govt.nz/sites/default/files/DCAG18March20C2%20Application%20for%20fund%20ing.pdf>

6.2 Kuranui College full-size community gymnasium

6.2.1 The need to replace the gymnasium creates the opportunity to develop a shared community indoor multi-sport facility. The Council would work with the MoE, Kuranui College Board of Trustees and other community stakeholders to replace the existing gymnasium with a full-size gymnasium which at 750m² will be 45% larger than the MoE standard size. This size of the replacement gymnasium would better provide for new and emerging sports.

Projected future occupancy

6.2.2 Kuranui College uses the gymnasium fully during school days. However, there is significant spare capacity on school day evenings and the weekends during school terms and during holidays. The Feasibility Study identified a model of projected occupancy based on current use, consultation feedback and best practice in the sector whilst being cognisant of the small population within the catchment.²⁰ 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. The projected future occupancy of the gymnasium in winter terms is provided in the table below.

	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							
5.30pm					KC Snr Boys Basketball		
6.00pm	NEW Jnr Futsal		Spitfires Baseball (June-Aug)				
6.30pm		Tae Kwon Do Club		Tae Kwon Do Club			NEW Social Sport 3 games 45 min rounds
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							

Table 12: Projected future occupancy of the gymnasium in winter terms

²⁰ Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, at 24-25.

6.2.3 The Feasibility Study estimated the occupancy hours of the community gymnasium after consultation with clubs and foreseeable future demands identified e.g. social sport leagues. Table 13 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. The Feasibility Study 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.

6.2.4 The Feasibility Study also assumed that community access to the gymnasium would be increased during school holidays to deliver programmes and activities to the local community by Greytown Sports and Leisure or other organisations. Therefore, for modelling purposes it 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.

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

Table 13: Projected future occupancy of the gymnasium in winter terms

6.3 Multi-sport facility at the Rugby Club grounds

6.3.1 The Trust’s financial considerations provide an opportunity for the Council to purchase the Rugby Club grounds and develop a multi-sport facility for the community and wider district.

6.3.2 The Rugby Club grounds are currently only used by the Rugby Club over an 8-month period. Usage is mostly limited to alternate weekends for both JAB & Senior rugby although at some peaks the facility will service over 500 members of the community at one time.²¹ There is significant spare capacity at the grounds for co-location and use by other sports, including baseball, junior football, outdoor basketball and athletics. Some upgrade is needed to the clubrooms, otherwise the existing facilities are sufficient to accommodate increased usage. Future development would be considered once a pattern of usage was known.

6.4 Bowling Club grounds

6.4.1 The Council would purchase the Bowling Club grounds from the Trust and lease the land back to the Bowling Club, enabling the Club to continue operating at the East Street location.

²¹ E Read and T Fenwick *Submission to the SWDC Annual Plan 2019/20 June 2019*.

6.5 Facilities governance and management

6.5.1 It is proposed to manage the Sports and Recreation Hub using a mixed management model. This is the most widely implemented model by councils in New Zealand and is the model used for the successful Fraser Park Sportsville, a sports and recreation facility in Hutt City.²² The Council currently operates a mixed model at the Soldiers' Memorial Park in conjunction with Greytown Sports and Leisure who manage the clubs' use of the Pavillion.

6.5.2 Governance and management structures would be put in place so that the facilities are centrally managed in partnership with the clubs and other stakeholders, with accountability to ratepayers through the Council. This will ensure that all interests are represented and will support broad community, multi-use access and participation.

6.6 Costs and funding

6.6.1 The capital cost of the replacement gymnasium is estimated to be \$4 million, based on estimates in the Feasibility Study.²³ MoE would provide the land and an estimated \$2 million contribution. The Council would contribute \$1 million and the balance raised through community and grant funding, including an application to the Lottery fund.

6.6.2 The Trust would sell the land to the Council at market valuation; \$1.91 million for the Rugby Club grounds and \$760,000 for the Bowling Club grounds.

6.6.3 Some upgrade is needed to buildings at both sites which is estimated to cost \$70,000.

6.6.4 The Council would fund the capital costs via a 25-year loan and the interest on the loan through the reserve funds (which are financial contributions from developers). This provides for inter-generational equity, takes advantage of low interest rates and minimises the impact on rates.

6.6.5 The financing and running costs are estimated to be \$228,000 per year. Operational costs are met through rates and the impact of the Sports and Recreation Hub on SWDC ratepayers is an increase in rates of:

- » 1.8% per year for average urban residential ratepayers (\$53.04 per year); and
- » 0.9% per year for average rural ratepayers (\$28.08 per year); or
- » 1.41% per year for the average SWDC ratepayer (\$42.64 per year).

²² See <www.fpsortsville.org.nz>.

²³ Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, at 31.

7 Analysis

7.1 Benefits

7.1.1 The following benefits have been identified.

7.2 The proposal contributes to the Council's community outcomes by providing sports and recreation amenities and green open spaces. There is a significant risk that the greenspace available at the Rugby and Bowling Club grounds will be lost to residential development. Securing this land for the community's benefit mitigates this risk and enables better utilisation of the existing land.

7.3 The proposal responds to the community's existing and future needs (as presented by an increase in population). The three aspects of the proposal respond to the forecast demographic growth and likely increase in emerging sports.

7.3.1 Meeting the needs of an increased older population is in turn consistent with the Wairarapa Positive Ageing Strategy, developed by the Council and neighbouring councils.²⁴ The priority to achieve the strategy's first goal – that community and health services support older peoples' wellbeing – is to provide high-quality spaces, parks, activities, services and corridors that are safe and accessible for older people. The priorities to achieve the goal that places, spaces and activities are safe, affordable and provide fun and enjoyable choices for older people is to continue to invest in accessible public spaces, places and corridors that match a changing older population and to promote recreation opportunities for older people. Sports and recreational activities can improve senior's physical and mental health and their sense of connection to the local community through participation and volunteering.

7.3.2 The central location of the Sports and Recreation Hub provides for easy accessibility for all sports and community users in Greytown and the wider district. This reduces reliance on motorised transport and is likely to ensure better usage of the facilities. The location is only a short distance from the new Orchards Retirement Village and meets the Positive Ageing Strategy's goal of age-friendly CBD planning. The desire to play sport locally rather than go further afield was a strong theme among the comments from respondents to a Greytown Sports and Leisure survey carried out in 2016 to gauge support for a sports hub in Greytown.²⁵

²⁴ See <www.swdc.govt.nz/joint-wairarapa-councils-positive-ageing-strategy>.

²⁵ Greytown Sports Facilities Taskforce *Sports Hub Survey: Final Results* 2016.

7.3.3 The proposal is also consistent with the Wellington Region Sport and Active Recreation Strategy (Living Well).²⁶ The strategy and the collective responses to it are intended to create opportunities to impact on all communities with the region to bring about improved quality of life and wellbeing through making it easier to participate in play, sport and active recreation and ensure that the experiences are ones that encourage ongoing and lifelong involvement. The planning framework is intended to be used for organisations to think about and plan for local delivery and as a mechanism for identifying opportunities to work together across the region. Sportsville and sports hub development are priority focus areas to achieve the planning objective “to develop, support and recognise sporting excellence across the region”.

7.3.4 Developing under-utilised existing facilities is likely to be more efficient and environmentally sustainable than building from new at a greenfield site. Developing existing facilities is also likely to be significantly more cost effective than building new. First, there is a recognised lack of development land available throughout the Wairarapa. Some rural land has been available in the Greytown area but the location of such land is unlikely to be fit for purpose. Future available land is likely to come at a cost premium. Second, new-build costs for similar facilities are likely to be much greater than the cost of the Rugby and Bowling Club land itself. New-build costs for a hub of similar size and facilities at the Rugby Club grounds based on costings in the Feasibility Study are estimated as follows:

East Street Hub			
<i>Global Leisure Group. (2019). Kuranui Community Gymnasium Feasibility Study. Greytown. P.31 & 32</i>			
Hub facility development			
Hub facility build cost - 500m2	500	4875.00	\$2,437,500
Provisional allowance for services infrastructure			\$345,000
Provisional allowance for external works and landscaping			\$100,000
			\$2,882,500
Professional fees and consents	18%		\$518,850
Contingency building	11.50%		\$331,488
		hub sub total	\$3,732,838
Playing field development for 2.5			
Pitch development for 2.5 fields			\$500,000
Lights for 1 pitch			\$200,000
Roading and car park (estimate)			\$500,000
		field sub total	\$1,200,000
Contingency	11.50%		\$138,000
Total (including GST)			5,070,838

Table 14: Hub Facility development costs

7.3.5 The new-build cost for a bowling rink based on costings in the Feasibility Study are estimated as follows. Note that these are the costs of turning existing bare land into a bowling rink; the facilities at the Bowling Club include 1.5 rinks and clubrooms.

Greytown Bowls Club			
<i>Bowls NZ letter and Global Leisure Group. (2019). Kuranui Community Gymnasium Feasibility Study. Greytown. P.31 & 32</i>			
Bowling rink development - 1 rink only			
Playing surface, irrigation system, ditches and green surrounds			\$400,000
Fencing, player sun shelters and seating, etc			\$80,000
Greenkeeper's workspace and storage facility			\$100,000
		rink sub total	\$580,000
Contingency rink	11.50%		\$66,700
Total (including GST)			\$646,700

Table 15: Bowling rink development costs

7.3.6 The Council's financial contribution to the Kuranui College gymnasium replacement is capped and so ratepayers would not be liable for any cost overruns.

7.3.7 In addition to protecting existing greenspace, the proposal provides a sustainable future for the Rugby and Bowling Clubs. The Clubs' applications for grant funding from the Council indicated they are unlikely to be able to meet ongoing market rental prices without subsidies. The current constraints on existing sporting and recreational facilities suggests the Clubs are unlikely to be accommodated elsewhere in the Greytown area which risks the Clubs' future. The Clubs have been in existence in their current locations for over 100 years and bring significant historic and social value to the town and wider district.

7.3.8 There is likely to be support within the Greytown sporting community for the proposal. There were 183 responses to the 2016 Greytown Sports and Leisure survey with 88 percent of respondents engaged with sport in Greytown in some way.

- » 89% of respondents supported or fully supported the idea of a new community sports hub for Greytown, with the strongest support coming from those aged over 45;
- » Over 75% of respondents supported or fully supported the idea of sporting facilities being shared between the community and Kuranui College;
- » Of those already involved in sports in Greytown, over 83% supported or fully supported their sport sharing facilities with another sport or code; and

- » Respondents saw the greatest advantage of a new sports hub as improved facilities for sports and clubs, followed by efficient use of community resources.

7.4 Disadvantages and risks

7.4.1 The following disadvantages and risks have been identified.

7.4.2 The proposal may not meet the community's long-term needs. The Feasibility Study indicated that an additional 4-6 hectares of land was necessary to meet current and future demand.²⁷ The constraints of the existing location and facilities may also be such that current and future demand is not met. There may be additional maintenance costs for the older existing facilities that would not accrue for new purpose-built facilities.

7.4.3 Although good reasons have been identified for developing the Sports and Recreation Hub, without further investigation it is not clear if all the district and region's existing facilities are fully utilised. These may provide a more cost-effective option to meet demand.

7.4.4 There is a risk that there is not enough community and grant funding raised for the gymnasium replacement within timeframes acceptable to the MoE or Kuranui College Board of Trustees. This aspect of the proposal may not then proceed.

7.4.5 There is a risk that the facilities are not sufficiently available to the community and that sharing of the facilities across sporting codes is not workable. These risks should be mitigated to some degree by employing best practice governance and management and utilising existing relationships and structures through Greytown Sports and Leisure. Council resources would be required to closely monitor how the use of the facilities was operating in practice.

7.4.6 There is a risk that the facilities will continue to be associated only with the existing users and the benefits of the proposal will not be realised. The Council and partners would need to invest in promotion and engagement with the community and sports and recreation participants to mitigate this.

8 Legislative requirements

8.1 This report provides information on the Greytown Sports and Recreation Hub proposal to support consultation with the community on the annual plan 2020/21. Section 95(4) of the Local Government Act 2002 requires the Council to

²⁷ Global Leisure Group *Community Gymnasium Feasibility Study Prepared for the Kuranui Sports Hub Project Working Group: Final Report* 20 March 2019, at 21.

adopt supporting information, that is information relied on by the content of the consultation document, before the Council adopts the consultation document.

9 Conclusion

- 9.1 Officers recommend that Council adopts the information in this report to support consultation with the community on the Annual Plan 2020/21.