



**VISITOR
SOLUTIONS**

Greater Wellsford District Sport and Active Recreation Plan

Final Report

March 2018

1.0 INTRODUCTION

1.1 Purpose of the Greater Wellsford District Sport and Active Recreation Plan

The Wellsford Sports Collective has developed the Greater Wellsford District Sport and Active Recreation Plan. The purpose of the plan is to provide direction and to assist with the prioritisation of future sport and active recreation investment in the greater Wellsford District. The plan is aimed at informing the community of the greater Wellsford District, the Rodney Local Board, and other key stakeholders.

The plan will seek to ensure that any investment is in line with identified priorities (thus ensuring that any ad-hoc development is minimised). It is designed to focus thinking at a network-wide sports facilities level.

The plan provides recommendations for potential new partnerships to support the capability of local sporting organisations as well as developments, redevelopments (capital improvements) to existing facilities, including ancillary facilities.

It is essential to understand that inclusion of projects within this plan in no way guarantees financial support from key funders.

1.2 Using this Plan

The plan should be seen as a living document and should be reviewed and updated on a regular basis by the Wellsford Sports Collective.

Like all high-level plans additional detailed planning will be required for any individual project. Inclusion of projects in the plan should not be taken as an indication of their respective feasibility. It is recommended that all projects go through a robust feasibility and business case assessment process.

As sports codes undertake, or update their existing national and regional sports facility plans, it is envisaged that this plan will require updating. However, given the plan is trying to examine issues based on available evidence at a network wide level, some specific code aspirations may not align.

1.3 Methodology

The information summarised in this plan was collected using a mix of web survey, direct consultation, and secondary data review methodologies. Key work components undertaken included:

Secondary Data Research and Analysis

This research and analysis component of the plan looked at the following key areas.

- Regional sports plans,
- Wellsford population analysis,
- Membership Analysis,

Sport and Active Recreation Club Survey

An online survey was distributed to all the sports clubs within the study area. However, limited feedback was received and as a result comprehensive one-on-one meetings were undertaken.

One-on-One Meetings

A considerable number of one-on-one meetings were undertaken with a large cross section of the community (including a variety of sports clubs, schools, community groups, individuals, and council staff).

Site Visits

Site visits were also undertaken to a cross section of the sport and active recreation sites, including sports clubs, sports parks, schools, and undeveloped sites with recreation and sports potential.

2.0 CURRENT SITUATION

The Wellsford and surrounding areas have several sports clubs and related facilities that service the wider community. These are outlined in the tables below.

2.1 Existing Sports Clubs

There is a cross section of sports clubs with a mixture of membership bases (large, medium and low). The Rodney Netball Centre is the largest organisation with approximately 900 members. There are several clubs with approximately 100 members making them medium sized organisations.

Organisation	Approximate Membership
Wellsford Tennis Club	45
Rodney Netball Centre	900
Wellsford Rugby Club	100
Wellsford Boxing Club	100
Wellsford Archery Club	40
Wellsford Athletics Club	120
ROSA Football Club	unknown
Wellsford Bowling Club	18
Wellsford Gym (Rugby Club)	50
Tomarata Indoor Bowls	23
Tomarata Rugby Club	70
Wellsford Squash Club	140
Pakiri Tennis Club	40
Total	1646

2.2 Existing Sports Facilities

There is a range of existing sport infrastructure that is provided by either Auckland Council, or sports/community organisations themselves. The existing infrastructure is generally considered to be aging, with minimal upgrading having occurred over recent times.

Name of Facility	Facility Type	Description
Centennial Park	<ul style="list-style-type: none"> • Significant football hub • 2 rugby fields • 4 artificial tennis courts • 7 netball courts • 1 grass athletics track • Artificial cricket wickets • Community gym • Three clubrooms 	<ul style="list-style-type: none"> • The tennis and netball courts require upgrading and resurfacing in the near future • Rugby fields and lights have recently been upgraded by Auckland Council to a high standard.

	<ul style="list-style-type: none"> • The A and P Society hall is home of the following sports: <ul style="list-style-type: none"> - Wellsford Tennis, - Wellsford Rugby, - Wellsford Athletics, - Rodney Netball Centre, - Wellsford Boxing, - Wellsford Archery, - A and P Society. 	<ul style="list-style-type: none"> • The A and P Society Hall is nearing the end of its useful life span and will require replacing in the future.
Port Albert Park	<ul style="list-style-type: none"> • Significant football hub, • 5 sportsfields fields, • 1 artificial cricket wickets, • One clubroom. 	<ul style="list-style-type: none"> • Good-quality fields which are maintained by Auckland Council, • Clubrooms require ongoing maintenance to provide a suitable community facility.
Wellsford War Memorial Park	<ul style="list-style-type: none"> • Open passive green space, • Basic skate boarding mini ramp, • Basic children's playground, • Planned new skatepark and playground to be completed in 2018, 	<ul style="list-style-type: none"> • The existing skate ramp will be removed, and a new skate park developed in 2018, • A new playground will be developed in 2018 to cater for older children.
Tomarata Rugby Fields	<ul style="list-style-type: none"> • 2 rugby fields, • One clubroom. 	<ul style="list-style-type: none"> • Fields owned by the rugby club are of lower quality and soil-based. • The Clubhouse is in good condition and well maintained.
Rodney College Pool and Gymnasium	<ul style="list-style-type: none"> • 25m x 8 lane outdoor pool, • One court indoor gymnasium. 	<ul style="list-style-type: none"> • Older pool and indoor gymnasium facilities. • Well maintained.
Wellsford Primary School Pool and Hall	<ul style="list-style-type: none"> • 20 x 6 lanes outdoor pool. • One dance/gymnastics studio. 	<ul style="list-style-type: none"> • Reconverted dance/gymnastics studio, • Well maintained outdoor pool.

2.3 Wellsford Sports Collective

The Wellsford Sports Collective is an incorporated society that has been in existence in some form for a number of years. It is a fluid organisation representing those sports organisations wishing to be involved at any given time.

The collective has a solid core group of the traditionally strong sports clubs and is seen as a key voice for sport and recreation in the Wellsford area.

3.0 WELLSFORD DISTRICT POPULATION PROJECTIONS

When planning for a community's future sports and leisure facility provision it is important to understand the existing and future shape of its population. This section summarises some key demographic data and population projections.

Based on the study area, the following catchment population, is defined here as:

1. **'Wellsford Town'**¹;
2. The **Wider Wellsford Catchment'** - defined as being between the east and west coast incorporating Wellsford and the townships of Tomarata, Te Arai, Te Hana, Port Albert, Wharehine, Taporā, Tauhoa, Whangaripo, Pakiri and Mangakura².
3. **'Rodney Local Board Area'** and **'Auckland Region'** – these provide the larger population settings for comparison with the more local population catchments – to better define any unique features.

3.1 Key Points

Information on changes in population and age-group composition are presented below, along with other particularly notable demographic features³. The main summary points distinguishing the local populations from the wider Rodney/Auckland populations, and/or with more relevance to the potential for increased future participation are summarised below:

- There are currently around 1,850 residents in Wellsford Town, increasing to around 10,500 in the Wider Wellsford Catchment area;
- The Wellsford Town, Wider Wellsford Catchment and Rodney areas have age-profiles featuring relatively fewer young adults and more elderly residents when compared with the Auckland Region overall;
- The areas all have progressively aging populations, with the most rate of population increase occurring in the older age groups;
- For younger and more specific playing-age projections (5-35yrs), Wellsford has lower projected growth rates than the Wider Catchment area or beyond.
- Ethnic diversity is relatively low in Wellsford, with Maori residents notably prominent in Wellsford and its Wider Catchment, and with Pacific and Asian residents relatively under-represented when compared with the Auckland Region.
- Projections suggest largely consistent ethnic diversity over the coming years, with the greatest rate of growth being among the Pacific and Asian proportions in Wellsford, although only in relatively low numbers:

¹ Represented by the Statistics New Zealand Census Area Unit of 'Wellsford'.

² Represented by the Census Area Units of Wellsford, Cape Rodney, and northern Tauhoa-Puhoi (a northern subset of the full Tauhoa-Puhoi CAU comprising 7 individual meshblocks).

³ Unless otherwise stated all tables and figures are based on the latest Statistics NZ Census 2013 counts, estimates and projections (2013 base, medium series).

- Overall Wellsford and its Wider Catchment have relatively low proportions of overseas-born residents compared with Rodney and the Auckland region,
- The lower median incomes and engagement in the labour force in Wellsford compared with Wider Wellsford Catchment and beyond, suggest a relatively low financial capacity to engage in recreation activities.

Overall these points highlight a largely static local Wellsford population level with relatively older population profiles; very small but growing Asian and Pacific proportions; lower socio-economic capacity; and a population-aging trend. Much higher growth is projected in some areas to the near south.

3.2 Overall population numbers and trends

Table 3.1 shows that over the last 3 Census periods (12 years) the population of Wellsford had barely changed, although the most recent 2017 population estimate by Statistics NZ for Wellford suggests more recent growth, with the population estimated at just over 2,000. What is clear is that the Wellsford population growth rate has been less than that of the Wider Wellsford Catchment area overall⁴, and of the wider Rodney and Auckland populations.

Table 3.1 Population numbers and recent growth

	2001	2006	2013	change 2001-2013	% change
Wellsford Town	1,740	1,671	1,698	-42	-2
Wellsford Wider Catchment	4,821	5,067	5,400	579	12
Rodney Local Board	42,768	49,359	54,879	12,111	28
Auckland Region	1,160,271	1,304,961	1,415,550	255,279	22

Source: Statistics NZ Census 2013

Looking forward, the projected future population growth for these main relevant catchment areas is summarised below. There are two projection series provided. The first uses the Statistics New Zealand projection series (Table 3.2) while the second uses the latest Auckland Council population projections (Table 3.3). This second series is usually preferred for Auckland projects because of their more customised content⁵. However, both are noted here due to the marked difference in the trends they identify, and the discussions these differences can generate.

⁴ Where most growth has been in the 'Cape Rodney' census Area Unit - the broad area surrounding Wellsford. See Appendix X.

⁵ From Auckland Council's Research, Investigations and Monitoring unit's *Auckland Regional Council Transport (ART) model* (output: Scenario I, Version 11, 2017) which refines standard Statistics NZ projections by incorporating local planning and strategy factors to more accurately reflect likely localised population growth. These projections will sometimes differ significantly from corresponding Statistics NZ projections due to local planning and development impacts. These are used for the Council's Long Term Plan and Infrastructure Strategy, subject to change from any future changes in planning decisions and directions.

Table 3.2: Statistics New Zealand population projections

Statistics NZ	2018	2023	2028	2033	2038	2043	change 2018-2043	% change
Wellsford Town	1,850	1,930	2,020	2,100	2,180	2,250	400	22
Wellsford Wider Catchment	10,500	11,280	12,320	13,340	14,350	15,330	4,830	46
Rodney Local Board	66,800	76,100	84,600	92,900	100,700	108,000	41,200	62
Greater Auckland	1,699,900	1,859,300	1,990,100	2,112,000	2,222,700	2,326,200	626,300	37

The baseline Statistics New Zealand projections indicate a projected population growth in Wellsford Town of around 22% in the 25 years from 2018 to 2043. In the wider Wellsford Catchment this is a little higher due to the higher projected growth in the Cape Rodney (55%) and Tauhoa-Puhoi (46%) Area Units. Projected growth for the same period in the Rodney Local Board area is notably higher (62%) than that for Auckland overall (37%). However, when the expected local residential growth and planning factors are taken into account, as shown in the ART Model below, these growth projections alter.

Table 3.3 Auckland Regional Council Transport (ART) Model projections

ART	2021	2026	2031	2036	2041	2046	change 2021-2046	% change
Wellsford Wider Catchment*	9,186	8,946	8,731	8,540	8,353	8,159	-1,027	-11
Rodney Local Board	71,237	83,700	96,508	121,084	143,276	151,772	80,535	113
Greater Auckland	1,770,579	1,899,660	2,023,449	2,136,064	2,239,859	2,338,564	567,984	32

* As represented by ART Zone 1, notably larger than the study scope area and that represented by Stats NZ CAUs

Source: Auckland Regional Council Transport (ART) model (output: Scenario I, Version 11)

These more refined local projections for the 25 years from 2021 to 2046⁶ show that while the population of the Rodney Local Board is projected to grow much more strongly, that of the Wellsford Wider Catchment (as represented by Art Zone 1) is projected to decline gradually⁷. Over a similar period, the population of Art Zone 4 representing Warkworth Town is projected to increase by up to 100%. Such higher projected growth rates are more prevalent in ART Zones to the south of the Wellsford Study Area overall.

While large future population growth may be a strong current feature of the Wellsford catchment area overall, another significant change is indicated in the projected population composition, most significantly around age-group and ethnicity. These are summarised below as a background to understanding where sport and recreation participation growth opportunities may lie.

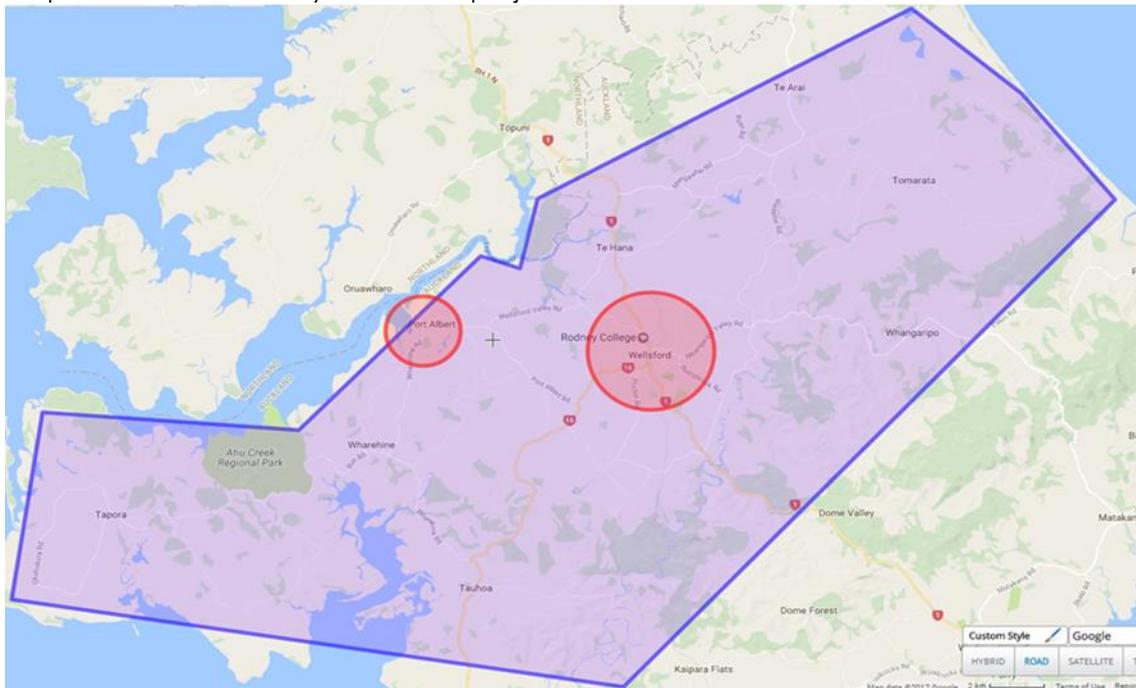
⁶ Note that the time periods used for these different projection series do not directly align, and also that they are not available at Area Unit Level necessitating the use of the nearest aligning ART Zone to represent the Wellsford Wider Catchment (=ART Zone 1). These temporal and spatial differences were not considered significant enough to explain the differences in projection levels.

⁷ The projected decline and its difference from the growth projections in the Baseline StatsNZ projections were noted and queried directly with RIMU (Research, Information and Monitoring Unit) at Auckland Council, who confirmed that their analyses and conclusions did confirm such projected decline for this Wider Wellsford Area (= ART Zone 1).

3.3 Indicative Study Area

The study area was defined in the project brief as Wellsford and surrounding areas and towns including Tomarata, Te Arai, Te Hana, Port Albert, Wharehine, Tapanui and Tauhoa (Map 3.1). For data purposes, the corresponding area in Statistics New Zealand terms was represented by the Census Area Units of Wellsford, Cape Rodney, and selected northern meshblocks from the Tauhoa-Puhoi Area Unit⁸. This alignment of respective areas of the Statistics NZ Census Area Units also included the areas of other nearby townships of Whangaripo, Pakiri and Mangakura.

Map3.1: Indicative Study Area from project brief.



For population projection purposes, the relevant ART Zone from Auckland Council's Research, Investigations and Monitoring unit's Auckland Regional Council Transport (ART) model (output: Scenario I, Version 11, 2017) was ART Zone 1. This was more geographically extensive than the 'Wider Wellsford Catchment' area defined here, so included higher base population numbers from some areas to the South that would be having greater population growth.

These differences in spatial boundaries were investigated to determine if significant population biases could have been introduced, but it was considered that while some baseline population differences did occur these were relatively minor in extent.

⁸ Tauhoa-Puhoi (North) = 7 Statistics NZ meshblocks - 144800, 144900, 145000, 145100, 145200, 145300, 146200.

4.0 KEY CHALLENGES

The analysis of key documents and findings from the consultation process have highlighted several key challenges for the sport and active recreation stakeholders of the Greater Wellsford District.

Satellite Rural Town – Travel Times

Wellsford Town and the surrounding areas act as a satellite town within the Auckland Council and Rodney Local Board boundaries. Given the area is some distance from the major hubs in the Auckland region significant distances would need to be travelled (creating long travel times) to participate in some sport and active recreation opportunities.

The neighbouring sporting destinations for the Wellsford community are Whangarei to the north (60 minutes away) while to the south are Warkworth (20 minutes) and Silverdale (over 60 minutes).

Auckland vs Northland

The Wellsford district sports teams are in a unique position of playing in either, or both, the Auckland and Northland competitions. Club members and participants (including students) come from both inside and outside of the Auckland region (and thus the area's clubs and facilities are also serving non-Auckland Council rate payers).

Population Distribution

The Wellsford and the wider area is a large area with an unevenly distributed population. The major hub, the Wellsford township, has a population of approximately 1,850. However, the catchment area for sport and active recreation in the wider Wellsford district is approximately 10,500.

Limited Sport and Recreation infrastructure

The Wellsford district has access to a limited range of sport and active recreation infrastructure and opportunities. This is illustrated by it having:

- No community purpose built indoor active recreation space,
- No indoor year-round access to a pool,
- Limited walking and cycling opportunities,
- Limited youth orientated facilities/opportunities.

However, it should be noted that Auckland Council has recently invested in increasing the quality of the sportsfields, lighting and carparking at Centennial Park and are about to develop a new skate park at Wellsford War Memorial.

Aging Sport and Recreation Infrastructure

The existing sport and active recreation infrastructure is aging, with minimal maintenance and upgrading having occurred over recent times.

Accessibility and Safety

The ability for residents to safely travel by walking or cycling to the main town centre and sport and active recreation destinations is limited, or non-existent. This can restrict the uptake of sport and recreation opportunities as well as informal recreation opportunities.

Perceived Limited Communication with Local Board and Auckland Council

There has been in the past a perceived lack of contact or communication with the Rodney Local Board and Auckland Council; **however over recent years this has changed to a working relationship with a focus on a potential partnership approach for future developments.**

Perceived Growth

There is a common perception within the local community that the Wellsford district will significantly increase in population in future years. However, both the Statistics New Zealand and Auckland Council population projections indicate a low-level increase in population.

Statistics New Zealand population projections

Statistics NZ	2018	2023	2028	2033	2038	2043	change 2018-2043	% change
Wellsford Town	1,850	1,930	2,020	2,100	2,180	2,250	400	22
Wellsford Wider Catchment	10,500	11,280	12,320	13,340	14,350	15,330	4,830	46
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* As represented by ART Zone 1, notably larger than the study scope area and that represented by Stats NZ CAUs
Source: Auckland Regional Council Transport (ART) model (output: Scenario I, Version 11)

5.0 KEY OPPORTUNITES

The leadership team of the Wellsford Sports Collective has considered a series of key opportunities and endorsed these as a means of progressing sport and active recreation delivery in the community. These key opportunities include.

Improving Collaborative Approaches:

Historical decision making in respect of new or replacement facilities has often been undertaken on an ad-hoc basis. It will become increasingly important for all stakeholders to work collaboratively to improve delivery of sport and recreational facilities. In particular it will be critical that the sporting organisations of the wider Wellsford area work together in a collaborative manner to allow successful implementation of this plan.

Partnerships

Working together with partners, both within and outside the local board area, to develop and operate sports facilities will become increasingly important to optimise our network and maintain its sustainability. Schools and sports clubs have stated they are willing to partner with their existing facilities to increase the community usage.

Adaptability / functionality

Sports trends and our demographics are changing. What we need from a facility today is not necessarily what we will need in the future. Given that the lifespan of our typical sports facilities is at least fifty years, it is important that they be as adaptable and functional as possible.

Optimisation of existing assets

Where a proven need exists and a cost benefits analysis (which includes consideration of operational costs) dictates it is warranted, then existing assets should be optimised / refurbished. Clubs and codes should look to utilise the available capacity of facilities in neighbouring areas to optimise the utilisation of the existing network.

Multi use

Currently many sports facilities are underutilised for large periods of time. Facilities should be designed to enable multi uses where ever possible.

6.0 KEY CONSIDERATIONS

Several key considerations have been identified that should be considered by key stakeholders and decision makers when making planning decisions for Wellsford and the surrounding areas. These include:

Accessibility and Safety

The ability for residents to safely travel by walking or cycling to the main town centre and sport and recreation destinations, is limited or non-existent. Creating safe and accessible facilities is a powerful desire for members of the community.

Proposed Future Motorway

The Warkworth section of State Highway One's new northern motorway extension is currently under development. The long-term plan is for the northern motorway to extend to Wellsford (although no capital funding has been allocated for the physical works) at this time.

If this extension occurs in the future, there are potential positive impacts for the Wellsford and the surrounding areas. These may include:

- A change in the district plan allowing for an increase in residential developments (which would increase the projected population base).
- Wellsford could become even more of a hub town, playing a role in the future growth of the Auckland and Northland regions.
- Greater accessibility to sports facilities to the south.

School Growth

The Wellsford Primary School has continued to experience roll growth over recent years. The increased number of younger people based in the Wellsford area will place increased pressure on both the sporting organisations and infrastructure.

Potential Partners

There are currently several potential partnerships that have been identified through the consultation process that would provide benefit to the community. Schools and sports clubs have stated they are willing to partner with their existing facilities to increase their community usage. The Rodney College pool and Wellsford Tennis Club are two such examples.

Wellsford Sports Collective

The Wellsford Sports Collective has been building capability and capacity within the group over the past several years. The collective is in a strong position to provide a cohesive voice to key stakeholders about the future sport and recreation priorities.

However, a key component for the success of the Wellsford Sports Collective will be its ability to engage with key community members and acquire their support for the implementation of this plan.

7.0 POTENTIAL PROJECTS

Key Issues Needing Action

A series of key needs / issues have been identified in Wellsford and surrounding areas that require addressing to advance sports and recreation delivery. The identified needs and the projects that will address them have been summarised and prioritised in Table 7.1. Certain needs and their associated projects were identified by proponent sports entities, while others emerged from a gap analysis.

The projects identified have been prioritised into three categories. These are:

- Short term priority projects are those that should be targeted for completion in a 1-3-year time frame.
- Medium term priority projects fall within a 4-10-year time frame.
- Long term priority projects fall within an 11-20-year time frame.

It is recommended that every three years this plan be re-evaluated, based on new data. This re-evaluation process will likely see new projects emerge and existing project priorities adjusted.

Important Note:

This plan does not replace the need for additional focused planning and analysis at a code and the specific facility level. Full feasibility and business case analysis will be required on certain large proposed projects. Inclusion in the plan should not be seen as an indication of a project's feasibility / sustainability.

Potential Sport and Recreation Projects

Project Name	Project Description	Needs	Proposed Priority
Harbour Sport Partnership to support sports capability	<ul style="list-style-type: none"> Partner with Harbour Sport to deliver a series of workshops for local sports clubs on content relating to increasing the sports capability. 	<ul style="list-style-type: none"> The need to increase the capability of sports clubs is a national priority from Sport New Zealand's perspective. 	Short term
Develop and improve walkways and cycleways	<ul style="list-style-type: none"> Develop new and improve existing walk/cycle paths from Wellsford town centre to sport and recreation hubs of CP and WWM. Focus on G3 outcome of the Greensway Plan, northern and southern Wellsford Town Centre options. 	<ul style="list-style-type: none"> Greensway Plan. Safety and accessibility. Limited to no existing provision of cycle and walkways. 	Short term
Increase focus on Centennial Park (CP) as key sports hub - Stage 1	<ul style="list-style-type: none"> Develop walk/cycle paths within CP. Improve lighting for carpark area. Understand the future of the A and P Society facility. Develop fitness trail. BBQ and picnic opportunities. Increased co-ordination of park users and stakeholders. 	<ul style="list-style-type: none"> Key sport and recreation hub for Wellsford. Limited recreation opportunities. 	Short term
Wellsford War Memorial (WWM) Youth Hub Develop	<ul style="list-style-type: none"> Develop further youth focused outdoor opportunities at WWM. 3 and 3 basketball court. 	<ul style="list-style-type: none"> Limited youth focus within Wellsford. Addition of new skate park at WWM will create first phase of youth zone. 	To be completed in 2018
Corry Block	<ul style="list-style-type: none"> Investigate potential to secure the Corry Block for long term informal recreation opportunities. 	<ul style="list-style-type: none"> Limited informal recreation opportunities currently exist. Adjacent to CP which would enhance the CP and the key hub site. 	Short term
Wellsford Multisport Facility Development Investigation	<ul style="list-style-type: none"> Wellsford Multisport Facility Development planning and feasibility project. 	<ul style="list-style-type: none"> Current A and P Society asset has limited life. 	Short term

	<ul style="list-style-type: none"> Rugby, cricket, netball, squash, archery, boxing, and A and P Society (and other community users). 	<ul style="list-style-type: none"> Future decision on the current building is required. Purposed multisport facility may be required if the A and P Society facility is removed. 	
Wellsford Rugby Club Kitchen/Bar Upgrade	<ul style="list-style-type: none"> Upgrade the existing kitchen and bar areas of clubrooms. 	<ul style="list-style-type: none"> Aging asset. Limiting ability to maximise revenue opportunities. 	Short term
Rodney Netball Centre Improvements Stage 1	<ul style="list-style-type: none"> Drainage and irrigation of courts investigated. 	<ul style="list-style-type: none"> Significant membership base, Increases the use of existing assets. Aging assets. 	Medium term
Rodney College Pool Partnership Investigation	<ul style="list-style-type: none"> Investigate the ability for the College pool to extend its months of use. 	<ul style="list-style-type: none"> No community pool within wider Wellsford area. New commercial pool in Warkworth. 	Medium term
Rodney College Pool Partnership Implementation	<ul style="list-style-type: none"> Provide increased access to wider community for 'learn to swim', sport and recreation purposes. Increase solar heating and/or look to cover existing pool. 	<ul style="list-style-type: none"> No community pool within wider Wellsford area. 	Medium term
Rodney College Pool Cover Investigation	<ul style="list-style-type: none"> Investigate the potential to provide a permeant structure to cover the existing pool (e.g. membrane type structure). 	<ul style="list-style-type: none"> No community pool within wider Wellsford area. 	Medium term
Wellsford Tennis Club Multi-Purpose Turf Replacement	<ul style="list-style-type: none"> Replace 2 courts with a multipurpose artificial surface. Provide for multi users (Tennis, football, hockey, boot camps etc. Flood lights. 	<ul style="list-style-type: none"> No artificial multisport turf in area. Will allow a wider range of users. Increases the use of existing assets. 	Medium term
Wellsford Primary School Cycle Path Extension	<ul style="list-style-type: none"> Investigate the ability to link existing school cycle track to key existing and future cycle paths of Wellsford. 	<ul style="list-style-type: none"> Limited to no existing provision of cycle and walkways. 	Medium term
Port Albert Park Clubroom Maintenance	<ul style="list-style-type: none"> Support the required maintenance of the existing clubrooms. 	<ul style="list-style-type: none"> Aging clubroom facility which services a large participation base. 	Medium term

Tomarata Hall Floor Upgrade	<ul style="list-style-type: none"> Upgrade the existing hall floor to provide appropriate levels of service to match community use. 	<ul style="list-style-type: none"> Limited informal recreation opportunities. 	Medium term
Partnerships to develop bush walking opportunities	<ul style="list-style-type: none"> Develop bush walking track opportunities. (e.g. Hoteo Domain). 	<ul style="list-style-type: none"> Limited informal recreation opportunities. 	Medium term
Increase focus on CP as key sports hub - Stage 2	<ul style="list-style-type: none"> Develop toilet and storage facilities for athletics. 	<ul style="list-style-type: none"> Aging existing small toilet block. Limited container shed as storage facility. 	Long term
Rodney Netball Centre Improvements Stage 3	<ul style="list-style-type: none"> One court to be covered (with the roof membrane structure type). 	<ul style="list-style-type: none"> No indoor court space for netball in Wellsford. Provide all weather opportunity for large membership base. 	Long term
Rodney College Pool Cover Implementation	<ul style="list-style-type: none"> Rodney College Pool Cover Implementation (if proven variable during earlier planning stages). 	<ul style="list-style-type: none"> No community pool within wider Wellsford area. Provide all year opportunity for school and community. 	Long term
Wellsford Multisport Facility Development Implementation	<ul style="list-style-type: none"> Wellsford Multisport Facility Development Implementation (if proven variable during earlier planning stages) 	<ul style="list-style-type: none"> Replacement or significant upgrades will be required in short to medium term for many of the club room facilities. 	Long term

8.0 CASE STUDY

Warkworth Showgrounds Facility Developments

Background

The Warkworth Showgrounds are owned by Auckland Council and located on State Highway One opposite Hudson Road in Warkworth in the Rodney Local Board area. The Showgrounds have been undergoing a process of significant development since 2004. This long-term project has been advocated for many years by the Mahurangi Community Sport and Recreation Collective Incorporated ("the MCSRC"). This volunteer-run organisation represents several sports clubs based in the area, such as rugby, netball, football, gym sports and hockey and other groups that include the Warkworth A&P Society, Mahu Bike and Skate and Warkworth Pony and Dressage Clubs. The MCSRC is also the key point of liaison for the Rodney Local Board and Council staff.

Development

At a July 2013 meeting, the Rodney Local Board resolved to adopt the updated plan and support the MCSRC as the main stakeholder group for the future development of a multi-purpose complex within the Showgrounds site; while also supporting discussions with the MCSRC for the governance, feasibility and design of the proposed multi-purpose complex.

Since this time, a feasibility study has been completed for the site as well as significant facility upgrades for rugby, football, hockey and netball and other infrastructure improvements (e.g. toilets, a playground, landscaping, carparking, LED lighting and new wastewater system). The funding for the upgrades has come via Council, the community, and grant funding. The sports groups who are based at the Showgrounds have also made facility-related investments and managed the development of their respective projects as their leases allow.

The MCSRC's objectives for the development of the Showground's site and buildings to be located there include the following:

- A vibrant destination venue that offers high quality programmes, events and facilities which will be able to attract participants across multiple sports codes from across the Auckland region.
- Being able to maximise the synergies and efficiencies of collocating sport and community-based groups together.
- A place that enables the community to come together, meet their needs and recognise growth in the local area.
- A building that does not duplicate facilities within the wider network of community facilities, can host multiple activities and events (both sporting and otherwise) over all seasons.

Shared Facilities

In late 2015 Council approved funding to be spent on upgrading the existing rugby club facilities on-site and a funding agreement was signed between Council and the rugby club. In addition to the grant being supported by the MCSRC, the Council's funding was matched by Foundation North and additional financial input by the club itself. This interim solution for shared changing room space and clubroom use subsequently meant that all the sports codes who use the Showgrounds would be able to use the rugby club's facilities with the MOU highlighting that the rugby club would continue to manage the facility on behalf of all users. Eventually, these shared facilities will be demolished to make way for a larger, shared multisport complex.

Current Snapshot and Future Development

A recent newspaper article in the Rodney Times (5th December 2017) suggested the following positive outcomes had been achieved at the Showgrounds because of the development work outlined above:

- There has been a significant increase in the number of people using the available facilities (i.e. has increased from approximately 800 rugby club members to around 2,500 club members across all sports codes and related activities).
- Junior rugby has reported a 67% growth in participation over the past five years.
- The Showground site is now providing space for rugby, hockey, netball, karate, a dog club, walkers, runners, a pony club, rodeo, arts and crafts and the A&P show.

The MCSRC have indicated that future stages of development will ideally revolve around a new GymSports facility, a bike and skateboarding track/park, a covered equestrian facility, a swimming pool, and shared clubrooms.



Plate 1: Outdoor courts at night, Warkworth Showgrounds (source: Stuff.co.nz)

9.0 KEY NEXT STEPS

Key Next Steps

1. The proposed projects and their related priorities will be guided by the Wellsford Sports Collective.
2. A communications plan is developed so that a coordinated approach is undertaken to deliver the key findings of the study.
3. The Greater Wellsford District Sport and Active Recreation Plan is presented to the Rodney Local Board and other key stakeholders.
4. Key community members are identified and invited to become part of the Wellsford Sports Collective.
5. Certain roles and responsibility are divided up and distributed within the Wellsford Sports Collective member clubs (undertaken to provide support to the committee).
6. Identify key short-term projects that can be progressed and implemented by the Wellsford Sports Collective and the wider community.
7. Work with the local community, Harbour Sport and Rodney Local Board to develop a work programme for the identified short-term projects as identified within the study.
8. The Wellsford Sports Collective to undertake an annual review of the Greater Wellsford District Sport and Active Recreation Plan and update and amend as required.