### Upper Harbour Local Board Community Forum

**OPEN MINUTE ITEM ATTACHMENTS**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>TABLE OF CONTENTS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2</td>
<td>Eventfinda Stadium</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. 1 November 2018 Upper Harbour Local Board: Item 8.2 - Eventfinda Stadium presentation</td>
<td>3</td>
</tr>
<tr>
<td>9.1</td>
<td>Marist North Harbour Rugby Club</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. 1 November 2018 Upper Harbour Local Board: Item 9.1 - Marist North Harbour Rugby Club consultation brief</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>B. 1 November 2018 Upper Harbour Local Board: Item 9.1 - Marist North Harbour Rugby background information</td>
<td>23</td>
</tr>
</tbody>
</table>
"AUCKLANDS FIRST INDOOR STADIUM"

EVENTFINDA STADIUM
Upper Harbour Local Board
Presentation

WWW.EVENTFINDASTADIUM.CO.NZ
OUR STRATEGY
STRATEGIC PLAN 2018-2021
How we are going to achieve our intended aims
OUR VISION & MISSION

For Eventfinda Stadium

VISION
To be recognized as a preferential multipurpose campus for both community & commercial sport & recreation across the region.

MISSION
To support our community with high quality memorable experiences that enrich lives and foster social capital.
STRATEGIC OUTCOMES
The priorities we will pursue to achieve the changes desired

Deliver Memorable Experiences
1. Having a staff structure and team that are equipped to deliver a highly customer curated experience
2. Having a highly customer centric team of staff who are outcome focused
3. Ensuring our team are highly adaptive and flexible to our customers needs
4. Making sure our clients want to come back to us out of choice

Maximise Use Of Our Facilities
1. Ensuring our facilities are welcoming, inclusive and well presented
2. Minimising downtime in the facilities
3. Working to increase the diversity of use and by growing visitation to our facilities
4. Maintaining and consistently upgrading our facilities to improve the experience
5. Working with RFA to ensure NSEC is considered in future council facility developments on the North Shore

Become Sustainable
1. Maximise income and visitation at our facilities
2. Operate according to “best practice” governance principals
3. Work to reduce reliance on grants and grow sponsorship
4. Reduce our environmental footprint

Cultivate Our Relationships
1. Continue to maintain and build on our relationships with our Principle User Groups
2. Build new relationships with key sporting and event stakeholders in North Shore & wider Auckland
3. Treat our clients, guests and Principle Users as friends and build our growth on that foundation
4. We will regularly communicate with our stakeholders to promote our Facilities
5. Leveraging our partnership with Regional Facilities Auckland to benefit the North Shore Events Centre

EVENTFINDA STADIUM
WWW.EVENTFINDASTADIUM.CO.NZ
OUR UPGRADE TIMELINE
Our venue will be upgraded over the next 3-4 years

2017
- Foyer Refurbishment

2018
- Building Repaint / Replant
- Sports Floor Replacement

2019
- Roof Renovation
- Score / LED / Cube Install

2021
- Replace Sound System
- Replace Bleacher Seating
- Replace West Seating
CURRENT CONTENT

75%

Community Use
By court hours used over 75% is dedicated to our community

86

Event Days
2017 saw EFS host over 80 event days across various event types

450,000

Visitors
Each year EFS will host over 450,000 visitors. This does not include other on site tenants

26

Years
The amount of time EFS has been home to Auckland Sports & Entertainment
FUTURE CONTENT

75%
Community Use
By court hours used over 75% is dedicated to our community

100
Event Days
2017 saw EFS host over 80 event days across various event types

600,000
Visitors
Each year EFS will host over 450,000 visitors. This does not include other on site tenants

.48
Cost Per Visitor
The targeted Council contribution to visitation per visit at EFS

EVENTFINDA STADIUM
WWW.EVENTFINDASTADIUM.CO.NZ
Eventfinda Stadium
Consultant Brief: Marist North Harbour Rugby Club Project

Introduction

The owner of this project is the Marist North Harbour Rugby Club (MNHRC) Project Working Group.

The MNHRC Project Working Group is comprised of the following parties:
- Marist North Harbour Rugby Club – Ardi Burrell, John Beckett and Brett Turner
- North Harbour Rugby – Dave Gibson and Denis Henderson
- Aktive – Steve Kidd
- Auckland Council – Grant Jennings and Neil Coventry
- Regional Facilities Auckland (Auckland Stadiums) – James Parkinson, Steve West and Marie Williamson

Other parties may be invited to join (or contribute to) the Project Working Group from time to time as per project requirements and identified opportunities.

(The Terms of Reference for the MNHRC Project Working Group are attached at Appendix Two.)

Brief Context

The MNHRC Project Working Group was established early in 2018 to work together to identify a viable new ‘home’ for the Marist North Harbour Rugby Club on Council land within, or as close as possible to, the Club’s traditional geographic catchment area.

This Consultant Brief describes the need for a detailed review of six identified options for a new ‘home’ for the Club, as per recommendations outlined in Auckland Council’s Report, entitled “Marist North Harbour Rugby – Needs and Provision Strategic Assessment”, dated June 2018. (The full Report is attached at Appendix One.)

Club History

MNHRC is one of twelve rugby clubs in the North Harbour Provincial Union. Formed in 1986 with a small number of Junior Teams, it has made remarkable progress for such a young Club. It is regarded as one of the most progressive in the region; one that takes pride in a family and community focused approach.

The first of the Clubs Senior Teams entered into the North Harbour Rugby Competition in 1989.

In its founding years, the Club was known as the "Nomads" with no clubrooms (or home) to call their own. After-match gatherings were held at different locations, such as Milford Marina, Pokeno and Windsor Park to name a few. Training sessions were held at AUT Akoranga Drive in Northcote on what could hardly be called ‘an even playing surface’; however, the hardy Players, Coaches and Managers in those formative years are to be admired, their dedication to the game and their comrades provided MNHRC a great start.
Two years before North Harbour Stadium (now QBE Stadium) opened officially in 1997, MNHRC raised its own funds in 1995 and built a clubhouse; a home that has been affectionately referred to as the ‘Vatican’. At its peak, the Club accommodated eight Senior teams and 33 Junior Teams; an establishment that has seen players reach representative honours at Provincial, Super Rugby and New Zealand University levels with the likes of Rudi Wulf, Tony Woodcock, Anthony Boric and Ben Afeaki going on to adorn the prized All Blacks jersey.

Its location within QBE Stadium meant the Club was well positioned to provide good facilities for its rugby activities, other sporting codes, various community groups and was favourably positioned for venue hire by other parties. However, the current business model of both the club, its operational capacity and its location needs to be revisited as it is not (given impending constraints) financially sustainable nor does it fit Regional Facilities Auckland (RFA) strategic plans for the Stadium.

In 2011, the Club undertook a Feasibility Study to explore potential options for establishing a multi-sport hub to accommodate the Club and other sporting and community partners. (A copy of this report is attached in Appendix Three.)

Club and Provincial Requirements

The Marist North Harbour Rugby Club and North Harbour Rugby have identified the following requirements:

- an open space area that can accommodate two full sized sand fields and clubrooms for use by players and club members;
- the provision of car parking, changing rooms and toilet facilities;
- to stay within the broader Albany catchment where their players and members are generally located; and
- North Harbour Rugby’s desire to maintain a good network of clubs across the Shore and to take advantage of expected population growth in Albany, Hobsonville and Dairy Flat.

MNHRC’s current training field time requirements are:

<table>
<thead>
<tr>
<th>Standardised Club Name</th>
<th>Required Minutes U6-U10</th>
<th>Required Minutes &gt;U11</th>
<th>TOTAL Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marist North Harbour Rugby Club</td>
<td>240</td>
<td>960</td>
<td>1200</td>
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</table>

This equates to 20 hours of training capacity which will require two sand fields both with lights. The two sand fields would also provide sufficient capacity for weekend competition play.

In addition to the Club’s needs, the current facilities at QBE Stadium provide a beneficial community connection with the North Harbour Rugby Union and allow amateur representative teams to train in a common location. This provides many intangible benefits and efficiencies including coach and player development and is an important consideration in retaining a presence in the Albany Basin.
Auckland Council Report – Identified Options

Auckland Council’s Report, entitled “Marist North Harbour Rugby – Needs and Provision Strategic Assessment” was presented to the MNHRC Project Working Group in July 2018.

The report presented an overview of sports field supply and demand in the Club’s geographic catchment area, (which includes the Upper Harbour Local Board and crosses into the Kaipatiki, Rodney, Hibiscus and Bays and Devonport-Takapuna Local Boards) against current needs and projected population growth in the region. A wide range of options were outlined as possible locations for relocating MNHRC to a new home and included a high level analysis of the viability of these options.

The Report went on to recommend six options as being the most viable for further consideration by the Club and the MNHRC Project Working Group. These six options are:

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>Hobsonville War Memorial</td>
<td>Use of existing site only 1.5 fields. Impact on football requiring provision of another venue to accommodate loss.</td>
</tr>
<tr>
<td>Caribbean Drive Reserve</td>
<td>Development of rugby fields will cost football requiring need for another site to meet provision.</td>
</tr>
<tr>
<td>Rosedale Park Central</td>
<td>Combined project with Albany United FC and North Harbour Softball for multi-use facility.</td>
</tr>
<tr>
<td>Windsor Park</td>
<td>Combine with East Coast Bays Rugby and Cricket Club on planned development of park.</td>
</tr>
<tr>
<td>Oteha Valley Reserve Albary Tennis</td>
<td>Use of Albany Tennis facilities with 1-1.5 fields. Unlikely to be able to accommodate 2 fields due to impact on car parking and future covered court development.</td>
</tr>
<tr>
<td>Freyberg Park, Browns Bay</td>
<td>Home of ECB Rugby League in Browns Bay. Clubroom has just been condemned. Feasibility study regarding rebuild opportunity to start in a couple months – pending funding resolution from local board.</td>
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In addition to these six options, the Working Group is also interested in understanding the extent to which both Wainoni Park and the Watercare land to the east of Rosedale South might assist in providing options for MNHRC.

Project Vision and Objectives

The purpose of the Marist North Harbour Rugby Club Project is to identify a viable new ‘home’ for the Club on Council land within, or as close as possible to, the Club’s traditional geographic catchment area.

The Objectives of the Project are:
- To find a new location for MNHRC within the Albany Basin where its Junior and Senior Players and Community Membership can continue to enjoy participation in their chosen amateur sport.
- Work closely with all relevant stakeholders to ensure the purpose of the project is reached in an efficient and effective manner.
- Consider the opportunity to add in wider community benefits and outcomes as part of the project.
- Meet the project purpose in a timely manner, as key dates become known.
- Consider all potential options on an equal basis.
- Keep all stakeholders informed as the project progresses.

The Working Party is seeking a long-term solution for the Club recognising that there may be a need for an interim short-term solution pending the achievability of a long-term solution.

**Expected Benefits**

The expected benefits across Project Stakeholders include:

**Marist North Harbour Rugby Club (MNHRC)**
- Stabilise and grow Membership with marketable knowledge of new location.
- Future proof a club location within the Albany Basin.
- Create an ability for the club to plan long-term on the back of secure tenure.
  - Reinstate and/or form new commercial relationships with surrounding businesses.
  - Apply for Community Funding for specific transitional needs and purposes.
- Opportunity to connect and partner with other sporting organisations and develop a sustainable hub facility providing a wider range of sports and recreation opportunities.
- Opportunity to develop ‘fit-for-purpose’ facilities to meet the changing requirements within community rugby and other community sports.

**North Harbour Rugby (NHR)**
- The location is important from a Regional perspective as it provides a vital link in the Albany / Upper Harbour community, which is projected to experience significant population growth over the next 10-15 years. The Club currently serves a large catchment and is considered crucial to the provision of rugby opportunities in the area and ultimately, delivery of the sport.
- The location plays a huge part in the NHR calendar in both our community and performance programs. The Union’s philosophical approach has always been to provide our community with a “central hub” at QBE and Domains 1 and 2 have played a critical role in allowing the Union to achieve this.
- NHR currently uses the location for the following activity:
  - Junior fixtures – Mornings from 5 May to 25 August (17 weeks)
  - Senior fixtures – Mornings from 30 March to 11 August (20 weeks)
  - Mitre 10 Cup squad training – two nights a week from early Feb to mid-July and then to the Oval (when it is available)
  - Academy training – two nights a week from early Feb to mid-July
  - Representative Team training for U19 from early July to early September
  - Representative Team training for 2 x U14 and 2 x U16 teams from mid-July to late September
  - Intermediate Schools Tournament days (x 4)
  - Primary Secondary Schools Tournament days (x 4)
  - Secondary Schools Finals – 25 August
  - Sec Schools Sevens 7’s – 26 September
  - Representative 7’s training Oct/Nov/Dec
  - Community Festivals Days (4-5 across the season)
  - Harbour Community Rugby Referee and Coach Education courses (15-20 across the season)
Regional Facilities Auckland (RFA)
- Aligns with RFA’s vision for Eden Park Stadium (as outlined in its Venue Development Strategy) that will see the Stadium re-purposed as a high performance training facility and event venue, that will continue to be utilised as a community stadium for the sporting codes it supports.

Auckland Council
- Positive impact on winter sports field supply.
- Efficient use of Council sports infrastructure through wider community use.

Community Sporting Organisations
- Opportunity to create sporting partnerships and sustainable hubs providing greater community benefits.

Deliverables

Deliverables for this project include:
- Undertaking a critical analysis of the six identified options in Auckland Council’s Report, entitled “Marist North Harbour Rugby – Needs and Provision Strategic Assessment”, dated June 2018. This include and is not limited to:
  - Site Analysis – Undertake an assessment of the proposed locations for MNHRC, including:
    - Field quantity, specification (including lighting) and access/availability
    - Clubroom facilities
    - Changing and toilet facilities
    - Car parking and transport options
    - Other community users or co-locations with other sports clubs
  - Funding Plan – Identify how the recommended option could be funded. Develop a matrix including funding types, sources, & desired amount and responsibilities to achieve this.
  - Indicative costs for potential partner organisations taking into account the various revenue and cost structures of each organisation.
  - Project Plan – Identify high level project plan including tasks and timeframes for key stages of the project. What are the key tasks to achieve within required milestones?
  - Budget - Develop an operational budget to assess long-term financial sustainability based on optimum operational and governance model.
- Meeting with and receiving input from all relevant stakeholders.
- Presentation of a draft Report at a meeting of the MNHRC Project Working Group for final feedback.
- Production of a final Consultant Report that addresses all requirements, engaging relevant subject-matter support/expertise as required.
- Subject-matter support to the MNHRC Project Working Group in their formal presentation of the report to the Upper Harbour Local Board as required.

Innovative Solutions

The Project Working Group are interested in exploring innovative solutions to meet the needs of MNHRC and North Harbour Rugby and would expect that this consideration be reflected in the Consultant Report.
Outcome

The Consultant’s Report will enable the Club, alongside the Project Working Group, to make an informed decision regards identifying the new ‘home’ for the Club that may be able to be realised over a two to three year period and to scope out a project to achieve the Club’s ultimate goal.

Project Timeframe

The proposed timeframe for the preparation of the Consultant Report is three months.

Following receipt of the Consultant Report, the MNHRC Project Working Group will be in a better position to determine the timeframe for the overall Project.

Strategic Alignment

Auckland Council

- Unitary Plan.
- The Auckland Plan, Chapter 5 Sport & Recreation Priorities.
  - Provide quality opportunities for all Aucklanders to participate in recreation and sport
  - Prioritise and optimise our recreation and sport facilities and public open space use and the capability of recreation and sport organisations.
- Auckland Sport & Recreation Strategic Action Plan
  strategicactionplan.pdf).
  - Participation – more Aucklanders living physically active lives.
  - Infrastructure – access to a fit-for-purpose network of facilities that enable physical activity, recreation and sport at all levels.
  - Excellence – pride is built in Auckland’s recreation and sport achievements and strong sporting culture.
  - Sector Development – having a sector that is strong and capable to deliver quality sport and recreation experiences in a sustainable way.
- A collaborative partnership approach is a funding priority for Council and many other non-Council funders.

Local Board

- Upper Harbour Local Board Plan 2017-2020
  - Maintain or build quality facilities where people can connect. Investigate the provision of more community spaces, such as an expanded Albany Community Hub.
  - Upper Harbour has a range of world-class, multi-use sports and recreation facilities. Investigate improving sporting infrastructure through public and private partnerships.
  - Residents have easy access to well-maintained sports fields, parks and open spaces. Develop sports fields in Scott Point. Fund a feasibility study on the use of the Caribbean Drive sports fields.
Regional Facilities Auckland


NZ Rugby

- Strategic Focus Areas to 2020
  - More players and more communities participating.
  - Fans are engaged and numbers growing.
  - Rugby is the Sport of Choice for Wider Auckland.
- Community Rugby Strategy 2013-2015
  - Small Blacks providing positive experiences.
  - Keeping teenagers playing rugby.
  - The Sport of Choice in the Wider Auckland area.
  - Clubs Fulfilling the Needs of Communities.
  - Developing the Capabilities of Those Involved.
- Wider Auckland Strategy
  - Grow Every Aspect of Our Game.
  - Adapt to Changing Needs.
  - Connect and Positively Engage.

North Harbour Rugby

- Strategic Plan Focus Areas
  - (3) Growing the Community Game - schools and clubs.
  - (5) Stimulating Growth - keeping pace with demographics.
- Goals [2013-2018]
  - Community rugby is healthy with growing participation.
  - A key partner in influencing and driving change to the way rugby is administered.
  - Positive and open relationships with our diverse range of stakeholders.
  - Recognised as best practice in the way we approach and manage our challenges and opportunities.

Aktive – Auckland Sport & Recreation

- Strategic Plan 2015-2020
  - More Aucklanders More Active – young people and adults.
  - Stakeholder Alignment & Sector Development – improved regional capability and organisational excellence.
  - Spaces & Places – improved access to facilities and spaces for all.
  - Also aligns with the Auckland Approach to Community Sport by engaging and increasing participation through quality opportunities at community level.
Submissions & Evaluation

Selected consultants will be invited to submit a brief proposal which includes the key points below. It is on these elements that proposals will be evaluated by the working group.

- Personnel and relevant experience of those who will undertaking the investigation
- Methodology and timeframes outlining the steps to be completed
- Fixed price cost to undertake the investigation
- Resources the consultant will require to complete the investigation

Proposal should be submitted via email to:

- Contact:
- Organisation:
- Email:
- Tel:
- Proposals are requested to be submitted prior to TBC.

Submissions will be distributed to the MNHRC Project Working Group by TBC.

A decision will be made on the successful applicant by TBC. Consultants may be contacted to answer questions on their proposal or required to attend a meeting with the Project Working Group between TBC.

The successful consultant is expected to start work on the project by TBC, with the objective of completing the study no later than TBC in order to meet LTP submission timeframes. Unsuccessful consultants will also be informed in writing.
Appendix One:

MARIST NORTH HARBOUR RUGBY – NEEDS AND PROVISION STRATEGIC ASSESSMENT,
June 2018
Appendix Two:

MARIST NORTH HARBOUR RUGBY CLUB PROJECT GROUP – TERMS OF REFERENCE
Appendix Three:

MARIST NORTH HARBOUR RUGBY – 2011 FEASIBILITY STUDY
Appendix Four:

MARIST NORTH HARBOUR RUGBY – PROJECT DISCLOSURE DOCUMENT
Marist North Harbour Rugby Club Project Working Group

Upper Harbour Local Board Workshop Background Paper

1 November 2018

The Marist North Harbour Rugby Club Project Working Group has been established to identify a viable new ‘home’ for the Club on Council land within, or as close as possible to, the Club’s traditional geographic catchment area. The Working Group comprises representatives from Marist North Harbour Rugby Club, North Harbour Rugby, Regional Facilities Auckland, Auckland Council, and Attive.

Background / Context

- Marist North Harbour is one of twelve rugby clubs in the North Harbour Provincial Union, and is regarded as one of the most progressive Clubs who take pride in a family focused approach.
- The Club was formed in 1986 and has been located at its current base since 1995. The Club has a team in every grade in the NH Marist Rugby Competition and currently has 355 registered players, coaches, managers and active members.
- The location of the Club is important from a Regional perspective as it provides a vital link in the Albany / Upper Harbour community which is projected to experience significant population growth over the next 10-15 years. The club currently serves a large catchment and is considered crucial to the provision of rugby opportunities in the area and ultimately, delivery of the sport. Harbour Rugby use Domain 1 and 2 for representative team training and trials, amateur representative fixtures, club and secondary school finals, secondary school seven’s tournaments and primary school tournaments on a regular and annual basis.
- Although the current location and facilities have served the Club and it members well, in 2011 the former Stadium Trust advised the Club that there may not be a long term future at the Stadium. The Club proactively looked into options to relocate however no viable options were identified and/or available at that time.
- When Regional Facilities Auckland (RFA) became directly involved, the two parties entered into negotiations for a new lease, but for various reasons these discussions never culminated in the execution of a new lease and accordingly, the Club is operating on a month to month rolling basis.

Drivers for Change

- RFA’s strategic plans for the future of QBE Stadium have become much clearer regards repositioning the Stadium as a high performance sports training hub and accommodating a greater level of high performance activity on site; activity, that is not enabled on Council reserve land. This does not, in itself, preclude community sport and RFA fully intends to continue to cater for community sport at QBE Stadium. However, the high performance activities will invariably impact upon community access to the extent that having a resident club at QBE Stadium will no longer be practical.
- Marist NH acknowledges that its current business model is not sustainable; the Club needs to look for community focused partners to ensure year-round use of a clubroom facility so to enable costs to be shared amongst participant groups.
- Marist NH holds a firm view that a multi-sport hub could accommodate soft field sports such as Touch Rugby, Social Football, Tag Rugby along with hard-court surface sports such as Netball, Basketball, Table Tennis and Volleyball so that the hub is enhanced through having male and female participants within the same club facility. Marist NH also has a vision to combine community sport and commercial enterprise within a single facility, or in associated facilities, so that the business model is strengthened.
This creates both an opportunity and a challenge for Marist NH as capital grant funding will likely be dependent on the commitment of two or more project partners to develop and share a clubroom facility. In addition, Auckland Council would view a multi-sport approach to the development of sporting facilities more favourably than single sport developments. Notwithstanding, Marist NH is also open to looking at existing facilities and sporting entities in or around the Albany area.

**Key Club Requirements**
- Location within, or as close as possible to, the Club’s traditional geographic catchment area
- Access to two natural turf rugby fields and clubroom facilities
- Hubbing with other organisations to assist sustainability

**Working Group Approach**
- Working Group was formed in March 2018 to facilitate a collaborative approach amongst the key stakeholders to find a viable new home for the Club and formulate an acceptable transitional plan.
- Key objective of the Working Group is to determine a long-term solution for the Club together with a suitable interim / short-term solution, if required.
- Have a 2-3 year timeframe within which to have a viable interim / short-term solution (at least) to enable the redevelopment of Domains 1 & 2 at QBE Stadium into a permanent training diamond for baseball.
- Having undertaken an initial scan of potential options, the Working Group has developed the attached Consultant Brief to assist in taking the project forward
- At this juncture in the project, the Working Group would welcome the Local Board’s feedback and input into the Brief before it is released to market.