Rodney Local Board Parks and Recreation Committee

OPEN MINUTE ITEM ATTACHMENTS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>TABLE OF CONTENTS</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1</td>
<td>Ahuroa Hall Advisory Committee</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. 21 March 2019 - Rodney Local Board Parks and Recreation Committee, Item 8.1 Ahuroa Hall Advisory Committee - presentation</td>
<td>3</td>
</tr>
<tr>
<td>8.3</td>
<td>Woodhill Sands Trust</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. 21 March 2019 - Rodney Local Board Parks and Recreation Committee, Item 8.3 - Woodhill Sands Trust - presentation</td>
<td>15</td>
</tr>
</tbody>
</table>
AHUROA COMMUNITY HALL RELOCATION PROPOSAL

PREPARED FOR THE RODNEY LOCAL BOARD
21 MARCH 2019
Attachment A

Item 8.1

CONTENTS

Who?
What?
Where?
Why?
How?
How Much?
WHO?

The Ahuroa Community Hall Advisory Committee propose to move the Hall to make it more attractive, safer and easier to use.

The Advisory committee also have the support of the local community and users such as the Ahuroa Playgroup.
Attachment A

Item 8.1

WHAT?

The Ahuroa Community Hall is an important part of our small but growing community. We meet regularly for pot luck dinners, BBQs, playgroup, school functions, birthday parties and other functions.
Attachment A

Item 8.1

WHERE?
WHERE?
WHY?

- Better Aspect
  - Moving and rotating the hall 90 degrees will turn the hall towards the Sun making it warmer, brighter and more attractive to users

- Safer
  - Moving the hall towards the back of the section means it will be further away from Ahuroa Road and safer for children and family based events and functions. There is potential to also improve wheelchair access.

- Easier to Use
  - Access to the back and kitchen door is currently only by foot. In the proposed new position there will be easy vehicle access to the rear door making catering for bigger functions far easier

- Outdoor flow
  - Moving the hall to the upper area of the section, rotating it 90 degrees and putting a door (s) along the Northern side will create a connection to the outside grass area far better than the current location. This will improve usability and make the hall more attractive for a variety of different functions and events.
Attachment A

Item 8.1

HOW?

- Secure council support
- Confirm building viability (Heritage building? Quantity surveyor? Draughtsman/Architect)
- Confirm relocation process (including shifting of electricity, plumbing, water treatment etc.)
- Secure Funding (Lotteries Commission etc.)
- Gather support and utilise local expertise
- Engage house movers (Craig Milloy and local experts)
- Move the Hall!
HOW?

There is stand of mature gum trees to the rear of the proposed new site which the Hall Advisory Committee believes need investigating as they may require management or removal.
HOW MUCH?

- Relocating Hall $40,000
- Earthworks $20,000
- Relocating Electricity $15,000
- Relocating Plumbing $10,000
- Relocating Septic System $10,000
- Sundries $10,000
- Total $105,000

- The Ahuroa Hall Advisory Committee has been fundraising for a number of years and has approximately $12,000 to contribute.
AN INTRODUCTION TO WOODHILL SANDS

Prepared for the Rodney Local Board

Presented by:
Kathryn Roberts, Trust Chair
Lesley Going, Trustee
Jenette Bell, Trust Manager

The Woodhill Sands Trust

21st of March 2019
Key Points

- Riding and equestrian sports are a significant recreational activity within Rodney and as the demand for land and land values in Rodney increase, training and competition facilities for horse riders are at risk.

- For this reason, the riding community knew that community ownership of Woodhill Sands (through the vehicle of a charitable trust) was essential for its long term use as an equestrian facility; and so worked together to fund a deposit to purchase Woodhill Sands (land and business) with the balance of the purchase price funded by way of an ASB Bank mortgage, with Auckland Council as guarantor.

- The venue is the most used equestrian facility in the Auckland region with over 9000 horses and their riders on site over 114 days during 2018. Its unique, natural all weather surface allows competition and training all year round in all conditions.

- The Woodhill Sands Trust submitted a business plan to Council as part of seeking Council support and has ongoing financial reporting obligations which require operating in a business-like manner. Equestrian sports are self-supporting with a pay as you go model, which provides funds for operating expenses and debt servicing. Development projects will be funded by fundraising activities and/or grants.

- The Woodhill Sands Trust needs your support. The existing resource consents do not serve the best interests of either Council or the Trust. We are delivering on our undertaking to bring these consents up to 2018/19 documentation standards but at significant cost to the Trust, to the point where our operations are at risk if we cannot complete the process sooner rather than over an extended period of time. We are seeking Local Board funding to assist with our costs given the substantial funds the Trust has had to divert from its operations budget to progress the work to the required standard in all the circumstances.

The Woodhill Sands Trust - www.woodhillsands.co.nz
The Woodhill Sands Equestrian Centre (Woodhill Sands) is an equestrian recreational sport and amateur competition facility, situated on 10.5 hectares of land on SH16 between Kumeu and Helensville. We are the principal equestrian training and competition venue in Rodney but also serve the wider Auckland region and across Northland and Waikato bringing competitors and their supporters into our area from far and wide. Woodhill Sands is the most used competition and training facility in New Zealand.

Developed under private ownership, in October 2017, Woodhill Sands was purchased by the sport through the vehicle of a charitable trust to secure ongoing access for the riding community. The owners wanted to exit and Auckland Council did not want to be an equestrian facility owner but agreed that securing this facility would be a wonderful asset for the people of Rodney and Auckland. The equestrian community undertook extensive fundraising to raise the required deposit, allowing the Trust to complete the purchase by way of a 20-year mortgage on the facility.

Woodhill Sands is the only venue with a 100% natural, all-weather surface (sand based). This provides an economic solution for arena surfaces to enable year round competition and training activity. Indeed, participation extends for a full 12 months across multiple disciplines most weekends. Elsewhere, winter competition on this scale is very limited due to unsuitable ground conditions. As a result, Woodhill Sands is a key venue for horse riders to train and compete all year round.

Woodhill Sands caters to all areas of equestrian sport from youth and grass roots recreational riders to competitive riders up to the national level. The grounds also cater to many groups across the sport covering - Pony Club, grass roots, Adult Riding, Dressage, Jumping (including Show Hunter) and Eventing.

The Woodhill Sands Trust - www.woodhillsands.co.nz
The Woodhill Sands Trust – what we do

Equestrian Sport & Recreation

- 30,000 riders in Auckland region, based mostly in Rodney and Franklin.
- Rodney area has one of the largest number of horses per hectare in the country
- Over 9,000 horses and their riders competed at Woodhill Sands in 2018 and of these approx. 32% (2900) came from the Rodney area with riders supported by family and friends. There were 94 events held over 119 days in 2018.
- At least 75% of riders are female and the sport has a broad, participating demographic of 5 – 75 years of age
- Woodhill Sands is the most used equestrian training and competition facility in NZ
- Highly family focused sport which is multi-generational with a key goal of keeping youth involved in sports
- Woodhill Sands has a highly visible profile and exposure on SH16, Helensville

Regional growth now and in the future

- Unitary plan allows for large residential growth in Kumeu-Huapai over the next 30 years, from a population of 1,400 to 25,000
- Significant residential development in Helensville, Kumeu-Huapai and Waimauku underway
- Kumeu-Huapai town centre developments planned to accommodate growth
- Sport facilities in the region must respond to growth issues (traffic, accessibility, infrastructure) and match the development of the city in flexible and adaptable way
- The Trust is committed, wherever practicable to purchase equipment, products, and services from within the local business community. The economic benefits of the sector were discussed in a 2012 report, commissioned by ATEED. The report assessed the equestrian sector in 2012 as contributing $131m to Auckland’s Value Added, while generating $67m income and supporting around 2,400 jobs.

1 Draft Kumeu-Huapai Centre Plan, July 2107, Rodney Local Board
2 Market Economics Ltd, July 2012. Equestrian Sector Review prepared for ATEED

The Woodhill Sands Trust - [www.woodhillsands.co.nz](http://www.woodhillsands.co.nz)
The Woodhill Sands Trust – who we are

The Past
- Private ownership for 10+ years, established a successful amateur equestrian competition venue.
- Property lacked investment in latter years & was run-down, but continued to operate successfully.
- Listed for sale in 2014, a dedicated group from the equestrian sport community started to engage with Council to secure financial support for purchase.
- In 2016, the Woodhill Sands Trust was established to formalise the process, raising $560k from the equestrian community, sufficient to secure bank funding for balance of purchase.
- Auckland Council guarantee in favour of ASB Bank – Council is a significant stakeholder.

The Present
Governance & Management
- Securing facility was identified as top priority for long-term future of the sport (2014 Equestrian Sport Facility Plan Malvern Group research).
- Woodhill Sands has run under the governance and management of The Woodhill Sands Trust from October 2017.
- Trustees are business professionals and equestrians who are resourceful, pragmatic and effective working with limited resources.
- Employs a full-time Venue Manager & part-time Trust Manager, plus 30 casual kiosk and event staff drawn from the local community.
- The Trust is also highly reliant on volunteers for events.
- Woodhill Sands is operationally sustainable, run in a business like manner with revenue reinvested for OpEx, and debt servicing.
- Extensive programme of fundraising initiatives and grant strategy in progress to fund development projects.

The Woodhill Sands Trust - [www.woodhillsands.co.nz](http://www.woodhillsands.co.nz)
The Woodhill Sands Trust - now and the future

Community Led & Rider Focused
- Only facility of its size and purpose which is 100% owned by the sport – longevity secured
- With increasing urban development, land and facilities for equestrian sport in urban centres is becoming very scarce.
- Natural all weather surface provides year round use for competitions, training clinics and coaching.
- Growing participation from across Auckland region, with visitors from the Waikato and Northland participating
- Involved equestrian community groups; Waitemata Show Jumping, Show Hunter Waitemata, Dressage Waitemata, NZ Pony Clubs, Waitemata Adult Riding Club, Auckland Equestrian Sports Inc. All with extensive membership in each group. Woodhill Sands is their home for competitions
- Highly engaged & supportive local & regional business community that is proactively providing significant value-add & services in-kind to assist development.

The Future
- Woodhill Sands is Auckland’s principal equestrian events centre and premier equestrian competition venue
- The Trust plans to grow competitor/rider and spectator numbers through grass roots and premier events and community participation within the venue’s capacity
- Facility development proposes a light footprint of functional buildings in keeping with the environment, health and safety and animal welfare needs.
- The Trust’s focus is to maintain a sustainable business model
- Woodhill Sands park-like environment provides local communities’ a highly positive spectator experience of the sport and the venue

The Woodhill Sands Trust - www.woodhillsands.co.nz
The Woodhill Sands Trust – how can you help?

Residents living within the Rodney Local Board area are provided with a rich and diverse offering of recreational and social activities. The region is attracting family groups while providing a slice of the country within reach of Auckland City. Local communities enjoy a rural lifestyle or easy access to countryside facilities.

Woodhill Sands Equestrian Centre is located in an area of significant growth. With growing pressure on facilities to support the significant horse riding community, Woodhill Sands is ideally placed to provide a year round venue for training and competition. The sport is a significant economic contributor to the Rodney area. This includes land ownership, rural contracting, saddlery and feed merchants, vets, farriers, vehicle sales and servicing in addition to many other businesses supported by the equestrian community.

The Woodhill Sands Trust needs your support. The existing resource consents do not serve the best interests of either Council or the Trust. We are delivering on our undertaking to bring these consents up to 2018/19 documentation standards but at significant cost to the Trust, to the point where our operations are at risk if we cannot complete the process sooner rather than over an extended period of time. We are seeking Local Board funding to assist with our costs given the substantial funds the Trust has had to divert from its operations budget to progress the work to the required standard in all the circumstances.

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March 2019