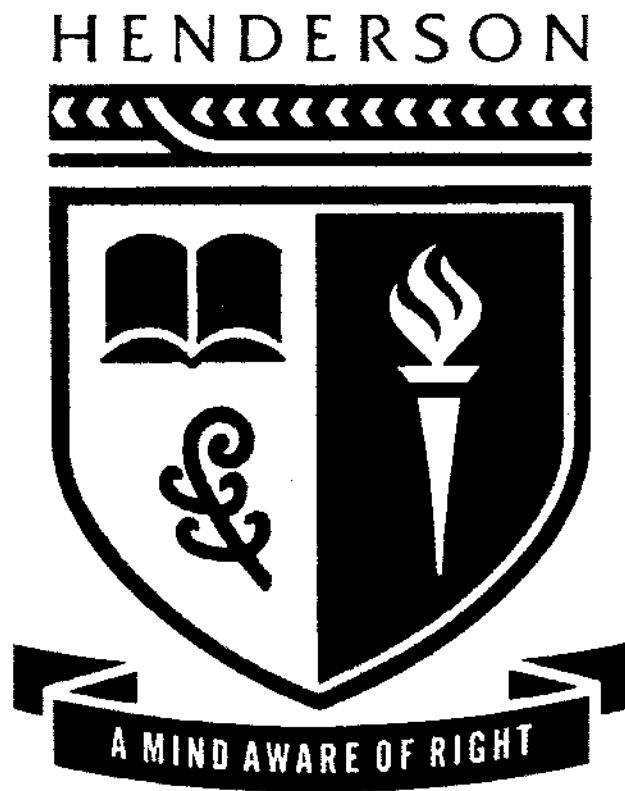


DUE DATE: 17 June 2018

RECEIVED DATE: 16 June 2018

# HOCKEY TURF PROPOSAL



HENDERSON HIGH SCHOOL

# Hockey Turf Proposal

## Henderson High School



This submission is presented in support of Henderson High School as the site for the proposed Waitakere City full wet hockey turf.

The submission builds on the information provided in the Waitakere City Hockey Turf Development Study completed by Visitor Solutions Ltd and presents further detailed information supporting the turf being located on the Henderson High School site.

The Henderson High School Board of Trustees, staff, students and parent community are in full support of this submission and see the facility proposed as a tremendous community asset. Locating this facility in central Henderson, on the Henderson High School site, will enable it to be accessed by the widest possible community of interests providing an asset which will be of benefit to all Waitakere schools, sport, and the development of hockey in Waitakere City and a facility ideally located adjacent to the central business district and transport hub with the ability to provide a venue for international hockey events in Waitakere City.

The submission outlines in detail the advantages of the Henderson High School site.

## Introduction

Henderson High School was the first secondary school established in West Auckland. Opened in 1953 it is located on extensive grounds in Henderson Valley Road adjacent to the central business area. It has a proud history of service to the wider Henderson and Waitakere communities and a strong academic and sporting tradition.

The school is currently in a “new phase”, one of rapid redevelopment and growth. It is the focus of a changed perception amongst the public and community and attracting increasing enrolments from both within the traditional Henderson Valley catchment area and also from across Waitakere City.

The property and site is rapidly redeveloping and extensive new building programmes are about to begin to rejuvenate the facilities and provide for new roll growth expected. (a site redevelopment plan for the next five years is attached in Appendix 2)

The school has almost doubled its roll in the last 3 years. The current roll is **870**. This is projected to grow to **1040** in 2006, **1175** in 2008 and extending to about **1500** students within five years.

The school has a strong hockey interest and involvement amongst its students, currently fielding two teams in the North Harbour competition and enjoying considerable success in this competition with the boys team winning it's age grade in 2004. As well a number of students play for clubs in both the Auckland Hockey and North Harbour competitions. Team involvement is expected to increase considerably over the next two years as roll growth moves into the senior school

Individual students have excelled in this sport with 8 players having achieved age group regional rep status for either North Harbour or Auckland Hockey during the past two seasons. These include three U18 age reps - North Harbour, four U15 reps (three Auckland, one North Harbour) and one U13 Auckland rep.

The school draws students from a range of contributing schools with strong hockey traditions including Western Heights Primary (2 teams), Henderson Valley Primary (6 teams), Bruce McLaren Intermediate (2 teams) and

Rangeview Intermediate. The site is also centrally placed in relation to other secondary schools, intermediates and primary schools with strong hockey team representation.

Henderson High School's established hockey presence, strong teams, established focus amongst other schools and strong growth potential all present both opportunities and compelling reasons to locate the turf on the Henderson High School Site.

## **Key Advantages of the Henderson High School Turf Site**

### **Location – Local Infrastructure and Amenities**

- Central location in relation to all hockey participating schools, existing feeder turfs and for club access.
- Significant base of contributing schools with strong hockey.
- Proximity to West City / Henderson CBD and adjacent to the new City Council facilities – ease of access to and from central city supporting infrastructure.
- Close proximity to existing retail, cafes and eateries.
- Central to existing medium priced accommodation , across the road from a proposed accommodation complex possibility
- Adjacent to the new bus and rail transport hub - ease of access by public transport from the greater Auckland area.
- In an area which is about to redevelop as it's central to the city facilities.
- Few residential dwellings in close proximity – the site is largely surrounded by educational, sporting, light industrial, commercial and infrastructural land uses.
- On a current major traffic feeder route – ease of access by vehicle to all parts of Waitakere City
- Proposed traffic feeder road redevelopments in the vicinity will further enhance traffic access.

- The central location provides significant advantages re ease of use, access by players and spectators, available existing surrounding parking, as well ensuring reasonable unrestricted night and weekend use of the facilities.

## Site

- The site has been assessed as suitable for a hockey turf and presents as easy to develop with few design build and/or site works issues.
- Proximity to the existing gymnasium sports complex and potential future developments planned for this provide significant advantages including potential to establish a water collection, retention and recycling system to operate the turf from.
- The site has minimal environmental and/or amenities issues relating to its development. Those identified eg removal of road frontage trees are of limited impact.
- The identified need to move the existing “Whare Kai” building to accommodate the hockey facilities needs further investigation as to extent of movement required – this does not present as an issue of concern to the School Board and can be incorporated in redevelopment plans associated with this area if required.
- The turf site is already designated as a hockey pitch site in the school development plan.
- There are no known development plan or Ministry of Education approval issues involved in developing the site nor does it compromise in any way existing school facilities, playing fields or the ability of the school to provide for growth and/or other sporting codes and facilities – its impact will in fact enhance greatly the school’s amenities and the facility has the potential to integrate well with adjacent uses.

## On Site Linkages and Other Factors

- The site proposed is “front of house”, high profile for the sport and has ease of access from both the school partner and community – easy separation of access is possible providing wide scope for usage.
- It provides excellent PR prospects and a high profile for hockey, Henderson and Waitakere City.

- It is located adjacent to an existing community sport's facility – the school Gymnasium and swimming pool complex – which will also be redeveloped and greatly extended over the next 3/4 year period.
- The hockey turf will enhance this adjacent existing gym/sport complex and likewise planned development of the Gym will integrate with and enhance the facilities available to hockey clubs and the community. There is the potential to develop a mutually beneficial multi sports complex on the greater site with significant synergies of use and benefit.
- The turf site is adjacent to the school marae complex – providing cultural, welcoming and hosting advantages and potential especially in regard to hosting visiting and international teams and competitions.
- There is space adjacent to the turf site which could be developed in future for additional parking, and/or a ½ or ¾ size practice sand pitch and/or a multi sport surface.
- The development planned in the Gymnasium adjacent could provide changing rooms for the stage 1 phase of the project.
- The stage 2 pavilion development proposals could be integrated or linked to the existing school sports complex facilities for mutual funding, economic and use benefits.

### **Parking**

- Significant on site parking is planned within a short distance of the turf as part of existing school development. This will be located off the Smythe Road and Henderson Valley Road entrances to the school and accessible for evening and weekend parking associated with the turf use. (refer site development plan – Appendix 2).
- Provision could be made to extend planned parking off the Smythe Road entrance.
- Existing street side parking is available adjacent to the site – provision could be made if appropriate to extend this in width or add some angle parking along the Smythe Road frontage to the site.
- Existing off site local parking facilities are good in the local area and because it is located in a light industrial area the impact of parking at night and weekends will be less in this area than in a more heavily residential use area.

## **Hockey Infrastructure**

- Henderson High School is centrally located to all secondary schools involved in hockey in Waitakere.
- Henderson High School is the central focus of one of the two nodes of hockey strengths in schools in Waitakere.
- The contributing schools are very strong hockey participating schools having currently 15 of the 22 Intermediate and primary hockey teams in competitions. This provides a very strong community of interest in supporting a Henderson High School location for the full wet turf.(refer Appendix 1)
- The turf would be central to an existing turf hierarchy with current feeder turfs at Henderson Valley and Kelston.
- Initial indications are strong that clubs will use the site extensively and that at least one club partner can be attracted into the operating Trust.
- There has been very strong initial support from the hockey, business and wider school and contributing school communities indicating the required support base is available to ensure success in implementing and operating an international standard turf facility on the Henderson High School site

## **Responses to Key Criteria**

### **Community Need**

- There is an established need within the Waitakere community for a high quality hockey turf.
- This need is also established focused on Henderson High School as the preferred site as there are demonstrated school based needs re hockey as well as clear advantages in servicing contributing schools, other schools involved in hockey and club, regional and international needs.
- Henderson High School has an established strength in hockey as a school sport and clear development goals with regard to both this sport, and meeting the needs of surrounding schools if successful in winning this proposal. It is demonstrably capable of being a strong partner in the Trust established to run and promote the turf.

- Contributing schools are currently very strong hockey schools (refer Appendix 1) and indeed Henderson Valley Primary has the only quality feeder turf in the area at this point – meeting the perceived community need of continuation of good hockey facilities for students moving through contributing primary, intermediate and secondary schooling with regard to this sport would be clearly met by locating a water based turf at Henderson High school.
- Linkages possible in association with other current and planned facilities at Henderson High School provide significant opportunities to develop multi sport facilities, develop the facilities for a variety of both school based and other community based sport uses and enhance and develop sporting academy approaches which would develop and foster not only hockey but also another sporting uses suited to the facilities.
- The location central to the lower decile area of the city adjacent to a public transport hub, and on easy vehicle transport routes to all parts of the city provides the most opportune setting to fostering high levels of participation from all sectors of the community. This is further strengthened by the already high level of participation and strength of the sport in schools within the immediate area.

## **Participation**

- The facilities will definitely increase participation in the catchment area of the facility which we see as Waitakere City. At this point almost all teams and individual club players at secondary school level and above must travel outside of Waitakere to play and a significant loading on current primary turf facilities means many at this level also travel to participate. A central Henderson based facility with ease of access would be in high demand.
- The facility would be used for school based sport, by other surrounding schools and by clubs and the wider hockey community for both training and games fixtures.
- The school has demonstrated significant strength in hockey and a rapidly growing school roll which will contribute greatly to future school participation levels in this sport.
- Clearly the primary purpose of the turf is to provide a quality schools and community facility for hockey use – however the turf could also be used for other sports, both school based and community based, as

access time allows including soccer, rugby training, and potentially bowls and lacrosse etc.

- The central location is ideal for high level of participation and is only 4 km from the Trust Stadium providing strong possible links with use of this facility.
- It is anticipated that the turf would provide a facility that would be used extensively by primary, intermediate and secondary teams and by clubs and the wider hockey community extending into regional, national, and international fixtures as the facilities operations extend through a planned development process.

### **Social Cultural Benefits**

There are clear social and cultural benefits associated with locating at Henderson High School. These include:

- Centralised location providing low cost access to all socio economic groupings, high profile site, parking availability, non residential zone, at the transport hub, ease of access, ability for the public to see hockey in action close to the city centre, located adjacent to city center facilities and amenities, and possible linkages with sport and pool complex on the school site.
- It is adjacent to the cultural centre on the school site.
- Henderson High School is a currently a decile 3 school – there are significant social gains associated with locating in a lower decile area where costs associated with travel and sport participation are least able to be met.
- Such a location minimizes economic costs to participant families and maximizes the social benefits to be gained in the wider community
- There is no doubt the turf would bring strong social and sporting gains to the school and its wider contributing community.

### **Environmental Benefits**

- This site provides probably the best scenario re environmental issues of the three sites being considered.
- It is located away from residential areas in a mainly commercial light industrial area – only three houses are located nearby. The impact of evening use, noise, parking and use of night lighting etc will have far less impact on the neighbourhood on the Henderson High School site

than in much higher density residential locations where such uses may have negative environmental impacts.

- Site fencing and good design of lighting etc would minimize any impact of night use or potential for damage due to stray hockey balls.
- The Henderson High School site currently is used every night and at weekends for both night classes and weekend sport. While the turf will create additional traffic plus night lighting this use is consistent with current use of the high school site and compatible with it.
- The provisions of such adjacent uses will also enable the turf management to be incorporated in existing uses with regard to night security, parking and site management. This will be beneficial to the school environment providing greater security and also consequently provide higher levels of security to neighbours currently located away from residential areas.
- The location next to existing sport facilities provide the ability to consider recycled water use and collection of rain water for the wet turf.
- Existing natural water courses are nearby, there is good drainage on the planned site and it presents as easy to exercise environmental control on with little impact envisaged. Naturally this would need verification prior to resource consent. However the potential is very good that a fully environmentally sustainable, low impact well managed sports facility could be established on the site.

## **Economic Benefits**

A full economic study would be required by the Trust partners to establish the ongoing sustainability of the project. It was felt beyond this submissions scope to do more than address the major contributing factors re economics at this point prior to the decisions re the location of the turf. However the investigations completed to date point to high levels of use and support by the hockey community if the turf was located at Henderson High School. We believe there is every chance of establishing an economically sustainable independent non profit Trust which could look forward to ongoing success in running a facility established on the site.

We are led to the conclusion that the capital required for establishment can be raised by the Trust and that the levels of support indicated by initial enquiries we have made in the hockey community would provide every

chance of establishing an ongoing economic sustainability model allowing for renewals and operating costs.

The detail of this would be the initial task of an implementation group as part of the establishment of an operating Trust to administer and manage the facility.

Gaining sufficient support to cover operating costs and ensure economic sustainability is more likely to be achieved in a central location such as this site presents with all the advantages associated with proximity to the city centre. The vision is to build on the local demand and support already shown by clubs and schools and to establish a business and development plan to grow the facility into a regional and potentially international venue for the benefit of all.

While the detailed analysis is still required it would seem clearly most likely that the operation can be run in a way which will effectively reduce the costs of participation in hockey at the highest level in Waitakere City.

The work the school has already done in the community establishing support for the school as the site for the turf would be beneficial to the establishment of the operating trust.

## **Community Support**

- There is high interest in the community about the potential of the turf being sited at Henderson High School.
- Local contributing schools are prepared to provide letters of support for selection of the site as they will both use the facility if sited at Henderson High School and also acknowledge that students will move through to the secondary school and benefit from the facilities.
- Letters of support will be forthcoming from Bruce McLaren Intermediate, Henderson Valley Primary school, Rangeview Intermediate and Henderson Intermediate.
- Amongst these schools Henderson Valley has a ¾ sand turf which provides an excellent feeder turf to a Henderson High school based wet turf. This is a natural linkage with existing facilities and they will complement each other in providing the facilities hockey needs in the area.

- Initial discussions with hockey clubs have been most encouraging. The North Shore United club has indicated verbally that it will seek to use the Henderson High School turf as a base and will provide a letter of support to this effect. Currently they field 13 teams and have many talented players having representatives at both national and international level. Such support provides a major boost to establishing initial viability as it would establish immediate high level of training and match use.
- Approaches have been made to other clubs in the Auckland Hockey Association to test levels of support.
- The results concerning levels of local and regional support from the hockey community for a turf located at Henderson High School are most encouraging and provide us with the confidence the facility would be heavily used once established.
- The school has excellent support from hockey parents with wide ranging contacts and both experience and ability in providing support and input in a range of ways, including at board and business management levels. These parents already form the basis of an implementation and establishment group and are actively working towards this goal currently.
- Members of the local business community have indicated support. The West City Centre Management are strongly in favour of the Henderson High School site and will provide a letter of support direct to council. Proximity to the central business district of Henderson will provide mutual economics benefits for both the local business community and for the turf operating Trust.
- The Ministry of Education Property division has indicated support and envisages no issues arising re establishing the turf and partnership involved on the Henderson High School site as the site is already designated for this use in the development plan.

### **Governance and Capital Development Funding**

- The school supports the concept of establishing a Trust to own and manage the proposed turf as presented in Visitor Solutions – Waitakere City Hockey Turf Development Study, page 48. This is the most appropriate model ensuring the facility is developed for the benefit of the widest community of interest.

- It also has a very active PTA group and both staff and parents with wide hockey affiliations and contacts with the skills, background and enthusiasm to assist implement this project.

## **Maintenance**

- The site is bounded by trees on the eastern and southern borders.
- Those to the south should provide no impact and will largely be outside of the designated required area. Careful placement of the pitch and associated fencing protection will enable most of these to be retained and this will enhance the appearance of both the hockey amenity and the marae complex adjacent.
- The eastern road boundary has a line of young sheoak trees which will need removal to ensure the pitch is not affected or damaged by needles etc. The school would be agreeable to the council removing these. It is suggested alternative site planting could be undertaken to compensate and enhance amenities.
- The site would require a high security fence on all sides – this could be constructed to incorporate lighting and ensure protection of the amenities.
- The school would envisage maintaining high levels of security on the site. This could be added to existing site security arrangements in a shared joint venture with the trust – this along with high levels of use predicted, its front of house location and the current levels of community use of the rest of the school site should minimize security issues.

## **Future Projects**

- The school fully supports the development of a pavilion and stage 2 proposals. This is an important feature of the project and will ensure long term high levels of success and use.
- The school would be prepared to discuss joint venture approaches to this which include funding contributions which integrate school needs for sport pavilion developments in the future and the stage 2 proposals. Alternatively, or as well, future development plans on the adjacent gymnasium sports complex could be modified to accommodate multi purpose uses.

- The value of this input in monetary terms would need to be determined – initial discussions have taken place between the school board’s property committee and the architects assessing the nature of the facilities currently planned to be added to the existing gym and how these might be modified and refocused to be mutually beneficial to both the school’s needs for expanded Gymnasium/recreational facilities and the needs of the hockey turf. A sum of funding is available for such a project and is planned as part of the schools development plan in the next 12 month period.
- The availability of this provision would be a major advantage in establishing a viable stage 1 operation for the turf.
- Similarly longer term mutually beneficial contributions could be considered as part of the school’s property development plans. For example, it is quite possible because of the close proximity of the site to existing school sports facilities to consider contributions to a mutual use sport pavilion facility. Such contributions would need to be fully discussed and be acceptable to all parties but could be a part of the initial discussions covered as the Trust is established so that the Trust’s needs are integrated into the wider school development plans and goals for the benefit of all parties involved.
- Likewise the marae complex adjacent to the site and the area to the south of the gym are also due for buildings’ enhancement and redevelopment over the next 3 to 4 year period – the potential exists to ensure a multi functional approach in this redevelopment also in support of the hockey facilities adjacent.
- As well, parking redevelopment is already planned adjacent to the site at least part of which will be provided through currently planned building and property site works by early 2006.
- While difficult to put immediate monetary contribution values on these contributions they are significant and would potentially be of major benefit to the operation of the hockey turf and ensure initial and ongoing success.
- The land asset is considerable in value and at an approx valuation of \$150 to \$200 per square metre, as is the commercial value in this area, potentially provides and significant asset resource for the Trust to draw upon in support of funding activities. At this rate the approximate land value of the actual site as designated is in excess of \$1million.
- The school Board of Trustees would seek to ensure the legal arrangements with regard to occupancy of the land were of the

- The detail of the structure would need to be mutually beneficial to all user parties and we would envisage this would be finalized once the location is decided in favour of the Henderson High School site and clear partners are established and committed to the development.
- The school would require representation on the Trust as one of the partner members. The school would envisage establishing a close working relationship with the Trust and developing a parallel vision of use for the turf which benefited the school with regard to use during school hours, all participating members of the Trust, the wider hockey community, and the Waitakere City community as a whole.
- The governing Board of Trustees of Henderson High School and the senior management of the school are both 100% behind this project and can bring significant experience and expertise to the table in support of the Trust as required. We envisage a close working partnership relationship between the Trust Board and the Board of Trustees of the school and an integrated supportive management approach to the operation of the facilities for mutual benefit.
- Initially the school could contribute administration and management support through stage 1 of the development integrating these activities on a shared funding contribution basis into expanding existing school administration and sport management and co-ordination operations.
- It is envisaged that this input would accommodate the ongoing operations and management inputs required for the best practice operation of a full wet turf.
- Longer term as phase 2 developed separation of operations would be possible if desirable – this would be a matter the Trust and School could work through to develop an approach in the best interests of both facilities.

While the school has limited capital resources to contribute directly it can provide a range of inputs which would be beneficial. These include:

- The provision of buildings facilities arising from current school capital works development programme which would enhance gymnasium changing facilities adjacent to the site ensuring that phase 1 of the hockey turf project could operate successfully with good access to changing and other facilities while funds were raised by the trust to develop stage 2.

greatest benefit to the operation of the Trust and provide it with both security of tenure and financial benefit. There are a range of possible options that could be considered – these would need detailed discussions involving the Ministry of Education to ensure compliance with their requirements but could include either most favorable lease agreements or even full ownership of the land by the Trust if this was seen as the best option.

- At this point the school expresses its willingness to enter into discussions re all the above in detail upon being selected as the preferred site to establish exact contributions and most beneficial courses of action to follow to ensure the success of the Trust and the turf.

## **Operational Issues**

- The school has a clear understanding of the operation of partnerships and considerable experience in working with on site and off site partnership arrangements for mutual benefit.
- Currently the school has three early childhood facilities on the school site providing preschool education through a Kohanga Reo, a Samoan pre school and a Tuvaluan Language nest. These operate independently through agreements with the Ministry of Education and the school Board of Trustees.
- In addition the school has agreed to provide the site location and manage the Waitakere Teen Parent Education Unit and its associated early childhood facilities. The early childhood component of this will involve establishing a community Trust partnership for the operation of this centre. Negotiations re these facilities are being concluded now with the Ministry of Education.
- Currently the school runs an off site teen parent unit – He Wero o Nga Wahine – which is managed through a community based management partnership and funded through agreements with the Ministry of Education, Tertiary Education Commission and The Correspondence School.
- The school has a partnership for use of facilities agreement with Virtual Learning Centres to provide tertiary computer training night classes using school facilities.
- Like other West Auckland secondary schools - Henderson High School is involved in the Achievement at Waitakere Education

Initiative, West Auckland Alternative Education initiatives, contributing to Futures West Education Centre Initiative and is an active participant member of the West Auckland Gateway Education Consortia.

- Clearly the school management and board has both a commitment to and considerable experience in working in partnership with other organizations for mutual benefit and to provide for identified community based needs.

### **School Use and Operational Issues**

- The school would want to see school hours access made available to the school at no cost for its exclusive use or by agreement for the use of other school's and their teams at virtually no cost to the schools concerned. This access is an important element in ensuring school development of sports and the ongoing development of school based hockey – which is such an important element in developing the sport.
- Use after school hours would be controlled by the management of the Trust and subject to charges sufficient to ensure the economic viability of the facilities at no additional cost to the participating partners.
- During stage 1 of the development and through the initial phases of establishment cost and contribution inputs would need to be established and the school can envisage an on site part time administration position associated with its sport co-ordination and administration needs which would also provide administration and management inputs for the trust as the facility developed.
- This relationship and level of contribution through a shared administration approach would vary as the facility moved through its development phases and may move in time to an independent facility management approach but still closely linked and integrated with school needs. Such an approach would be dependant on independent pavilion facilities and the economics involved.
- It would seem a joint school/trust position relating to the administration of the facility funded in proportion to workload needs would be the best approach to managing operations during at least phase 1 of the project.

- The school is most willing to investigate the best solution to these operational issues and work closely with the Trust in a joint approach to management of overall facilities to ensure a well managed approach.

## **Funding**

- The school currently has no approaches in progress to large funders for contributions to projects. It has in the past two years received the usual contributions from The Waitakere Licensing Trust for smaller projects such as technology equipment development.
- As well the ASB Trust provided funds in 2002/3 to assist redevelop the Gymnasium.
- The school development plan includes two projects for which the school intends to seek community funding assistance and/or partnership funding to facilitate the completion of the projects concerned. These are the Drama/Performing Arts auditorium which is envisaged would be a community asset, and the new school library centre.
- The school has excellent relationships with a range of trusts and organizations providing community funding contributions including – The Waitakere Licensing Trust, The Southern Trust, .....

## **Experience**

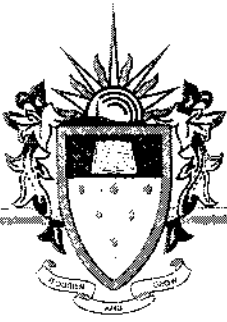
- Both school management staff and Board of Trustees members have had experience in sitting on trusts and participating in sports' club organizations. The school is currently involved in establishing an early childhood management trust for the Teen Parent Education Unit.
- The Principal has wide experience and involvement in trusts. He is currently the chair of two community trusts and is on the Board of 5 others.
- The Deputy Principal Administration has past experience in establishing some 22 educational partnerships nationally in previous work with The Correspondence School and Ministry of Education.
- The school enjoys the support of a number of ex pupils with extensive experience in business and trust development who may be willing to participate in this project.

## Appendix 1

### Waitakere City Hockey – School Teams

School		Number of Teams
<b><u>College</u></b>		
Henderson High School	(North Harbour)	2
Massey High School	(North Harbour)	5
Waitakere College	(Auckland)	3
Kelston Boys High	(Auckland)	2
Liston College	(Auckland)	1
Kelston Girls College	(Auckland)	2 ( 8 aside )
Green Bay College	(Auckland)	1 ( 8 aside )
<b><u>Intermediate</u></b>		
Bruce McLaren*	(North Harbour)	2
Glen Eden*	(Auckland)	3
Marina View	(North Harbour)	2
Lincoln Heights	(North Harbour)	1
<b><u>Primary</u></b>		
Henderson Valley*	(Auckland)	6
Western Heights*	(Auckland)	2
Marina View	(North Harbour)	4
Lincoln Heights	(North Harbour)	2

\*Note contributing schools \* have strong hockey participation levels – 15 hockey teams in Intermediate and primary schools that feed into Henderson High School year 9 roll intake plus Rangeview Intermediate has the equivalent of three teams playing in local club competitions.



# HENDERSON INTERMEDIATE SCHOOL

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*Principal:*

D. B. Dale M. Ed. LTh. Dip Tchg. PG Dip SM

14<sup>th</sup> May 2005

Peter Coddington  
Deputy Principal  
Henderson High School  
Henderson Valley Road  
Henderson  
**WAITAKERE CITY**

## **LETTER OF SUPPORT FOR HOCKEY TURF**

Dear Peter

It is with great enthusiasm that I hear of the possibility that an international standard water based turf could be sited on Henderson High School. This area really needs such a facility as the hockey people work hard on this sport and often have to travel for games. Henderson Intermediate School would benefit by having such a facility close at hand and would undoubtedly use the turf. We have an excellent relationship with Henderson High School as does the community and believe that a partnership in terms of the turf's usage would work well.

The placement of such a facility at Henderson High School has my full support and I really hope that your committee feels that this is the right site for this project.

Yours sincerely

Bruce Dale  
Principal

**A20**

20 JUN 2005

636210



RANGEVIEW INTERMEDIATE SCHOOL

KERU PLACE TE ATATU SOUTH • TELEPHONE: 838-9468 • 839-0308 • FAX: 836 2437  
 Email: office@rangeview.school.nz

Postal Address:  
 P.O. BOX 83-181, AUCKLAND 1008

Principal:  
 E.A. JAMESON



16<sup>TH</sup> June 2005

Clair Dwyer  
 Waitakere City Council  
 Private Bag  
 HENDERSON

Dear Ms Dwyer

I write in support of Henderson High Schools application to have the proposed Astro Hockey Pitch located on their grounds.

Over ten years ago the Principal of Bruce McLaren Intermediate School floated the need for an International Hockey Pitch. The pitch to be located then in the same area.

It appears at last the council is to meet the needs of hockey enthusiasts.

This School supports the Henderson High School application.

Yours sincerely

Mr E.A. Jameson  
 Secretary – Board Of Trustees

Chief Executive	
Corporate Services	
City Services Moselle	/
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
	es

Saturday, 25 June 2005

Northern Region  
Group Education  
Improvement and  
Support

Auckland Office  
Network Provision  
39-45 College Hill  
Ponsonby  
Private Bag 47 911  
Auckland  
New Zealand

Phone: 0-9-374 5400  
Direct: 374 5431  
Mobile: 021 921 977  
Fax: 374 5588  
www.minedu.govt.nz

Peter Coddington  
Deputy Principal  
Henderson High School  
PO Box 21141  
Henderson  
Auckland

Dear Peter,

Re; Proposed Hockey Pitch

I am writing this letter to confirm that the Ministry of Education supports that proposed Hockey Pitch development at your school.

As detailed in your correspondence, I confirm that we are aware of the following facts in relation to this proposed project;

1. The pitch is already part of the schools development plan and the area is designated in the plan as a hockey pitch.
2. The facility will be administered by a non-profit community trust.
3. The plan does not impact on the future development plans that the school has.
4. The Board of Trustees is in full agreement with this proposal.

I hope that you are successful with this venture and look forward hearing further from you should this development proceed.

Yours sincerely



Dave Bos  
Team Leader Implementation  
Network Provision  
Northern Region  
david.bos@minedu.govt.nz

Chief Executive	
Corporate Services	
City Services Moselle	/
Consultancy Services	
ECO WATER	
Strategic Group	
Consent Services	
Field Services	



**Waitakere College**

**Proposal to**

**Waitakere City**

**Hockey Turf site**

**Waitakere College  
Rathgar Road  
PO Box 21144  
Henderson  
Waitakere City  
Ph 09 836 7890**



# WAITAKERE COLLEGE

PRINCIPAL  
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WAITAKERE CITY COUNCIL

17 June 2005

17 JUN 2005

Ms Claire Dwyer  
 Leisure Projects and Contracts  
 Waitakere City Council  
 Private Bag 93109  
 Henderson  
 WAITAKERE CITY

**CONFIDENTIAL**

Dear Claire

Please find attached Waitakere College's registration of interest re the proposed hockey turf site in the following proposal. Consultation has taken place with the Principal, senior management, Board of Trustees, Physical Education staff and Sports Coordinator and their findings and concerns are part of the proposal.

In principle, the college is very keen to pursue this offer. The provision of an all weather surface is part of the college's strategic plan. Issues that would need to be clarified before the college could enter into any firm agreement centre around:

- multi-code use of the wet surface turf
- availability of the turf for general Physical Education classes
- access to facility for school use during school hours
- ongoing operational and maintenance costs

It is fiscally irresponsible of the college to indicate it is willing to enter into an agreement, should it be considered the preferred site, without raising these issues.

However, we forward our proposal and every attempt has been made to provide information on the subheadings suggested in the matrix given to us, on the understanding that should we be selected as the preferred site, further detailed discussions would be necessary before any commitment could be made.

Yours sincerely

Peter Garelja  
 PRINCIPAL

Chief Executive	
Corporate Services	
City Services	
Roads	
Council	✓
Police	
Fire	
Water	
Waste	
Transport	
Community Services	
Public Works	
Other	

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## INTRODUCTION

**Waitakere College** is a decile 4, large public, coeducational multicultural secondary school located in Henderson, Waitakere City. It has a current student roll of 1500 and a total teaching and support staff of 136. The student body is multi-cultural with Pakeha 45%, Maori 23%, Samoan 12%, Asian 11%, and other Pacific Islands 9%

The college site is bounded by Rathgar Road to the east. This gives access to the Administration block and main teaching blocks of the college. There are two road entrances to staff and visitor car parking off Rathgar Road. To the west, the college is bounded by Swanson Road where there are two access entrances to the sports fields.

The site for the proposed hockey turf runs parallel to Swanson Road.

The Swanson Road boundary has a number of mature trees inside the boundary fence. The college questions the study's findings re the need to remove these trees in order to accommodate the turf. It accepts that normal leaf drop would need to be considered in the maintenance of the turf

Existing field markings would need to be realigned. This is not considered a major negative detail.

The two existing cricket pitches would need to be realigned and such realignment will improve their orientation (P 31, Visitor Solutions Turf Development Study).

Refer to map 12 of the Visitor Solutions Turf Development Study, re the three possible orientations of the turf. This map also indicates the potential space for increased car parking and the future siting of a pavilion.

The following material presents Waitakere College's response to the request from Waitakere City Council to submit a proposal outlining the benefits of Waitakere College being the preferred site for the full wet hockey turf.

The information focuses as requested on highlighted aspects of the matrix provided by the Council and is presented under the hockey turf matrix headings.

# **COLLEGE PERSONEL**

<b>BOT Chairman:</b>	<b>Mr Peter Bakker</b>
<b>Principal:</b>	<b>Mr Peter Garelja</b>
<b>Associate Principal:</b>	<b>Mrs Joy Eaton</b>
<b>Deputy Principal:</b>	<b>Mr Chris Poland</b>
<b>HOD Physical Education:</b>	<b>Mr Philip Brain</b>
<b>Sports Coordinator:</b>	<b>Mr Liam Mulrooney</b>
<b>Business Manager:</b>	<b>Ms Jeannie McLean</b>

Personnel can be contacted on 09 836 7890

## **COMMUNITY NEED**

Waitakere Council has identified a need for a full-size artificial hockey turf in the area.

Waitakere College has, over the years, built a very good relationship with its wider community and all college facilities are well used. Community Education evening and day short courses run all year. In the cricket season, school and club cricket is played on the two pitches and the practice nets are open to the public at all times. The gymnasium is almost fully booked all year. The Auditorium is used on a weekly bases by two church groups and on a regular bases by a number of community organisations.

Inter-school games of rugby and soccer take place in season and the fields are available for hire to local sporting groups. Inter-school tennis takes place on the 8 tennis courts.

As indicated in the feasibility study undertaken by Visitor Solutions 2004, there is at present no full-size artificial hockey turf within Waitakere City.

Such a facility within the college would ensure

- maximum use during the day as the student body (1500 students) would have access to a superior facility
- availability of the pitch at peak times – ie, after school hours and weekends) for community use
- enhance the sport of hockey within the region
- give western hockey a home base
- provide the Waitakere community with a superior facility

One concern the college has is the limiting aspects of a wet surface turf. While this is the preferred AHA option, it does preclude some codes from using the surface. The college would have the option of adding an additional sand based area, but this would be additional cost.

## **PARTICIPATION**

The college views the proposed facility:

External Use: After school hours, ie 5.30pm – 9.00pm and weekends

And

Internal use: during the school day and up to 5.00pm for school sport practices on week days.

External Use: The Visitor Solutions feasibility study outlines (p11-12) data on club participation rates and that the estimated number of club players combined with school players is between 550 – 780. It is expected that such a facility will bring into the community a home-based hockey club

Internal Use: At present all junior physical education classes participate in hockey skills lessons a total of approximately 700 players, out of a total school roll of approximately 1500.

At present, the school outdoor sports fields are used for daily physical education lessons as well as cricket, softball, soccer and, rugby, league, touch and kilikiti practices and games. The college has a First X1 Boys and First X1 Girls hockey teams.

Any turf facility on college grounds would have to provide ready access for physical education classes to ensure the college meets its curriculum obligations and access for sport teams' practices as the college is, foremost, committed to providing sporting opportunities for its students.

The college is centrally located within the Waitakere/Henderson area and is central to a number of transport options.

### Local Transport

The college is within walking distance (under 2km) of the Waitakere Trust Stadium.

Local transport provided by Ritchie Bus Company and Stagecoach buses operate a full weekday service along Lincoln Road, linking to and from the motorway, to Henderson, Universal Drive, linking to Massey area, and Swanson Road, linking to Henderson, Swanson, Ranui.

Access to suburban rail is within a 5 minute walk of the college.

## **SOCIAL BENEFITS**

The college sporting community and the wider community of Henderson/Waitakere would benefit from having a full-sized turf as it would allow local hockey players to stay within the community instead of having to travel to the North Shore, or other venues outside Waitakere City.

The benefits to the college are;

- provision of a superior facility to its 1500 strong student body and community
- permit college hockey games to be played on site
- attract senior hockey players to the venue
- attract other senior sporting codes

## **ENVIRONMENTAL BENEFITS**

Consideration must be given, by the college to the impact of the proposed water-based turf.

The college is working towards an eco-school environment and has gone to considerable expense to install water saving devices to reduce the college water use.

The feasibility study recognises the higher capital costs of a water-based turf (p 37) and the higher ongoing operational costs (p38).

The college's concern also extends to the

- major problem of drainage and the problems of a very level site
- location of water storage tanks on site
- methods of water recycling
- distance of buildings (and potential water catchment from roof) to the turf site.
- Ongoing maintenance costs of water supply
- Importance of back up supply in case of periods of drought.

## ECONOMIC BENEFITS

The college is keen to proceed with the installation of an all weather surface turf as present indoor facilities are over subscribed and the grass fields are not always suitable for play during continued wet weather.

There are a number of advantages to consider the partnership with the Council and there are advantages to the college to proceed with a similar, possibly smaller sized project independently.

A partnership will enable the college to have on its site a full wet weather turf. The estimated capital set up costs of the facility, estimated at \$3.8m total – including turf, carparking, and pavilion (p39) could be covered by:

- Waitakere College contribution of \$100,000
- Waitakere City Council contribution - not confirmed
- Community funding agencies
  - As well as a staged approach to the total project; ie, make the present college pavilion available to external users. This in itself requires further investigation

It is the sustainability of the facility that concerns the college, involving:

- Maintenance and cleaning
- Security
- Operating costs
- Water charges
- Floodlighting and electrical costs

The college has a policy at present of capping hire charges of its facilities to community groups to enable such groups to take advantage of the good facilities. The facility would need at least, to break even with its costs. Refer to p 45 of the feasibility study for a breakdown of estimated operational costs.

## COMMUNITY SUPPORT

High interest internal stake-holders (College Executive, Physical Education Department and Sports Coordinator) support the proposal, in principle. Such a facility is viewed positively as it provides its student body with a facility which is now considered a necessity if sport is to flourish.

Anecdotal evidence would suggest that community groups would favour the construction provided it:

- Improved facilities for the provision of the school curriculum to the majority of students. As all students participate in the physical education programme in the junior school this affects over 700 students per year. A number of senior students also use the facilities as part of their curricula studies.
- Improved opportunities for a number of sporting codes
- truly provided community sporting groups with access and
- it brought top ranking sporting teams into the community

The feasibility study notes (p 11) that the nearest existing facilities are on the North Shore or at Avondale.

Consent from the Ministry of Education would be required. The MOE supports schools upgrading facilities for the benefit of the student body. There are numerous examples within Auckland of schools that have entered partnerships with their community to provide superior facilities - Mt Albert Grammar, Western Springs College, Mt Roskill Grammar to name three and so there are existing models in place where all parties were able to reach a consensus.

## **CAPITAL DEVELOPMENT FUNDING**

The initial college contribution to the capital development is \$100,000. The college expects for a facility of this nature that there would be considerable financial support from Waitakere Council and community grants.

The land is owned by the Ministry of Education. Information concerning land value and MOE rules of occupation can be obtained from [www.minedu.govt.nz](http://www.minedu.govt.nz)

The existing sport pavilion is owned by the College Board of Trustees. This facility which has the capacity to seat 30, or 50 standing has a small kitchenette attached. It may be possible to relocate this building closer to the turf site and at a later stage extend or develop it to cater for larger numbers.

## GOVERNANCE

The college wish is to provide for its students a superior sporting facility. Simply, this means any such facility on college grounds must be constructed with student needs in mind.

While total school ownership is ideal from the college's point of view, it is recognised, as stated on p47 of the feasibility study that the college does not have the capital or ongoing resources to construct a full-sized water based turf.

Total club ownership is unlikely to be seen to meet the needs of the students. The stringent rules regarding private ownership of property within MOE land may be prohibitive to this model.

The partnership/trust model is most likely to meet the needs of both the college and the community.

As rightly noted on p 49, such a model requires considerable communication prior to the facility being operational. In principle, the college prefers this model. It understands that a workable model is the college is responsible at the operational level and any personnel employed, such as an administrative assistant are likely to be college employees. The Trust would undertake governance responsibilities.

College concerns centre on:

- Trustee make-up: key stake-holders
  - Partner 1 = College
  - Partner 2 = Council
  - Partner 3 = AHA
  - Partner 4 = ?
- Commitment of Council to ongoing support – financial especially
- Strategic Operational plan process and how it is viewed it sits alongside the colleges 5 and 10 Year Property Plan processes, both of which are compliance requirements.

## **OPERATIONAL ISSUES**

Employment of a part-time facility Administrator. There is a possible conflict of interest if the Administrator is a college employee, where the expectation may be that college needs/requirements come first if the person also reports to the Trust. The job description would need to clearly state the line of management.

The college accepts that such a partnership requires sharing of the facility. To meet the needs of its students, the college would require almost 100% use of the facility during the school day and up to 5.00pm each day to enable sporting practices to take place. This would be on the understanding that occasional visits from top ranked players and teams offers an opportunity for the college to expose students to top quality performances.

Operation costs and issues as outlined in the feasibility study, p 43 – also raise for us the same concerns. The college recognises that the ongoing operational costs would need to be factored into its annual budget and this call on resources could be high, especially in relation to refurbishment needs. We assume it is expected that hirage income would not adequately cover the cost of the part-time administrator, maintenance costs as well as planned long-term improvements and renovations budget.

## **CONSENT**

Off-street parking is available along Swanson Road and this gives direct access to the turf site.

Some parking is available on Rathgar Road and there are 120 designated parking spaces within the college grounds. However, access to the fields would require access via the college buildings and this may pose a weekend and night time security issue for the college.

A further 60+ parks are available on the tennis courts. There is the potential for a further 30 on the hard surface area outside the gymnasium. These two areas provide a more direct route to the field.

Any future planned use of the turf at nighttime and the consequential need for parking will conflict with normal college activities such as Community Education classes, parents' evenings and other college functions.

## FUNDING

The college notes that the proposed development is subject to Council committee approval and that there is no assurance that the Council will select any given proposal. Should it wish to pursue the project, a budget is yet to be set aside and then it would need to be included in the 2006-7 long-term community plan.

The college has not, to date approached community agencies with large funding applications, although given the Council time-frame, a number may be made between now and 2007.

The college has history of successful small applications to community funding agencies. Two recent successful applications have been to the Lotteries Board and to the Southern Trust.

In 2003 the college received from the ASB Trust a grant of \$18,000 to upgrade the Auditorium.

The College is a recipient of the annual Waitakere Trust funding to schools.

The college intends to proceed with one large building project, the Whare Whanaga, for which community funding will be sought. It is intended that this project will commence the planning stage in the next 3-4 months.

The Principal, Mr Peter Garelja is a member of the Sports Waitakerre Trust.

## **MAINTENANCE**

The feasibility study raises the issue of the mature trees on the Swanson Road boundary. It indicates these may need to be removed. The college information is that removal may not be necessary. This will need to be carefully checked. Admittedly, leaf drop may be an issue.

Clarification re post construction responsibility for maintenance will need to be addressed. The college employs a full-time Caretaker and a full-time groundsman and while some extra duties may be able to be negotiated, it is important to realise that these staff already have full-time duties.

The college is part of the Ministry Of Education and ADT evening security programme. This provision does not at present extend to checking the fields - there is little need to do so. The Swanson Road boundary fence will be replaced in August and this is intended to improve security of the fields area. However, greater security provision will, we anticipate, be required and this should be factored into operation costs.

## **FUTURE PROJECTS**

The college works to a 10 and 5 Year Property Plans. Some aspects of these plans may impact on any turf installation.

A Board of Trustees owned pavilion is already located on site facing the fields. This is due for some renovation and this would need to be taken into consideration. It is possible to move and extend this building to a location closer to the turf.

Any future plans to move and/or extend this building would be negotiated as to future location and size and impact on the remaining space on the fields would be taken into consideration. A Stage 2 Pavilion would be favourably considered.

As the land is owned by the Ministry of Education, their agreement would have to be gained before any relocation could occur.

Plans are also being considered for extension/improvements to the gymnasium facilities. This is not likely to occur before 2006/7

Changing room facilities are located by the Gymnasium. While these are not close to the proposed turf site, they are easily accessible and used by the community during games.

There is space available for an extension to the turf if at a later stage a sand turf was considered necessary.

At present there is a 5-10 metre wide garden along the northern boundary of the fields. This could be removed and consideration given to car parking in that area. There is a gas cable that runs along the edge of the garden.

## CONCLUSION

Waitakere College is committed to ongoing improvement of existing facilities for its physical education classes and sporting codes.

While it has some questions yet to clarify in the event of entering into a partnership, it is keen to further explore this opportunity.

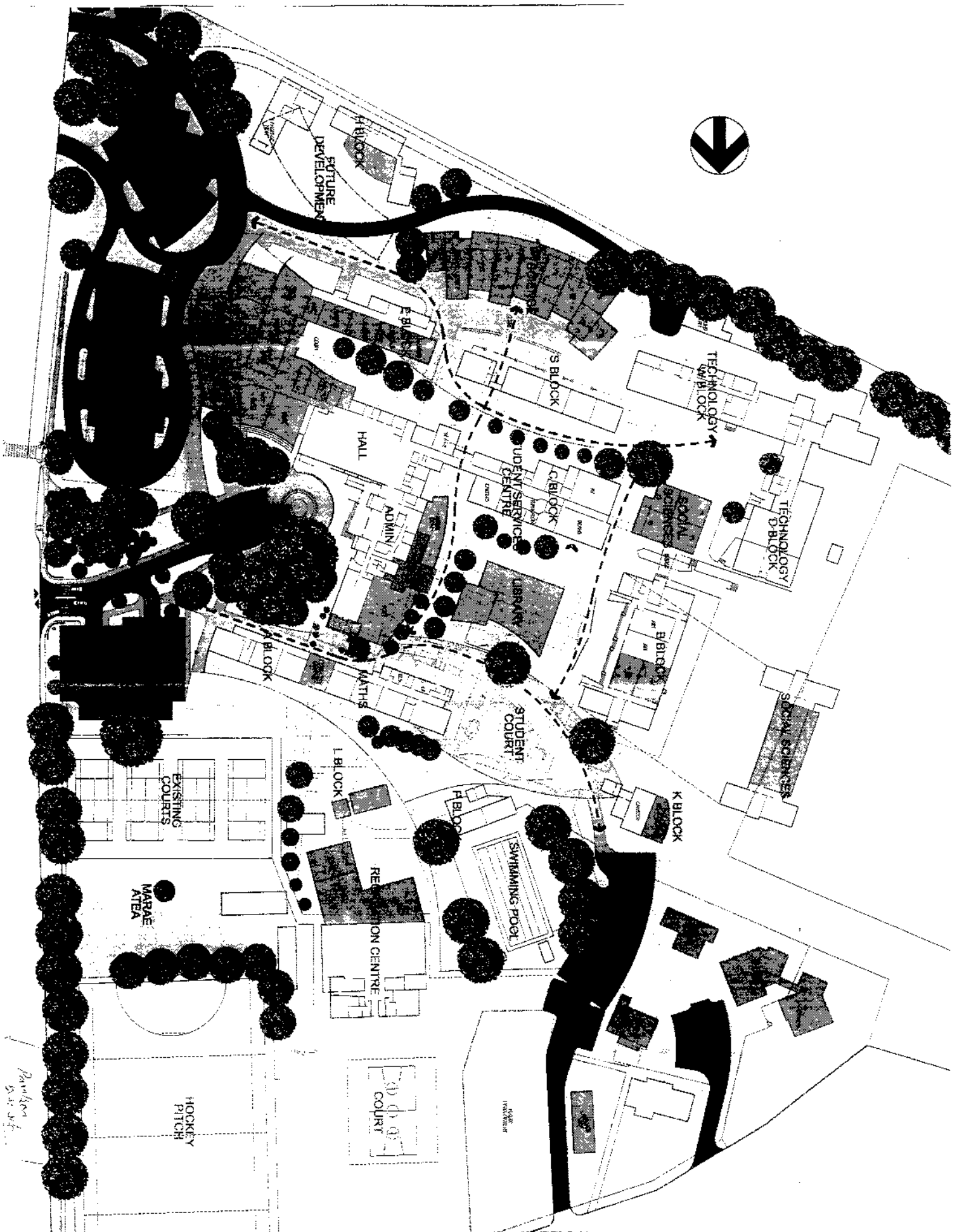
In summary the college emphasises the following advantages

- a large student body that would benefit
- suitable site options
- strong, experienced BOT
- strong managerial team within the college
- existing, proven community support
- central location
- easy access from the North-Western Motorway, Universal Drive, Swanson Road and Rathgar Road.
- Close to Henderson suburban rail

In summary, the college would wish further clarification on:

- the availability of the turf for multi-code use. This is to ensure maximum potential use for all students
- clarity on the college's responsibility for operating costs, especially in relation to water supply
- governance/management relationship

The college does not see that the issues raised as concerns are insurmountable. Rather, it wishes to show its wish to be considered as a site for the turf by forwarding the proposal, yet at the same time signalling that as a prudent and fiscally responsible Board of Trustees, clarification on a number of issues which have long-term implications for the college must be adequately addressed early in the partnership.



*Pavilion & Grounds*

Site Plan  
 >PD-01 a  
 2005-06-08

# DEVELOPMENT PLAN

**Babbage**  
 CONSULTANTS  
 40674-Dev

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