

8 May 2015

Memo To: Her Worship the Mayor, Councillors, Chief Executive  
Memo From: Penny Langley  
Manager Administration  
**Subject: Long Term Plan Submission Amendments**

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LTP submission #443

Category 8: Parks and Active Recreation

Submitter: Mr Barry Rowe

Organisation: Trafalgar Sports and Recreation Groups

The original documents provided to you, labelled submission 443 (Category: Parks and Active Recreation) were incorrect. They were a duplicate of submission 367 by the same submitter.

The correct documents relating to submission 443 are attached.

The submitter, Mr Barry Rowe, is scheduled to speak to this submission at 1.15pm on Monday 11 May 2015.

**Bev Mcshea**

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**From:** Submissions  
**Sent:** Tuesday, 28 April 2015 11:21 a.m.  
**To:** Administration Support  
**Subject:** FW: Consultation Document Submission  
**Attachments:** NCC-LTP-2015-SUBMISSION.pdf

**Categories:** Long Term Plan 2015

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**From:** Council Enquiries (Enquiry)  
**Sent:** Tuesday, April 28, 2015 11:21:01 AM  
**To:** Submissions  
**Subject:** Consultation Document Submission  
**Auto forwarded by a Rule**

**Name:**

Barry Rowe

**Organisation represented (if applicable):**

Trafalgar Sports And Recreation Groups (TPSARG)

**Address:**

c/- 42 Halifax Street, Nelson

**Daytime phone:**

0274 478 842

**Email:**

[barry@dukeandcooke.co.nz](mailto:barry@dukeandcooke.co.nz)

**Do you wish to speak in support of your submission at the public hearings?**

Yes

**If yes, would you like to attend an evening session?**

Yes

**My submission is: (please ensure you clearly state the issue or project (s) you are submitting about):**

Trafalgar Park Redevelopment

**Would you like to upload a file in support of your submission?**

NCC-LTP-2015-SUBMISSION.pdf - [Download File](#)

**How did you find out about the Consultation Document and Council's 10 Year Plan?**

Direct contact from council

**Would you like to be contacted by email with future Council feedback opportunities?**

Yes

**NAME** Barry Rowe

**ORGANISATION** Trafalgar Park Sports and Recreation Group (TPSARG)

**ADDRESS** Duke and Cooke, 42 Halifax Street

**DAYTIME PHONE** 548 9104; 027 447 8842

**Email** barry@dukeandcooke.co.nz

**Do you wish to speak in support of your submission at the public hearings?** YES

**If yes, would you like to attend an evening session?** Yes

**My submission is; (please state clearly the issue or project(s) you are submitting about):**

TPSARG is asking Nelson City Council to:

- Include the replacement of the East Trafalgar Park Grandstand (and the concomitant relocation of the Trafalgar Park playing field approximately 30m to the west of its present location) in its long-term development plan.
- Endorse the concept that this replacement incorporates a multi-user sport and recreation facility to accommodate the current and future needs of the Nelson community.
- Assist TPSARG and other groups as appropriate to raise funding support for the project.
- Expedite implementation of the project.

In order to more fully develop TPSARG's proposal, we are also asking Nelson City Council to

- Provide funding of \$20,000 and other support as required to enable the development of a comprehensive project feasibility study.

A more detailed version of the TPSARG proposal, including a description of TPSARG and its membership, an analysis of the need and context for the proposed development and its benefits for Nelson City and TPSARG members, and preliminary concept plans for the redevelopment is provided as an appendix to this submission.

**Would you like to upload a file in support of your submission?** YES (The full document rather than just the "ask" given above)

**How did you find out about the Consultation and Council's 10 year Plan?** Notified by Council

**Would you like to be contacted by email with future Council feedback opportunities?** YES

## SUBMISSION TO NELSON CITY COUNCIL

### re TRAFALGAR PARK REDEVELOPMENT

from the TRAFALGAR PARK SPORTS AND RECREATION GROUPS (TPSARG).

**BACKGROUND.** Nelson is acknowledged both nationally and internationally for the outstanding attractiveness of its environs and as a destination of choice for a broad range of visitors. However, the **city and the region are currently not well served in terms of their capacity to stage major sporting and cultural events**, and have hence failed to capitalise fully on their potential. For example, Nelson's bid to be a host for the 2015 FIFA U-20 World Cup was withdrawn in large part because of inadequate facilities. Another future example is the chance of Nelson securing a British Lions match in 2017 (as mooted in the Nelson Weekly of April 21), and the benefit which would flow to the City and region, both then and subsequently, would be considerably enhanced by having modern and attractive facilities at Trafalgar Park. The situation has been exacerbated by the recent closure of two of the city's best-known venues, the Trafalgar Centre and the Nelson School of Music.

The value of such capacity is very large both economically and in terms of reputation. As an example, the NRM Horse of the Year event staged in the Hawke's Bay is estimated to have generated an additional \$27m in expenditure and \$12.5m in profit for the region. Given the extensive national and international reporting of the event, it can be expected that benefits will continue to flow for a considerable time. Similarly, 19 local, regional and national sports events

held over the past 20 months in the Hawke's Bay are estimated to have contributed approximately \$47m to expenditure and \$20m to GDP in the region. (Source: February-May 2014 edition of "The Profit").

TPSARG is not able to anticipate the intent of the Nelson City Council (NCC) with regard to the future of Trafalgar Park; nor is it able to represent the interests of all the potential users of the park. Rather, it is an incorporated body representing local (Nelson) rugby, football, squash, gymnastics, brass band, darts and rifle clubs, with over 2000 members and participants in Nelson City and over 8000 regionally. (Membership and location details are provided in Appendix 1). We have been meeting monthly since June 2013 to consider and develop the concept of a **multi-user sport and recreation complex as part of the redevelopment of Trafalgar and Rutherford Parks**. Additional discussions have taken place with representatives of the Tasman Makos and the Nelson Giants. Technical input has been provided by Arrow International and Project Architecture.

These discussions have been prompted by a number of considerations:

- The groups listed above currently occupy a range of facilities which are fragmented, of uncertain tenure, and outdated and/or inadequate.
- The NCC has acknowledged the merit of upgrading the East Trafalgar Park grandstand by including consideration of its replacement as part of the long-term development plans for Trafalgar and Rutherford Parks.

Additional considerations have arisen more recently:

- The closure of the Trafalgar Centre and of the Nelson School of Music, emphasizing the need for Nelson City to acquire a modern facility (or facilities) in which to house its various sporting, cultural and recreational activities.

While these closures have created an atmosphere of uncertainty regarding the future of these venues and the activities they house, as well as additional budgetary pressures on Council, they have also created an opportunity for the City to consider in a holistic way how to best provide for such activities in the future.

**THE TPSARG PROPOSAL.** We are asking NCC to

- **Include the replacement of the East Trafalgar Park Grandstand (and the concomitant relocation of the Trafalgar Park playing field approximately 30m to the west of its present location) in its long term plan.**
- **Endorse the concept that this replacement incorporates a multi-user sport and recreation facility to accommodate the current and future needs of the Nelson community.**
- **Assist TPSARG and other groups as appropriate to raise funding support for the project.**
- **Expedite implementation of the project.**

In order to more fully develop TPSARG's proposal, we are also asking Nelson City Council to

- **Provide funding of \$20,000 and other support as required to enable the development of a comprehensive project feasibility study.**

Note that the footprint which will become available along the eastern edge of Trafalgar Park will accommodate a grandstand with a covered seating capacity in the range 3,000-4,000 and a useable floor area in the range 3,000-6,000m<sup>2</sup>.

Note also that while TPSARG would support the grandstand redevelopment becoming part of the creation of a **more comprehensive “events precinct”**, it is imperative that such considerations do not delay the redevelopment itself. Indeed, we see our proposal as an essential first step in any more ambitious redevelopment plan for Trafalgar and Rutherford Parks.

To assist NCC in its considerations, we have included two appendices. Appendix 2 shows preliminary concept plans (which were part of our November 21 presentation to the Community Services Committee of Council) incorporating facilities for rugby, football, squash, gymnastics, brass band, darts, and rifle shooting. Appendix 3 sketches an alternate configuration incorporating ground floor basketball facilities with the remaining activities to be distributed over the other floors in a manner yet to be determined. Other configurations are of course also possible.

**OTHER ISSUES REQUIRING FURTHER CONSIDERATION.** There are at least two issues which have been considered by TPSARG, but which require further consideration and NCC input. These are:

- Whether or not any **“commercial activities” are incorporated**; TPSARG is of the view that considerable benefit would flow from including a commercial, publicly accessible fitness



centre/gymnasium, both to increase usage rates at the facility, and to offset establishment and ongoing operating costs.

- To what extent “social” facilities should be included: while the primary focus of the proposed multi-purpose facility is on active rather than passive (i.e. as spectators) participation in the centre’s activities, the general amenity and utility of the facility would be greatly enhanced by the inclusion of appropriate bar and cafe and/or restaurant facilities.

**BENEFITS TO NELSON CITY.** Adoption and implementation of the proposal would bring significant benefits to the City of Nelson, including

- Greatly enhanced capacity to host regional, national and even international sporting, recreational (and potentially, cultural) events.
- Maximising the benefits of the already-endorsed replacement of the East Trafalgar Park Grandstand.
- Consolidation of existing sport and recreational venues, and the consequent freeing of space currently occupied by them for intelligent redevelopment. (Appendix 1 implicitly estimates the quanta of space which could be released).
- Providing a core around which to consider the merits of a larger “events precinct”.

**BENEFITS TO TPSARG AND ITS MEMBERS.** These include:

- Greatly improved facilities.
- Removing current restrictions on growth and participation levels.
- Certainty of tenure for centre tenants. (Appendix 1 indicates the expiry dates of current lease arrangements).

TPSARG recognizes that the benefits described above are somewhat general and imprecise. The following examples are intended to demonstrate in more detail the benefits which would accrue from implementation of our proposal. (It should be noted that comparably significant benefits would flow to each of TPSARG's members if our proposal is implemented).

**Example 1; Squash.** Currently, Nelson has two Squash Clubs, Nelson Squash with 6 courts and Celtic Squash with 2. Although the combined membership is at best static, casual use of the courts is slowly increasing, suggesting that there is potential for growth. And while the current needs of the local squash community in terms of recreation and local competitions and tournaments could be serviced by a three-court complex, our experience is that 6 courts are necessary to host national and international (men's and women's) events; we are thus advocating the inclusion of a 6-court facility within the grandstand redevelopment.

Inclusion of such facilities within the project would put squash in Nelson on the national map, enable a reconstructed single "Nelson-Celtic (= Whakatu/Maitai ??)" club to provide for the needs

of both the present clubs, and offer a venue capable of attracting the next generation of squash players. In addition, it would release up to 1,750m<sup>2</sup> to NCC for alternative use.

**Example 2; Gymnastics.** The situation for Gymnastics is quite different from that of squash; Gymnastics Nelson is lucky enough to own its building of approximately 560m<sup>2</sup>, on land that is owned by Nelson Intermediate School. Nelson Trampolining and Rhythmic Gymnastics have to train elsewhere as there is not enough room to cater for them. Membership is currently around 380, not including the numbers we have enrolled in our *moveMprove*® program (approximately 300) run with the schools and the birthday parties we run in the weekends (up to 10 events with 120 participants per weekend). We are open from 9:00 am- 7:30pm Monday to Friday and from 9.00am to 6:30pm Saturday and Sunday. We have no more room to offer other classes or school visits and can see no room for expansion and growth. Our local Top of the South Competition has been held every year at the Trafalgar Centre, with approximately 500 gymnasts from New Zealand and Australia, competing over 3 days. Because of the Trafalgar Centre issue we have had to shift our competition to Blenheim this year, to make sure we continue to hold our dates within the timetable of competitive events run throughout the country.

Implementation of the TPSARG proposal would enable consolidation of gymnastics-based activities in the region, cater for an expanded suite of activities, and secure a place for Nelson within the national program for gymnastics competitions.

**Example 3; Tasman Makos.** The situation for the Makos is again different from that for squash or gymnastics. The Makos are nationally recognized and inextricably associated with Nelson. The proposal provides for a 3,000 to 4,000 **covered seated** stand that will provide protected and comfortable seating for spectators at all events (including of course Makos games) that currently or will utilise Trafalgar Park. The stand would incorporate a Corporate Hosting facility including member's lounge and corporate boxes with a full view of the stadium field.

The proposed facility has the capacity to include an indoor stadium, commercial facilities & administration for all other sports and corporate users.

**THE FEASIBILITY STUDY.** Our proposal has requested \$20,000 from NCC to undertake a comprehensive project feasibility study. The primary purposes of this study would include

- Identifying all of the potential tenants for such a multi-user sport and recreation facility (recognizing that TPSARG does not necessarily represent all such tenants).
- Identifying the needs of each of these potential tenants.
- Clarifying the issues (raised above) of inclusion of commercial and social activities.
- Clarifying the commercial basis on which the redevelopment would be undertaken and on which it would operate.
- Developing concept plans consistent with needs and constraints identified in the earlier stages of the study.

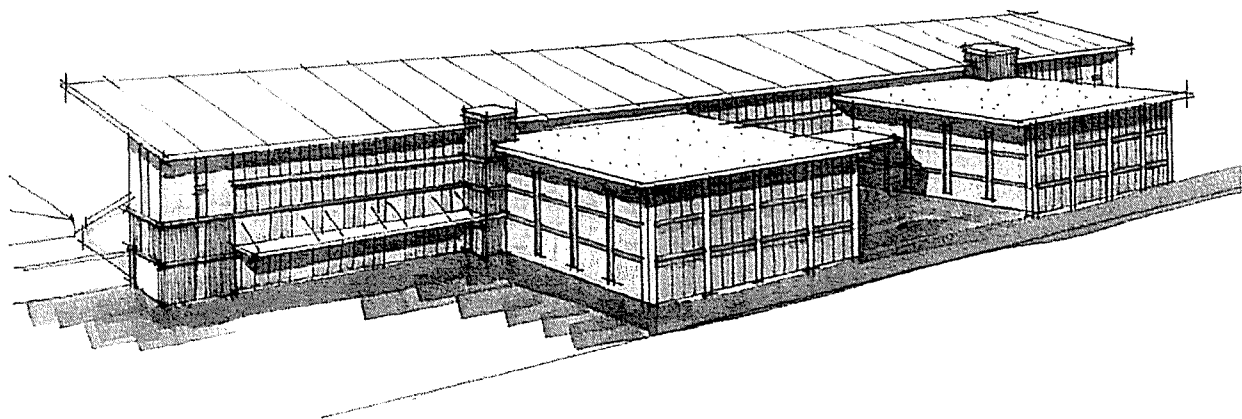
**TIMEFRAMES.** If TPSARG's proposal is to be accepted, it is crucial that it is implemented as a matter of urgency. This statement is not intended to be alarmist or to be construed as creating unjustified haste; rather, it is a statement of fact. At present, TPSARG members have a high level of enthusiasm for the project. However, several are under severe time constraints as a result of pressure to grow, indefinite lease arrangements, and inadequacy of current venues. If these matters are not resolved relatively quickly, members' interest will diminish and they will seek other solutions. Consequently, if NCC is to adopt our proposal, it is imperative that it be implemented as a matter of urgency. We would suggest a timeframe of **at most three years**.

**BUDGET ISSUES.** A rough estimate of the cost of our proposal is \$20M (5000m<sup>2</sup> at \$4,000/m<sup>2</sup>). TPSARG recognizes that it will need to raise at least part of these funds itself, and seeks NCC's assistance in identifying and accessing appropriate funding sources. In particular, we would greatly appreciate NCC's assistance in facilitating further discussions with groups supporting the Gondola and Tapawera Motor Sport Park proposals and with a range of philanthropic and/or corporate organizations which may wish to become involved in a package including these projects **and** the Trafalgar Park redevelopment.

## Appendix 1

Organisation	Membership	Location	Footprint	Land area	Lease expiry
Nelson Brass Band	130	Trafalgar car park (Hathaway Terrace)	220	Use NCC car-parking at Hathaway Terrace	6/2017
Marist Rugby	100	Trafalgar car park (Hathaway Terrace)	600	670 - carpark shared with Celtic	12/2015
Nelson Rugby	300	Trafalgar Park Lane	340	410 - carpark shared with Tasman Rugby	6/2021
Tasman Rugby	6000	Trafalgar Park Lane	300	300-carpark shared with Nelson Rugby	6/2022
Celtic Squash	20	Annex to Marist Rugby	200	750	12/2015
Nelson Squash	70	Rutherford Park	300	1000- carpark shared with Nelson Tennis	Expired
Nelson- Marlborough Falcons	30	None	nil	nil	NA
FC Nelson	900	None	nil	nil	NA
Nelson Gymnastics	350	Nelson Intermediate School	560	Use Nelson Intermediate School car-parking	NA
Nelson Small-bore Rifle Association	84	Rutherford Park	430	Use NCC car-parking on Para Para Road	Expired
Sun City Darts	60	Guppy Park	415	535	2014
<b>Total</b>	<b>8064</b>		<b>3365</b>	<b>4875</b>	

Appendix 2



P.O. Box 1405  
Dunedin 9100  
F: 03 477 1215

TRAFALGAR PARK DEVELOPMENT  
TRAFALGAR PARK  
NELSON

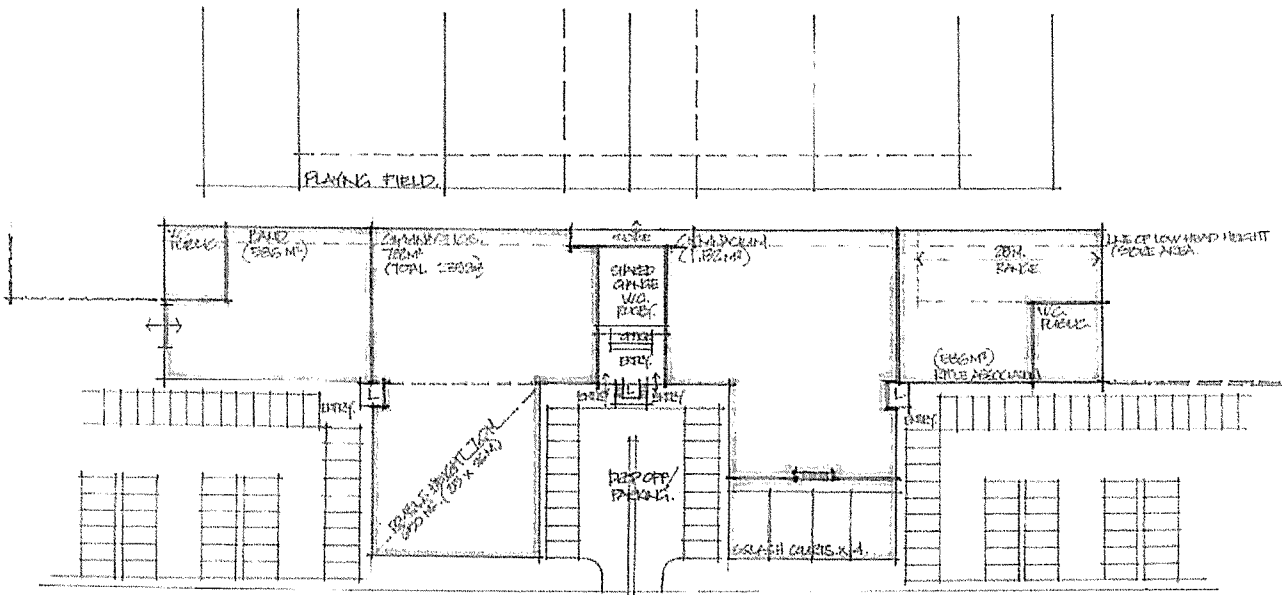
Artists Impression

IF IT ISN'T DIMENSIONED - DO NOT SCALE!

REVISIONS  
REV DESCRIPTION DATE

DATE: 01/09/13  
SCALE: NTS  
JOB NUMBER: PA 10128  
DRAWN BY: [blank]  
DESIGNED BY: Dave

A1-05



GROUND FLOOR (LEVEL 1.)



P.O. Box 1426  
P (03) 523 0592  
F (03) 548 1216

TRAFALGAR PARK DEVELOPMENT

Ground Floor Plan

TRAFALGAR PARK  
NELSON

IF IT ISN'T DIMENSIONED - DO NOT SCALE!

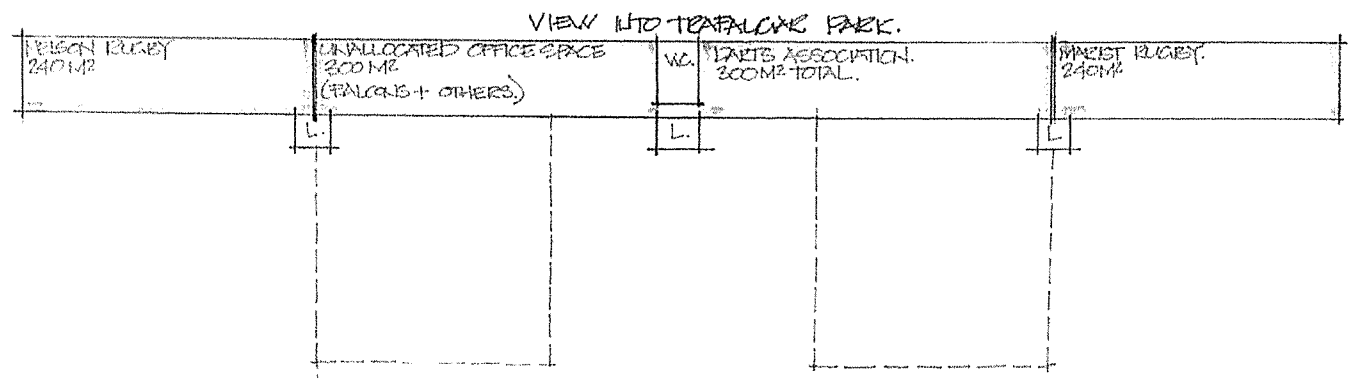
REVISIONS

REV DESCRIPTION DATE

DATE: 01/09/13  
SCALE: NTS  
JOB NUMBER: PA 10120  
DRAWN BY:  
DESIGNED BY: Dave McLeod

A1-01





SECOND FLOOR (LEVEL 3)



P.O. Box 1426  
P. (03) 529 0022  
F. (03) 545 1316

TRAFALGAR PARK DEVELOPMENT

Second Floor

TRAFALGAR PARK  
NELSON

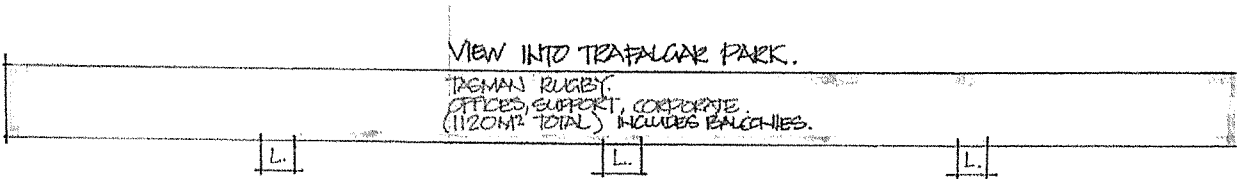
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REVISIONS:

REV: DESCRIPTION: DATE:

DATE: 01/09/13  
SCALE: NTS  
JOB NUMBER: PA 10128  
DRAWN BY:  
DESIGNED BY: Designer

A1-03



THIRD FLOOR (LEVEL 4.)



P.O. Box 1406  
P.031 122 2221  
P.031 144 1716

TRAFALGAR PARK DEVELOPMENT

Third Floor Plan

TRAFALGAR PARK  
NELSON

IF IT CANT BE DIMENSIONED - DO NOT SCALE!

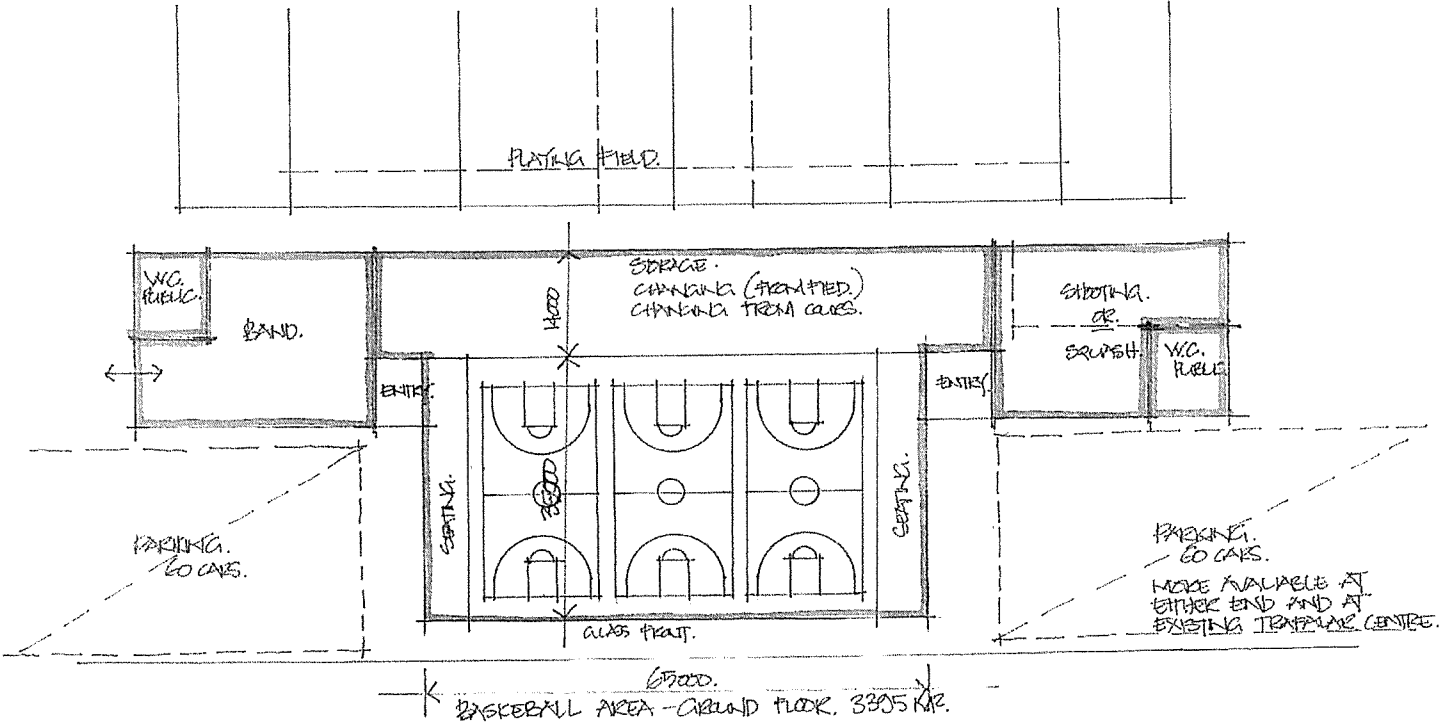
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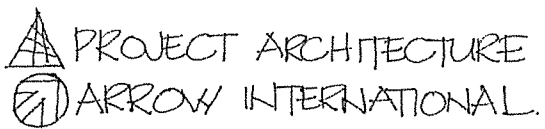
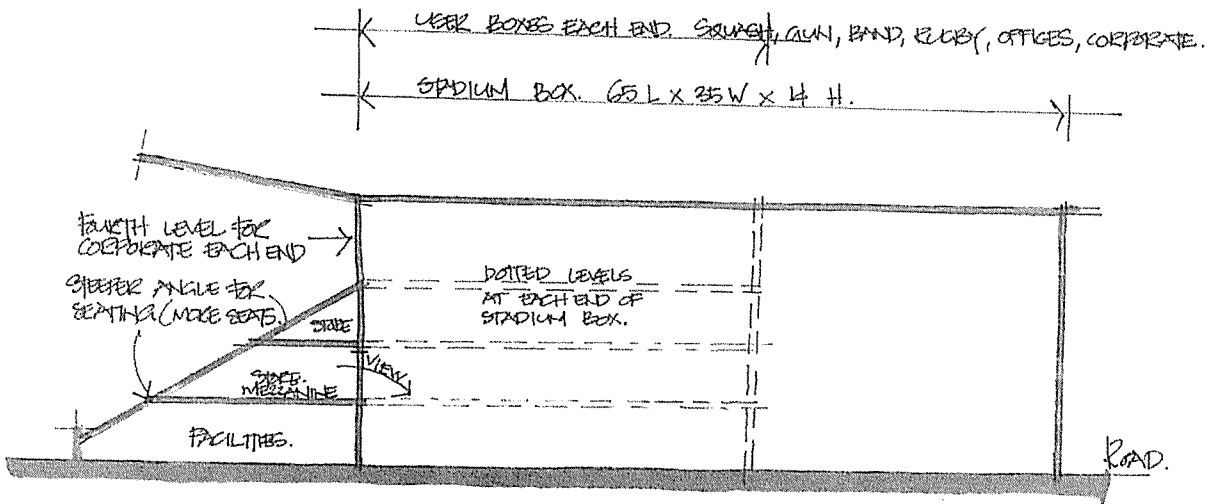
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DRAWN BY: DA (01/03)  
DESIGNED BY: Designer

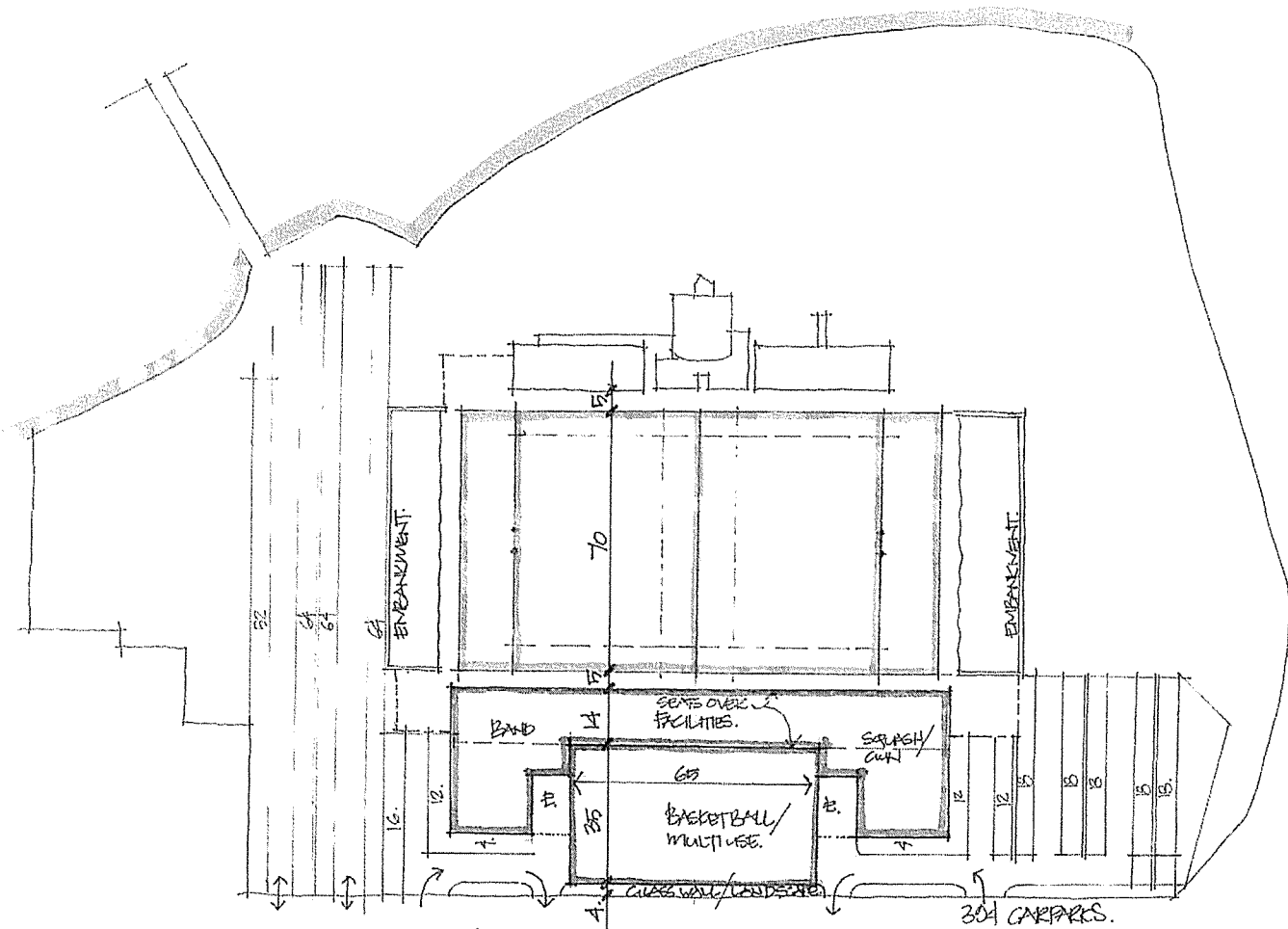
A1-04

Appendix 3



▲ PROJECT ARCHITECTURE.  
⌚ ARROW INTERNATIONAL.





▲ PROJECT ARCHITECTURE  
⊙ ARROW INTERNATIONAL