

1. WIGRAM GYMNASIUM AND HARVARD LOUNGE NEEDS ANALYSIS RESEARCH

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The purpose of this report is to present the findings of the Wigram Gymnasium and Harvard Lounge needs analysis, and to seek Council approval for the leasing of the building.

BACKGROUND

The Wigram Gymnasium and the Harvard Lounge are assets of the Parks and Waterways Unit which have received the rentals from the facilities for the past two years. The lease of the gymnasium and Harvard Lounge to the Southern Institute of Technology expired on the 31st December 2002. The gymnasium and Harvard Lounge is currently let to the South West Ministry Trust for their services on Sundays, on a month to month basis. The Ministry are currently seeking alternative premises. In September 2002 the Riccarton Wigram Community Board agreed to finance a needs analysis of community recreation facilities in the Riccarton Wigram wards to assess a current and future need for such a facility within this area to satisfy the recreational and leisure needs of Riccarton Wigram which are not being met.

ACQUISITION AND OWNERSHIP

The Wigram Gymnasium and the Harvard Lounge sit on 3.23 hectares of land held as Recreation Reserve. The Council acquired both the land and buildings through "Reserve Contribution" associated with the subdivision and development of Wigram Air Base.

The Parks and Waterways Unit took the opportunity to acquire these facilities as part of its long term planning for the recreational needs of the area. While there is not a high local demand for the gymnasium at present, the Parks and Waterways Unit believes that this trend will change dramatically over the next 10 years. Ultimately there will be an estimated 2000 new homes developed on the old air base site.

The Wigram Gymnasium and the Harvard Lounge are currently listed on the Parks and Waterways Unit asset register. However the proposal is to transfer the responsibility for these buildings to the Property Unit to be in line with the current practice of the Property Unit holding the responsibility for these types of assets. All revenue received from the buildings after this point will go to the Property Unit.

The aims and objectives of the research were:

- (a) To establish what the recreational and leisure needs of the Riccarton/Wigram community area, with particular focus on youth, older adults and ethnic communities.
- (b) To establish where and how these needs could/are being met and by whom? (*This includes groups/organisations that are not within the geographical boundaries of this study, but have a significant impact on those residing in the study area*).
- (c) To identify 'gaps' (unmet needs) in recreation and leisure provision in Riccarton/ Wigram with particular focus on youth, older adults and ethnic communities.
- (d) To establish how the Wigram Gymnasium and/or Harvard Lounge can potentially address these 'gaps', including the organisations to act as service providers or lessees, facility adaptations required and income and expenditures estimates.
- (e) To identify planned Council leisure facility developments in the area.
- (f) To assess models of management of Wigram Gymnasium and Harvard Lounge identifying the advantages and disadvantages for each model (include estimated budgets for each model)
 - i. Council managed options e.g. one unit or partnership between units
 - ii. Contracted private (Commercial)
 - iii. Contracted to community organisation(s)
 - iv. Management Committee approach (comprising of representatives of the main users)
 - v. Other options
- (g) To identify the Parks and Waterways Unit's future plans for the parks and reserves in the Wigram subdivision.

EXPECTED OUTCOMES

1. A profile of the recreation and leisure needs of the Riccarton Wigram Community with particular focus on youth, older adults and ethnic communities
2. A profile of current providers and their existing recreational/leisure programmes
3. Details of planned/proposed Parks and Leisure Unit facility and parks and reserves development in the area.
4. An analysis of how the Wigram Gymnasium and Harvard Lounge might address gaps in recreation and leisure provision in the Riccarton/Wigram ward.
5. Analysis of adaptations, with costings, which the facility would require to ensure it is suitable for identified needs of users.
6. Analysis of possible management options with costings attached.

FINDINGS OF THE RESEARCH

There is no physical link between the Wigram Gym and the Harvard Lounge. In this study the two buildings are treated as standalone facilities. However the two venues can complement each other in terms of use for some purposes ie child minding, and other functions.

WIGRAM GYMNASIUM

In summary, the research findings present evidence of a current adequate amount of 'gymnasium type' facilities at High Schools situated within the Riccarton Wigram ward to meet the existing needs of sport club users, ie *"Clubs indicate significant price sensitivity that would make transfer of use to Council operated facility at Wigram unlikely unless charges were competitive and floor upgraded to wooden sprung floor"*.

"The location of the Wigram Gym was perceived as inconvenient for all but the immediate Wigram catchment around the facility". "Those residents living nearer to or the other side of the Hornby Mall in Hornby, Hei Hei and Broomfield indicated that they clearly preferred a recreation facility closer to the hub of the wider catchment area ie nearer to Hornby Mall".

Feedback from the Leisure Parks and Waterways plans indicated *"a high need for casual recreation options particularly for youth in the Riccarton Wigram ward, however that these services need to be located in their immediate vicinity (ie within easy walking or bicycle distance) close to and where the facility is located close to other commercial or retail outlets"*.

Comments from the research focus groups suggest that *"the facility is poorly located for a casual recreation purpose but will be acceptable for an organised activity where the participants are motivated and conditional to commute to the facility, such as club sport participants"*.

Several large organisations or sports clubs had been identified as prospective major users of the facility, and the report outlines the needs of each of these groups. The most favourable of these is Gymsport Canterbury.

Gymsport Canterbury's proposal is to develop Wigram Gymnasium into a dedicated gymnastics and trampoline facility which would cater for recreation and competitive gymnasts on the Westside of Christchurch.

Recommendation

That Gymsport Canterbury is offered a lease option of 10 years (with right of renewal after the first five years) with condition to provide open entry community recreational programmes which will be negotiated between Gymsport Canterbury and Christchurch City Council Leisure.

The Gymsport Canterbury option will provide a specialist facility catering for the recreational needs and skill development of children and youth who will access the programmes through the school and after school gymnastics and trampoline programmes.

CCC Leisure will aim for all community programmes planning and delivery to be done in consultation with Gymsport and Council Leisure staff at the beginning of each year. This annual review process will allow Council the flexibility to be able to alter the nature of any community programmes to meet changing community needs.

Gymsport Canterbury and Council need to clarify the amount of floor space available for community use and the types of programmes suitable for the available floor space.

Living Waters Church who currently have a lease of the Wigram Gymnasium until 28 February 2003 be allowed to continue this lease arrangement on a month to month basis.

Costs to Council

These will comprise:

- Painting, fire upgrade and remedial maintenance estimated at between approximately \$50,000 to \$75,000.
- Council officers' time in assisting with the development of the lease agreement and the recreation programme service provision by Gymsport Canterbury.
- School and after-school gymnastic programme Community Board subsidy scheme to assist low decile school groups to participate in recreational gymnastics based programmes.
- Set-up and maintenance costs, including administrations and marketing/promotions for all community recreation programmes based at the Wigram Gymnasium.

THE HARVARD LOUNGE

The demand for small meeting room facilities for the new Wigram sub-division and surrounding areas is high, therefore the Harvard Lounge is seen as an ideal community venue which could meet the needs of the local community for meeting rooms.

Recommendation

The preferred management option is for the facility to be Council owned and operated.

Costs to Council

These will comprise:

- Painting, fire upgrade, kitchen extractor fan and remedial maintenance estimated at up to \$10,000.
- Additional operating costs.

CONCLUSION

Staff believe that local demand for both of these facilities will increase as the area develops over the next few years. This is one of the prime reasons staff are recommending that any lease option for the Wigram Gymnasium does not extend beyond 10 years at this stage. The preferred option for the Harvard Lounge is to retain the building as a Council owned and operated facility. This would be similar to many other Council owned community facilities that are able to be booked or hired through the current booking system.

Staff are conscious of the need to ensure that we retain the ability to respond to community needs for access to the gymnasium and facilities under any proposed lease option. There are a number of ways this could be achieved ranging from Council managed and operated programmes through to Council funding some external provider or the lessee to deliver desired programmes.

If the Council adopts the staff recommendation to lease the gymnasium to Gymsport Canterbury then a more detailed lease report will come back to the Council for consideration.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

| # | CONDITION: | Meets condition ✓✓0* | HOW IT HELPS MEET CONDITION: |
|--------------------------|---|-------------------------|--|
| The Natural Step | | | |
| N1 | Reduce non-renewable resource use | ✓✓0* | |
| N2 | Eliminate emission of harmful substances | ✓✓0* | |
| N3 | Protect and restore biodiversity and ecosystems | ✓✓0* | |
| N4 | People needs met fairly and efficiently | NA | NA - See People Step + Economic Step |
| The People Step | | | |
| P1 | Basic needs met | ✓✓0* | This facility will help to achieve personal and social benefits for individuals living within the Riccarton Wigram ward and promote health families, neighbourhoods, and communities of interest. |
| P2 | Full potential developed | ✓✓0* | Help residents and groups operating or living within the Riccarton Wigram ward to develop the interpersonal and social skills and experiences needed to positively engage within the community. |
| P3 | Social capital enhanced | ✓✓0* | To maximise the resources available within the community and ensure that the whole community has access to these facilities. Help to identify, develop and support possible relationships/partnerships between local organisations working within communities. |
| P4 | Culture and identity protected | ✓✓0* | |
| P5 | Governance and participatory democracy strengthened | ✓✓0* | |
| The Economic Step | | | |
| E1 | Effective and efficient use of all resources | ✓✓0* | |
| E2 | Job rich local economy | ✓✓0* | Assess and promote possible employment opportunities relating to the provision of services and management of the facility.. |
| E3 | Financial sustainability | ✓✓0* | |

Recommendation: That the Council resolve to lease 3,214 square metres of Wigram Village Green, being Lot 100 DP 301842 containing 3.2344 hectares in area, vested in the Christchurch City Council as recreation reserve, to Canterbury Gymsports Incorporated pursuant to Section 54 (1)(b) of the Reserves Act 1977, for a maximum period of 10 years, comprising two terms of 5 years each subject to the following conditions:

1. That Canterbury Gymsports provide open entry to community recreational programmes, which will be negotiated between them and the Christchurch City Council Leisure Unit.
2. A further report concerning the lease details being placed before the Board and the Council for ratification as indicated by officers during previous discussions.