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**ORDINARY MEETING**

**OF**

**CITY STRATEGY COMMITTEE**

**SUPPLEMENTARY AGENDA**

Time: 9:30 am  
Date: Thursday, 16 March 2017  
Venue: Committee Room 1  
Ground Floor, Council Offices  
101 Wakefield Street  
Wellington

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### 3. Policy

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## KARORI COMMUNITY PLAN

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### Purpose

1. To seek approval for a community-led and place-based public engagement process with Karori residents on the development of a community plan.

### Summary

2. Over recent years the Karori community and local businesses have expressed a desire to play a more active role in the future of their community and to make their suburb a better place to live. This has been evident through public meetings on the future use of the Karori Campus, the town centre and medium density housing consultations, social media and ward councillor engagements. The Council has prioritised the need to more effectively engage with the Karori and wider Wellington community through the establishment of the Karori Framework and Community Planning and Engagement councillor portfolios.
3. There is a further opportunity to use this positive energy and ambition to promote a community led approach to planning in the suburb. This paper seeks the Committee's approval to commence a place-based community and business led engagement and visioning exercise in Karori, with the view to developing a community plan.
4. The community plan is likely to include unlocking opportunities to enable quality development to occur in the suburb, whilst actively addressing infrastructure constraints and unlocking the development potential of the town centre and surrounding area. This community planning process will draw on the lessons learnt from past and ongoing engagements. Attachment 1 sets out the engagement and place-based planning processes that will be undertaken with the community over the next year.
5. This paper also seeks in-principle support and recognition for \$75k OPEX related funding for 2017/18. This will provide the resources and support required to facilitate, plan, and implement the engagement and visioning exercises inspired and led by the community. A funding bid is being considered as part of the 2017/18 annual plan process.

### Recommendations

That the City Strategy Committee:

1. Receive the information.
2. Agree that Council will provide support for a community led engagement and visioning process for the Karori community.
3. Agree that officers will work alongside community leaders, community groups and businesses in Karori to help undertake a community engagement process and develop a community plan.
4. Note the feedback received from the Karori community on options for medium density housing and town centre improvements undertaken in 2015, and that these engagement processes will form a part of the community plan.

5. Note that OPEX funding of \$75k will be considered as part of the 2017/18 annual plan process to assist with the process for developing a community plan.

## Background

### Recent and current initiatives

#### *Karori Campus*

6. Victoria University vacated the site in January 2016, and declared it surplus to their requirements in August 2016. At public meetings in April and September 2016 the community expressed strong support for keeping the site for educational and other community purposes. All or part of the site will be placed on the open market for sale in June 2017 if the land is not acquired through the Public Works Act or 'offer back' process (see Victoria University website: <http://www.victoria.ac.nz/about/explore-victoria/campuses/karori/karori-timeline.pdf>).
7. On the same agenda will be a committee paper seeking councillors direction on whether the Council should buy any of the Campus site for a public work. Regardless of councillors decision on this matter, this community plan process will provide a forum through which discussions can be held with future users and owners of the Campus site.

#### *Housing and town centre planning*

8. The Council ran two separate engagement and consultation exercises in the Karori community in April (medium density housing options) and December 2015 (Draft District Plan Change). This included options for medium density housing ('Housing Choice and Supply Programme') and town centre planning.
9. Key issues raised by submitters include:
  - Karori is generally suitable for medium-density housing, provided it is of high quality, there is sufficient capacity in the transport corridor, and there is adequate infrastructure to manage this growth.
  - Higher densities may result in a loss of local character and on-street car parking if not managed and designed well, and supported by infrastructure such as improved public transport.
  - The town centre does not function well due to traffic, built-form issues and a lack of retail and service options.
  - Redevelopment of Karori Mall and Mobil petrol station is seen as required.
  - There is a good existing community atmosphere that should be enhanced.
10. The LTP has \$1M CAPEX allocated for possible upgrades of the Karori Town Centre in 2020/21.
11. The Council decided to delay taking any further action until investigations into traffic and transport issues and 3 water (sewerage, stormwater and water supply) had been completed. High level technical reports have now been completed and will be used to inform the community plan process.

## Discussion

12. The initial medium density housing and town centre consultation provides a useful insight into some of the issues concerning Karori residents. Decisions around the future use of the Karori Campus are also seen by the community to be key to the future of the suburb as clearly indicated in the two large public meetings held last year. The community development plan process could be used as a forum through which the community, the University, Ministry of Education, existing and future users of the Campus site, and Council can consult on the future use and ownership of the Campus site.

### Community buy-in

13. Lessons learnt from other recent engagement processes such as Island Bay ('Love the Bay') and Kaka Projects (Brooklyn/Mornington/Kingston areas) is that there needs to be:
  - 13.1 a clear commitment to embarking on a community- led planning process;
  - 13.2 clear roles and an agreed programme scope ('Terms of Reference');
  - 13.3 an openness to changes in direction and priorities as new issues emerge;
  - 13.4 recognition that ownership of the outcomes is stronger when there is a commitment by the community in initiatives, including financial and human resources.
14. The Karori Association and other community groups have indicated a desire to work with the Council to develop a vision for the community over the next 10 plus years. This provides an opportunity for a constructive dialogue to take place and for the community, with support from the Council, to take a greater part in community building initiatives within their community.

### Process and timeframes

15. Outlined below is an outline of the proposed approach along with the following broad steps will be followed with community leaders:
  - 15.1 Establishment of a community steering group with a terms of reference and clear expectations around roles and responsibilities. This group will be central to establishing and steering the process and the associated outputs.
  - 15.2 A broader public launch which may include a public event, branding, website, and initial engagement and scoping (noting that the Karori Framework and Community Planning and Engagement Portfolio leads undertook some initial engagement during the recent Karori Karnival, to garner interest in Step 1 as well as seeking early feedback on what the community Love, want to see Improved or Created in Karori.
  - 15.3 'Place Audit'
    - Description of Karori and the community, now and in the future
    - identify what facilities and services currently exist within the community, and

- what are the issues, constraints and opportunities

15.4 Development of a Karori Community Plan

- Vision
- Ways for working with the community and other parties
- Programmes and initiatives

15.5 Implementation – this could involve a range of actions including:

- facilitation and planning (working with key landowners and businesses)
- Business Improvement District (BID) to get local businesses working together to jointly market the shopping area
- community programmes and initiatives
- infrastructure planning and investment:
  - 3 waters infrastructure (water, sewerage and drainage/stormwater)
  - pedestrian, cycling, roading, and public transport
  - traffic management improvements/upgrades
  - public, open space and community facilities improvements
  - District Plan changes.

16. Stages 1-4 will be completed within a year to enable any funding bids to be considered as part of the 2018-2028 Long-term Plan. Attachment 1 is a diagrammatic and notional summary of this proposed engagement and place-based planning process.

**Resourcing and financial issues**

17. The proposed engagement approach builds upon the lessons from previous engagement programmes and seeks to demonstrate an improved process where Council and community co-create a plan together. This place-based approach seeks to ensure the knowledge and aspirations of the community are captured in a long term vision and plan.
18. As the Karori Community Plan is implemented consideration will need to be given to dedicated staff working alongside the community. The proposed funding assists in this, as well as providing the engagement material as outlined in paragraph 20 below. Further funding may be required to undertake any proposed and approved physical upgrades to the public realm and infrastructure and other initiatives throughout the process. This will be subject to further Council consideration. The Community is also encouraged to pursue and secure third party resources during the development and implementation of the plan.

19. An annual plan bid will be considered as part of the 2017/18 process and it is expected that consideration for changes to the LTP for CAPEX related costs might be sought in later years. In the meantime, if the Committee approves commencement of the Karori Framework officers will work with community leaders to commence steps 1 and 2 listed above.

### **Annual Plan and Long term Plan**

20. This is a new project that has not been budgeted for within existing work programmes. The facilitation of engagement and planning stages of this planning exercise is expected to be resource intensive. There will need to be dedicated resources made available to manage this project, employ engagement specialists, publication, advertising, and venue hire etc, and the commissioning of experts on technical areas of work (urban design, landscaping, engineering, traffic management etc).
21. An Annual Plan bid to facilitate and supplement this community-led exercise is to be considered as part of the 2017/18 budget process. The Community led plan will be used to inform the development of the 2018-28 LTP, including once decisions have been made on the future use of the Karori Campus, possible land purchases, infrastructure upgrades, and open space/public realm improvements in the town centre to facilitate its revitalisation.

### **Next Actions**

22. Ward councillors and officers will begin working with the community on stages 1 and 2 outlined above. A regular reporting process will be set up to keep all councillors informed, and social media fora will also be an important source of information for the public.

### **Attachments**

Attachment 1. Karori Engagement and Plan Making Process

Page 9

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Authoriser	Warren Ulusele, Manager City Planning and Design David Chick, Chief City Planner

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

This paper sets out a new community engagement process with the Karori community, which follows on from medium density housing and town centre planning engagement processes in 2015. This engagement process will be community led and supported by the Council.

### **Treaty of Waitangi considerations**

There are no known Treaty of Waitangi considerations at this stage.

### **Financial implications**

OPEX funding of \$75k will be made as part of the Annual Plan process to assist with delivering the engagement and place-based planning processes outlined in this paper.

### **Policy and legislative implications**

There are no policy or legislative implications.

### **Risks / legal**

There are no known risks or legal implications from approving this paper.

### **Climate Change impact and considerations**

There are no climate change impacts or considerations.

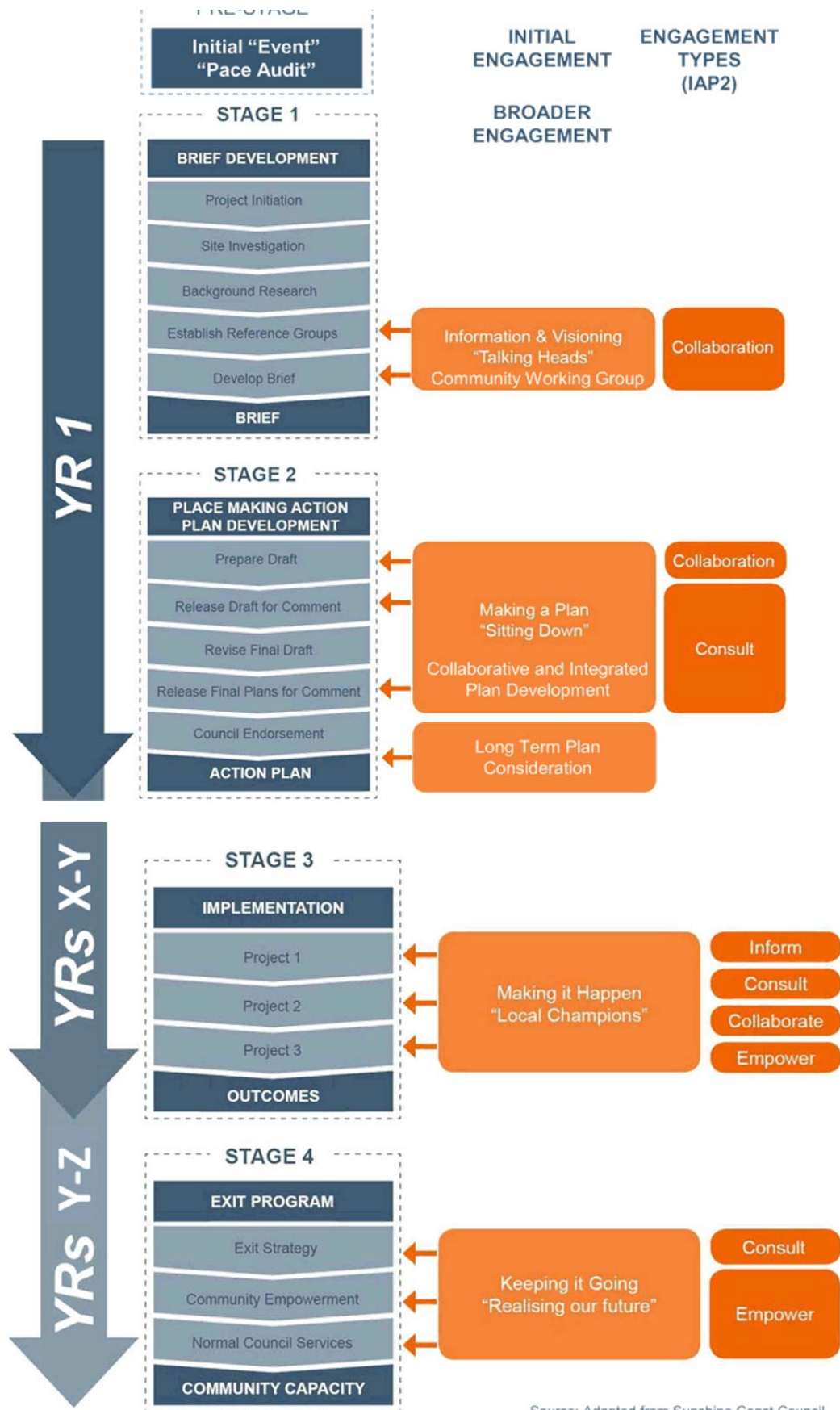
### **Communications Plan**

An engagement plan will be developed by the Steering Group with technical support provided by the Council.

### **Health and Safety Impact considered**

There are no known health risks.





Source: Adapted from Sunshine Coast Council



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## 4. Operational

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### **VICTORIA UNIVERSITY OF WELLINGTON, KARORI CAMPUS: PUBLIC WORKS ACT 1981**

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#### **Purpose**

1. This paper seeks approval for officers to:
  - a) advise Victoria University of Wellington (the University) that the Council has a public work requirement (relating to swimming pool car parking) for part of the land at its Karori Campus, and;
  - b) continue discussions with the Ministry of Education (MoE) as to the possibility of partnering with Council to deliver selected public services displaced from the Karori Campus.

#### **Summary**

2. Victoria University of Wellington (the University) has declared its Karori Campus (the Campus) surplus to requirements.
3. The University has asked Council whether it has any public work requirements for the Campus.
4. Relevant Council business units have confirmed that the only public work requirement is for land needed to upgrade the Karori Swimming Pool carpark.
5. Council and the MoE have been discussing opportunities to jointly support the continuation of sports and recreation activities currently provided on the campus.
6. MoE is also in discussions with the University around the acquisition of part of the Campus for Karori Normal School expansion plans and / or technical hub activities.
7. The University's deadline for Council response on the public work requirement is 16th March 2017.

#### **Recommendations**

That the City Strategy Committee:

1. Receives the information.
2. Recommends to Council that it instructs officers to advise the Victoria University of Wellington that Council has a public work requirement for an area of land sufficient to accommodate an upgrade of the existing swimming pool car park.
3. Notes that any decision to acquire land will require a separate Council resolution.
4. Instructs officers to continue discussions with the Ministry of Education with a view to securing shared public sport and recreation outcomes for the community, which will also require a separate Council resolution.
5. Notes that some cultural, recreational and commercial activities sit outside of the Public Works Act 1981 process.

## Background

8. Last year the University approached Council to establish whether it had any public work need for the Campus under the Public Works Act 1981 (PWA).
9. Planning, City Shaper, Housing, City Communities, and Transport, including Wellington Water were consulted – none expressed any public work requirement for the Campus.
10. However, the Council's adjoining swimming pool car park is undersize, does not adequately separate pedestrians from vehicle movements, and has poor access from Donald Street. Officers recommend this is enlarged and improved via acquisition of Campus land.
11. Nearly 1000 people a week use the Campus for a range of structured sport and recreation activities including netball, tennis, taekwondo, and cricket. Public feedback at meetings suggests there is support for retaining the facilities. There is also casual use of the campus courts and field by the Community.
12. Officers commissioned a report from Lumin - *Karori Recreation and Sport Needs Assessment* - which identified the effects of the loss of the Campus and proposed some solutions.
13. A copy of the report (Attachment 3) has been provided to the University, local schools, and sports clubs using the campus.
14. This demand is unlikely to justify the significant expense required to purchase and upgrade the facilities. However, solutions exist which would achieve continuation of community sport and recreation outcomes in a more cost effective manner – largely via partnerships with MoE and local schools.
15. Officers have initiated discussions with MoE and seek Committee approval to continue.

## Discussion

16. Officers have analysed the existing sport and recreation facilities located on the Campus and identified significant deferred maintenance costs. Additionally, the facilities are located on valuable parts of the Campus.
17. Current use does not justify the significant expenditure required in order to secure and upgrade the facilities.
18. Beyond acquisition, there are a range of alternatives available to Council in order to support the public sport and recreation activities currently conducted onsite. See Attachment 2.
19. These include Council investment into off-site school courts in exchange for public use, and providing replacement cricket facilities at Karori Park.
20. These actions will help absorb the tennis, netball and cricket activities currently conducted on the Campus.
21. Officers have explored these alternatives in conjunction with nearby schools and sports clubs. Representatives from Karori Normal, and Samuel Marsden have each expressed a willingness to partner with Council.
22. This would require Council and groups to consider a number of changes, these might include:
  - a) clubs and codes modifying their activities (eg extend netball competition hours from morning only, to all day)

- b) Council financial investment into existing nearby school facilities in exchange for after-hours public use
  - c) Council installation of new cricket nets at a nearby park
  - d) users travelling outside of the suburb in some cases
23. In addition, MoE has notified an intention to acquire part of the Campus for a technical hub and to expand Karori Normal School including additional open space. MoE have agreed in principle to a potential partnership with Council in order to achieve the parties' shared objectives.
24. The above analysis is in support of the outdoor recreation activities only. The Campus gym and hall currently used by taekwondo, the Dance School and Karori Normal School are not part of Council's or the Ministry of Education's future plans.
25. The Karori Normal School is a regular user of the Mackie gym. We understand the school does not consider this use essential to school activities and will discontinue occupation once the gym is no longer available.
26. The Dance School is a commercial activity and the nature of the activity means they ideally need a dedicated space for their high levels of use.
27. In relation to taekwondo, future options exist within the Anglican Church redevelopment and the Karori Events Centre (currently under construction).
28. The current Karori Pool car park is undersize, does not adequately separate pedestrians from vehicle movements, and has poor access from Donald Street. Officers recommend this is enlarged and improved via acquisition of adjoining University campus land.
29. At the most recent public meeting hosted by the University one attendee highlighted a desire to re-establish a marae, but one that is community based. This consideration sits outside of the Public Works process and further discussion with the University is encouraged.

### **Next Actions**

30. If the recommendations are accepted, next steps would include:
- a) Formally advise the University of Council's public works interest in the Campus
  - b) Commission a transport design engineer to redesign the pool carpark and establish land required – and commence negotiations with the University, subject to Council resolution.
  - c) Continue discussions with MoE and local schools over a partnership approach to provision of outdoor sport and recreation facilities that might be achieved, namely courts and open space provision.
31. Officers will continue discussions with sports clubs (tennis & netball), the Dance School, taekwondo and iwi on matters and opportunities that might sit outside of the formal Public Works process.

### **Attachments**

Attachment 1.	Indicative Campus Plan (for discussion purposes only)	Page 16
Attachment 2.	Analysis of Alternative Provision of Sport and Recreation Activities currently on the VUW Karori Campus	Page 17
Attachment 3.	Wellington City Council Karori Needs Assessment	Page 20

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Authoriser	Michael Oates, Open Space and Recreation Planning Manager David Chick, Chief City Planner

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## **SUPPORTING INFORMATION**

### **Engagement and Consultation**

The University has held a number of public meetings to discuss the future of the Campus.

### **Treaty of Waitangi considerations**

There are no known sites of significance on this land.

### **Financial implications**

A detailed financial analysis, including sources of funding, will form part of any future acquisition decision papers.

### **Policy and legislative implications**

These have been discussed in the paper.

### **Risks / legal**

While the pool carpark is constrained, it is not considered dangerous.

### **Climate Change impact and considerations**

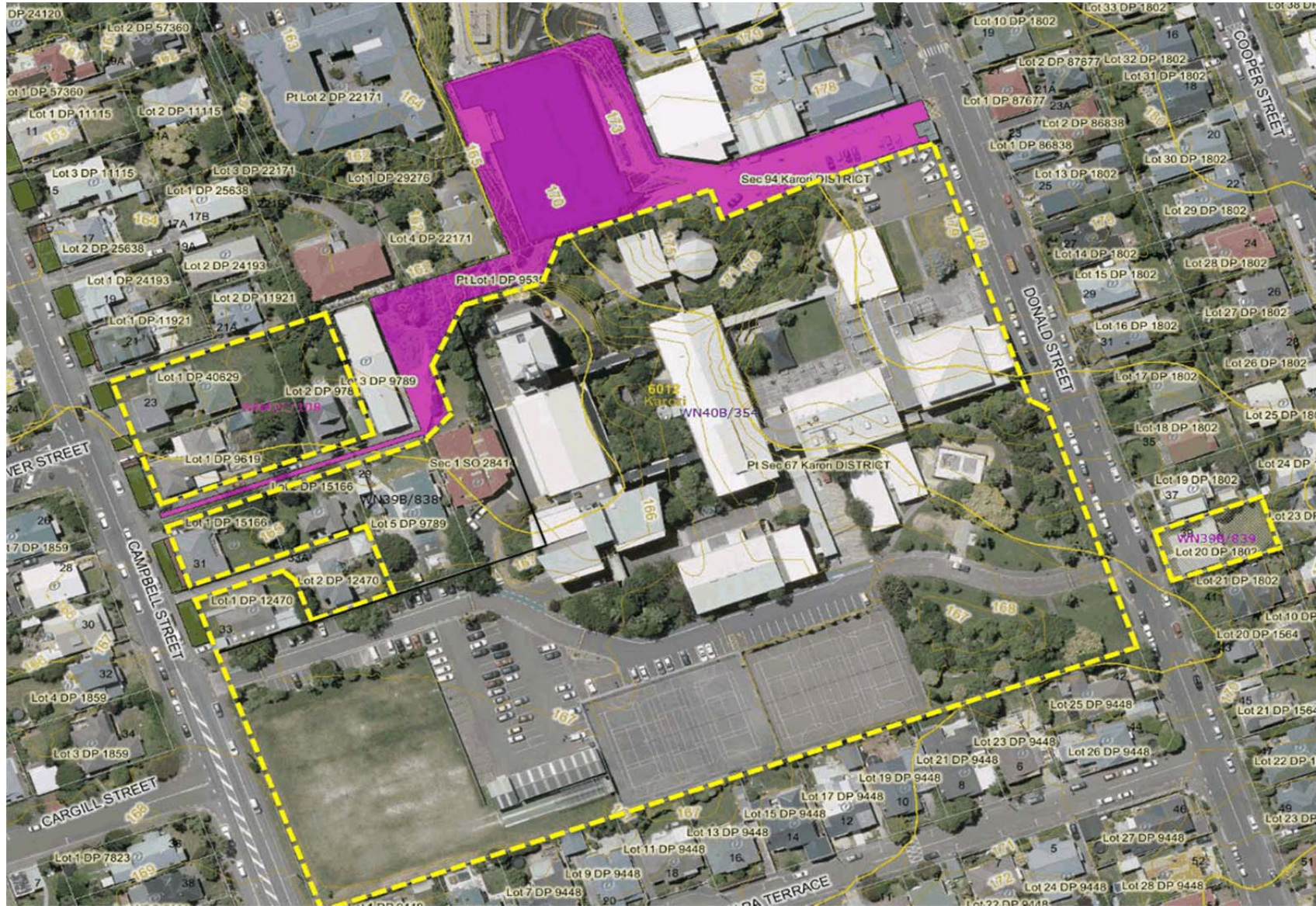
There are no climate change impacts associated with this decision.

### **Communications Plan**

Ongoing communications are anticipated, as part of this process.

### **Health and Safety Impact considered**

While the pool carpark is constrained, and poses some safety concerns, Council is seeking to reconfigure the car parking area to promote better pedestrian and vehicle separation – with future growth in mind and connection between Karori Normal and any future technical school.





**VUW Karori Campus analysis**

<b>Campus facility</b>	<b>Code/club</b>	<b>Use<sup>1</sup></b>	<b>Possible alternatives</b>	<b>Financial implications of alternatives</b>
<p><b>Courts</b></p> <p>The courts are dual use with six tennis courts/four netball courts. There is off road parking for around 30 cars.</p> <p>In 2016, booked for 386 hours per annum. Average of 7.4 hours per week.</p> <p>Condition of courts poor. Price to upgrade surface to plexiglass around \$300,000 plus GST.</p>	<p><b>Netball</b> Wellington West Netball Competition</p>	<p>The Wellington West Netball competition runs during terms two and three of the school year and involves 12 primary schools and 543 participants (in 2016). The competition utilises the four courts at Karori VUW and three courts at Samuel Marsden College from 8.30am until 12.30pm Saturday morning.</p> <p>The Kelly Sport (private provider) Summer Netball series runs in terms one and four and involves approx. 700 players.</p>	<p>1. Karori Normal School (2 courts) and Northland Primary School (2 courts) have both indicated that their school courts could be used for netball and tennis.</p> <p>Karori Normal School said 1 other court could also possibly be used. All 3 courts would need to be upgraded.</p> <p>One of the two courts at Northland Primary School is not full size. There is another full size court at the adjacent Northland Park that could be used (would require some upgrading)</p> <p>2. Extend hours that netball is played at Samuel Marsden in to afternoon i.e. after 12.30 on Saturdays or on Sundays.</p> <p>3. Ministry of Education acquires the courts at the VUW campus as part of the Tech Hub and retains some for school/public use.</p>	<p><u>Upgrade Karori Normal School courts:</u> Capital cost: \$130k</p> <p><u>Upgrade Northland Primary School courts</u> Capital cost: \$90k</p>
<p><b>Courts</b></p>	<p><b>Tennis – Karori United Tennis Club</b></p>	<p>Club coaches use the courts at the VUW Karori Campus on Sundays for coaching and for holiday programmes.</p>	<p>1. Karori United Tennis Club enters into an arrangement with Karori Lawn Tennis Club</p>	

1

		<p>Junior members use the VUW courts for weekend games and team practices when the seniors hold interclub competitions and club days. Junior interclub competitions are held at the club and at Samuel Marsden College on Saturday and Sunday mornings during the summer season.</p> <p><b>Note: The VUW Karori campus courts were not used during the 2016 summer season for junior interclub because of their poor condition.</b> There are 23 junior interclub teams and most have had to travel out of Karori during the 2016/17 season.</p>	<p>to share their 3 courts.</p> <ol style="list-style-type: none"> <li>Karori United Tennis Club uses upgraded courts at Karori Normal School, and/or Samuel Marsden School.</li> <li>Ministry of Education acquires the courts at the VUW campus as part of the Tech Hub and retains some for school/public use.</li> </ol>	<p>Upgrade of VUW courts = \$300k</p>
<b>Courts</b>	<b>Karori Normal School</b>	<p>Uses the courts for PE during the day, with some teachers using it weekly while others would use it 5 or 6 times a term involving up to 30 children. When the school undertakes 'team' activities at the court there are up to 100 children participating. Some school netball teams hold their lunchtime team practices here as their own court space is needed for independent play.</p>	<p>Ministry of Education acquires the courts at the VUW campus as part of the Tech Hub and retains some for school/public use.</p>	
<p><b>Practice nets and Field</b></p> <p>Booked for 392 hours per annum. Average of 15 hours per week</p> <p>Condition unknown</p>	<b>Karori Cricket club</b>	<p>Junior players practice in the 2 practice nets at VUW Karori Campus. The nets are owned and maintained by the club under a lease arrangement with the University.</p>	<p>New cricket practice nets could be constructed at Karori Park.</p> <p>Field:</p> <ol style="list-style-type: none"> <li>Ben Burn Park is opposite the grass field.</li> </ol>	<p>Estimated cost of constructing 2 practice nets is \$35k</p>

<p><b>Dance Studio</b></p> <p>The studio has a sprung floor and wall mirrors.</p> <p>Booked for 905 hours per annum. Average of 17.5 hours per week.</p>	<p><b>Fiona Haines Dance Academy</b> (private provider)</p>	<p>The dance school operates out of the studio six hours a day, five days a week during term time. Over 200 families have children enrolled in the school.</p>	<p>Commercial operation that requires a dedicated lease space.</p>	
<p><b>Mackie Gym</b></p> <p>Contains an undersized basketball court, changing facilities and meeting/classrooms.</p> <p>Booked for 865 hours per annum. Average of 16.5 hours per week.</p>		<p>Used by VUW clubs, Karori Normal School and by Karori Taekwondo Club. The club also store their equipment here.</p>	<ol style="list-style-type: none"> <li>1. Samuel Marsden College apply for a variation to their consent to enable their gym to be used by the community.</li> <li>2. Current users look for alternative space for instance Karori Normal School Hall, or the new Events Centre.</li> </ol>	<p>\$?</p>

<sup>1</sup> Note this only includes booked times and not casual play



**WELLINGTON CITY COUNCIL**

**NEEDS ASSESSMENT**

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**Karori Recreation and Sport**

OCTOBER 2016



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*Robyn Cockburn  
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Title: Karori Recreation and Sport Needs Assessment  
Authors: Robyn Cockburn, Trish Amos and Richard Thompson  
Publisher: Lumin Ltd  
Date: October 2016

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Information and analysis in this report is focused on Karori and the Western suburbs and does not contain comparative data.



## 1 EXECUTIVE SUMMARY

Victoria University of Wellington (Victoria) has a significant campus in Karori, which includes a range of recreation and sport facilities and spaces. Victoria's recent decision to divest itself of this campus is likely to have an impact on current facility users, particularly the Karori and western suburbs communities.

The Wellington City Council has commissioned this report to capture information about the current and proposed community and campus provision for recreation and sport in the area including information about current campus users.

This report contains information to enable the Council to make an informed decision about sport and recreation facilities in Karori, including:

- A sound evidence platform regarding the current and future demand on facilities in Karori including current facilities and their existing capacity
- An impact assessment for evaluating the effect of any change in availability of the Karori campus to local recreation and sport clubs and users
- Guidance and recommendations regarding priorities for action.

### 1.1 STOCKTAKE

#### Victoria Campus Facilities

The Victoria Karori Campus provides a wide range of sport and recreation facilities that are currently well utilised by the local community. The main facilities used by the community include:

- **Tennis/netball courts:** The dual marked courts (four netball courts/six tennis) are used primarily during weekends for casual, competition and training purposes, both by clubs and the community. These courts host the Western Netball Competition during winter, Kelly Sports Netball during the summer, and tennis coaching year round.
- **Practice field and cricket nets:** The unmarked field is in poor condition and used for junior cricket practice. The two cricket nets are owned by the Karori Cricket Club, and are used for junior practices during summer.
- **Dance studio:** The studio with a sprung floor and wall mirrors, is fully utilised after school and evenings by Fiona Haines Dance Academy.
- **Mackie Gym:** Originally a gymnasium designed for teaching physical education and it contains an under sized basketball court with no spectator seating. Currently used by Victoria University clubs, a martial arts club and local schools, it contains changing facilities, club equipment storage and meeting/classrooms.
- **Allen Ward VC Hall:** A performance and event space with a stage, the hall is used on an ad hoc basis by Karori schools and other local groups for concerts, dances and other events.

#### Community facilities in Karori and the surrounding suburbs

There is a wide range of facilities available in Karori and surrounding suburbs. Churches and clubs provide most of the halls and meeting rooms; schools provide the majority of sports halls. There are risks associated with the community's dependence on facilities provided by churches and clubs, making them vulnerable to disposal due to closures and





mergers of these organisations. The most significant cluster of facilities is from the Victoria Karori Campus and Samuel Marsden College.

Marsden makes some of their facilities, specifically the courts, auditorium, dance studio and some rooms available to local clubs for a fee. The school is amenable to the use of their facilities by the community and uses this as an additional form of income generation.

Current WCC indoor facilities in Karori and neighbouring Northland include:

- **Karori Recreation Centre:** a large gym with a reduced size basketball court and several meeting rooms
- **Karori Community Centre:** a large meeting room and several smaller meeting rooms
- **St Johns Hall:** due for demolition this large hall is used by fitness groups, martial arts groups and church communities
- **Northland Community Centre:** a large sports hall with a reduced size basketball court and several meeting rooms.

Venue location	Karori	Karori & suburbs	Victoria Karori	WCC
Courts - tennis	24	39	6	0
- netball	12	24	4	0
Cricket nets	7	NA	2	3
Stage venues <sup>1</sup>	6 + 1	9 + 1	1	1
Large sports hall	4	5	1	1
Medium Hall	3	3	0	0
Small Hall	0	1	0	0
Dance	2	3	1	0
Meeting spaces	21	25	0	4
Artificial turf <sup>2</sup>	1 + 1	3 + 1		Half size

Current outdoor facilities in Karori include:

- **Karori Park:** cricket and football
- **Karori Park Artificial Turf:** (scheduled for 2017) with a half-sized pitch
- **Ben Burn Park:** cricket, football and athletics
- **Ian Galloway Park:** cricket, rugby, skate park, BMX track and summer football
- **Appleton Park:** not currently used by sports codes
- Makara Peak Mountain Bike Park.

#### Proposed developments

Planned facility developments and removal will have an impact on the current supply. These include:

- Karori Events Centre (2016-17)
- Karori Park Artificial Turf (2016-17)
- St Mary's Church Community Centre (replacing the hall) [no dates scheduled for development]
- St Johns Hall, scheduled for demolition (no date scheduled).

Removal of the Victoria Karori supply of facilities will have implications, particularly for sports and users of the courts, cricket nets, dance room and gymnasium. In addition to removal of supply, the displaced users will add to the already high levels of demand.

The addition of the Karori Events Centre will add to the overall facility supply as there is comparatively low level use of St Johns Hall because of its concrete floor, condition of

<sup>1</sup> Two halls are closed due to earthquake risk; +1 refers to proposed development

<sup>2</sup> +1 refers to proposed turf



the building and uncertain future. Those users will move into the Events Centre once St Johns Hall is demolished.

#### 1.2 DEMAND

The current clubs and groups using the Karori campus and other local sport and recreation groups have been assessed in terms of current use and future requirements based on trend analysis.

As the largest suburb in Wellington, Karori is home to many sporting clubs with membership generally coming from the wider western suburbs. The main local sports clubs are the Waterside Karori Football Club, Karori Cricket Club, Wellington West Netball Club, Karori Junior Hockey Club, WCC Recreation Centre run primary school basketball league, Karori Amateur Athletics Club and two tennis clubs, Karori United Tennis Club and Karori Lawn Tennis Club. In addition to these clubs are numerous martial arts groups and fitness classes, Karori Bowling Club, three large dance academies, social and cultural dance groups, music and drama groups, youth groups such as Girl Guiding, Scouts, Girls Brigade and St Johns and OSCAR groups. Information has been gathered on the major clubs including their club context, club territory and membership.

Karori based sports clubs achieve higher membership than the national indicators, and are consistently among the largest in the Wellington area. The clubs that are the focus of this study have at least 3,000 'junior' members, (excluding marital arts and dance). In context, there are approximately 2,122 young people aged 5 – 14 years living in Karori (4,806 young people including the surrounding suburbs).<sup>3</sup> Current sport participation rates are 50% higher than the national average of city children.<sup>4</sup>

With the exception of students attending Samuel Marsden College, there are 1000 plus secondary school students (aged 15 – 19) who leave the community to attend school, and therefore much of their sporting practice and competition takes place elsewhere. Some of these students will also be members of local clubs (tennis, dance, martial arts) or use local facilities for informal practice (gymnasiums, cricket nets, sports fields).

Historically, clubs such as the football and rugby clubs have amalgamated with clubs from other suburbs and based themselves in Karori. There is limited capacity in other suburbs because of their available space, topography and suburban design.

<sup>3</sup> <http://profile.idnz.co.nz/wellington>

<sup>4</sup> Sport NZ ((2011) Sport and Recreation in the lives of Young New Zealanders. Young People's Survey for students (5 to 18 years old) attending schools in main urban areas (population of 30,000+). Sport NZ.



### 1.3 UTILISATION

Current formal demand on Victoria Karori Campus facilities is by approximately 980<sup>6</sup> people on average per week, with use during both summer and winter, primarily in the afternoon, evening and weekends. This is when peak demand occurs in other facilities.

The impact of removing these facilities from supply will displace 15 formal user groups that require more than 2,548 hours per annum of access to meet their current needs.

Weekly use	Summer	Winter	School
Tennis courts	172	56	90
Netball courts	350	320	
Dance Room	143	143	45
Mackie Gym <sup>5</sup>	120	120	30
Nets and field	90	57	30
<b>Total</b>	<b>875</b>	<b>696</b>	<b>195</b>

All university activities have been removed from the campus including student clubs that utilised the facilities.

### 1.4 THE COMMUNITY

Karori is the largest suburb in the western area. The total population of Karori and the surrounding suburbs is **28,269** (2013 Census), which represents **14.8%** of the Wellington City population.

There are some unique and important features of the community demography that influence the demand, facility design and delivery of programmes and services. This is a large and slowly growing community and has a high number of families and their children. Most Karori schools are experiencing growth in their rolls compared with their suburban neighbours. Ministry of Education forecasts indicate that school rolls will plateau over the next 20 years.

Karori is a family-focused community, with adults aged 35 – 59, and their children aged 0 – 15 years (21% of the population).<sup>7</sup>

Population trends forecast continuing but slow growth in families with proportionally faster growth in mid-aged adults (55 to 69 years). This latter group are motivated to continue active lifestyles, and while they are unlikely to be involved in some local sports clubs, will be joining exercise groups based in the local facilities and tennis clubs.

Karori has an ethnic mix that is closer to the Wellington region with more Asian people than the surrounding suburbs. This ethnic profile also drives some sport participation, particularly basketball, badminton, martial arts and dance, all of which will increase demand for sports or other large halls.

### 1.5 ACCESSIBILITY

A community that services the western suburbs, Karori is well situated for walking and driving. The main hub includes a shopping area including two supermarkets, Recreation Centre, Community Centre, library, swimming pool, medical centre, petrol stations and two schools. The proposed Karori Events Centre is at the centre of the suburb. All of these facilities are a 10-15 walk to most residential properties and Karori Park. Victoria Karori Campus is also conveniently located close to the central hub.

<sup>5</sup> Estimated use

<sup>6</sup> Based on data provided by Victoria University

<sup>7</sup> <http://profile.idnz.co.nz/wellington>



A safe and walkable suburb, many children in particular walk to school and local recreation and sport activities. Any supply solutions need to take this into consideration. Any relocation of activities outside of the community would affect traffic behaviour.

Similarly, many people from surrounding suburbs come to Karori for recreation and sport (either for themselves or their family) and engage in other activities (shopping, health, banking) at the same time.

#### 1.6 TYPES OF DEMAND

The use of different facilities in Karori occurs in the following ways:

- **Casual play** occurs in all spaces, but predominantly those available for free and without booking. They include the courts, fields and nets.
- **Practice and coaching** occurs in all spaces, and provides consistently high demand on indoor and outdoor venues across the weekday afternoons and evenings.
- **Competition** typically occurs in the weekends, particularly for the fields and courts.
- **Holiday programmes** are limited to school holidays, but are offered both by OSCAR deliverers (Recreation Centre, Kelly Sport, SMASH) and specific sports codes (tennis, football).
- **Out of School Care and Recreation** (OSCAR) programmes are common in most schools and some community/church facilities. They typically use the spaces from 3pm – 6pm during the week, and many offer programmes during the school holidays.

Demand for facilities is high from 3pm on weekdays and during the weekends. Increased demand for booked or timetabled space erodes the availability of facilities for casual use.

#### 1.7 CAPACITY

There is limited spare capacity within Karori and the surrounding suburban area, and the displacement of users from the Victoria Karori Campus will exacerbate this. The new facilities provide limited additional capacity in the facility network, particularly in Karori:

- Karori Event Centre will be booked by current users of St Johns, which will eventually be demolished. There will be some additional space provided as St Johns Hall is not used to full capacity.
- The Artificial Turf will remove demand on grass fields and reduce the teams travelling out of Karori for practice. It will improve the level of current service.

Existing facilities that are unused or not currently available to the community could become more accessible and as such increase available capacity. At present these facilities are:

- Samuel Marsden College (sports hall, turf, cricket nets)
- 1<sup>st</sup> Karori Scout Hall
- St Ninian's Hall (if earthquake strengthened)
- Karori Normal School turf and hall.

Loss of access to facilities at Victoria Karori will have a significant negative impact on capacity, requiring relocation or reconfiguration of some activities to meet demand.



#### **1.8 NEEDS ASSESSMENT**

Current issues with the facility network and likely implications of changing access to the Victoria Karori Campus and its facilities need to take into account the following considerations:

- Scale of sites to accommodate a competition environment, particularly courts
- Accessibility for pedestrians and those arriving by car, ensuring both safety and parking
- Storage for codes with significant equipment requirements
- Availability of sites for casual use, that do not require membership of a club
- Flexible multi-use spaces that enable code sharing: hockey/tennis/netball, martial arts/dance, basketball/badminton/futsal.
- Changing trends in participation that are likely to increase demand
- The nature of Karori as a service hub for the western area
- Higher than average levels of participation in sport and recreation by the wider Karori community.

The current and forecast demand for facilities indicates an ongoing and increasing need for access by clubs and casual users to:

- Courts for tennis and netball
- Sports halls suitable for a range of sports
- Cricket nets
- Halls suitable for exercise, martial arts and dance.

Current provision including facilities at the Victoria Karori Campus will not meet the increasing demands of the community. Any reduction in supply through changes in access to the campus facilities would compromise the ability for the Karori and surrounding communities to participate in recreation and sport. In addition, a large number of user groups and participants would be displaced without any assured access to alternate facilities.

There are issues surrounding parking capacity in the vicinity of the Karori Swimming Pool, Karori Normal School and the Victoria Karori Campus. Land that is currently used for campus parking could resolve the congestion, traffic management and safety issues experienced by the pool and school.

The land owned by the Karori Bowling Club is part of a significant recreation precinct, with tennis courts, community centre, recreation centre, library and events centre. Future changes of ownership of this strategically important site could have an impact on this precinct and associated recreation opportunities.



### 1.9 PRIORITIES FOR THE FACILITY NETWORK

Priorities for the community, based on current and forecast demand are discussed below.

#### Courts

Key issues with the forecast supply of courts once the campus is sold are:

- Lack of available space for netball competition
- Reduction in space for tennis competition and coaching
- Lack of tennis courts for casual play.

Options available to increase opportunities for casual play hinge on the provision of tennis nets/booms that enable easy configuration of spaces. In addition, infrastructure such as 3x3 basketball and netball hoops available in a range of locations will increase casual use.

Discussions with existing court providers (Karori Lawn Tennis, Samuel Marsden College, St Teresa's, Karori West Normal School and Karori Normal School) would be required to change the access to facilities and require markings and appropriate equipment.

The current supply of courts meets demand but if this is lost supply could be provided by:

- Resourcing Karori Normal School and Karori West Normal School with nets to enable use of their turf
- Resourcing St Teresa's School with tennis booms and court markings for tennis
- Negotiate community access to the Karori Normal turf facilities
- Refurbishing the Katherine Mansfield Courts at Karori Normal School to enable them to be used for more formal sports participation
- Resource Cardinal McKeefry school with additional court markings and equipment
- Negotiate community access to Samuel Marsden College courts for casual use
- Work with sport clubs to reconfigure how competitions are played
- Negotiate the ongoing use of Victoria Karori Campus courts.

#### Sports halls

There is an increasing trend to move sport indoors, for example netball and futsal, coupled with growing demand for sports that are typically based in sports halls (badminton, basketball, martial arts). This will increase the cost of provision which will need to be passed onto the users.

Any removal of three indoor spaces (Mackie Gym, Allen Ward VC Hall and the Dance Room) will displace a considerable number of users into an already under-supplied community.

Consider:

- Increasing access to existing indoor sports halls particularly at Samuel Marsden College
- Move some existing users to other facilities in adjacent suburbs, for example, the Roosters Rugby Club Rooms (Ian Galloway Park)
- Negotiate the ongoing use of Victoria Karori facilities especially the gym and dance studio.



#### **Field/nets**

The small field situated at Victoria Karori is not a significant contributor to the general supply, and issues associated with its unavailability will not be material. The development of the all-weather turf at Karori Park will compensate this.

A more significant issue is the removal of two highly used cricket nets.

Consider:

- Development of nets at Karori Normal School, Appleton Park or Ian Galloway Park
- Increased access to nets at Samuel Marsden College
- Development of additional nets adjacent to the Karori Park Artificial Turf.

Ideally, there would be community access to nets in central Karori, enabling children to walk safely to these facilities for practice. Some geographical spread would also be of benefit.

#### **Small hall/studios**

There is increasing demand for the use of halls for fitness groups, dance and martial arts groups.

Karori has experienced a decrease in supply following some facilities closing due to earthquake risk. The loss of the dance studio will be significant for the current user as there is no spare capacity within Karori. However as dance academies are commercial operations in a highly competitive environment, provision of an alternate facility needs careful consideration by the Council.

Consider:

- Supporting the 1<sup>st</sup> Karori Scout group to enhance their hall for use after school and before scouting commitments
- Supporting St Ninian's with upgrading their hall to meet earthquake standards
- Support Karori Normal School to increase the availability of their hall to the community.

#### **Meeting rooms**

There is a good supply of meeting rooms of varying sizes in Karori. There is plenty of capacity for additional use of the smaller style meeting rooms. Larger rooms that can be used for low impact, group fitness activities and after school activities are at capacity after school and in the evenings.

#### **Karori Pool**

Karori pool is a well utilised facility but faces access and parking constraints for customers. The provision of parking is at capacity and at certain times street parking is also at capacity.

Consider:

- Acquiring part of the campus for parking for pool customers
- Ensuring the access way to Campbell Street is maintained/improved.



#### 1.10 SUMMARY

Victoria University's Karori campus facilities are a critical part of the sport and recreation network. Any change to the availability of these facilities to the western suburbs community will have an impact on both current facility users and other groups in the community.

While there are some options available to increase the supply of facilities in the community, ongoing access to the existing facilities is desirable, and will allow for ongoing growth in population and demand.

The current configuration of the recreation and sport facilities at Victoria Karori Campus would enable a section of the site to be available for recreation and sport.

Access to the dance studio would be problematic because it is integrated into other more substantive buildings.

Consider:

- Negotiating permanent access to the roadway and facilities the south of the road (courts, cricket nets, parking and field).
- Repurpose the existing storage sheds for use as a dojo and exercise room.
- Acquiring land for use by the pool for parking.





## 2 NEEDS ASSESSMENT IN CONTEXT

Wellington City Council has some responsibility for considering changing recreation and sport needs in the community. As a provider of facilities it also needs to assess and respond to any changes in supply to facilitate these activities.

### 2.1 CONTEXT

Victoria University of Wellington (Victoria) has a significant campus in Karori, which includes a range of recreation and sport facilities and spaces. Victoria has announced its intention to divest itself of this campus. Divestment and alternative use will have an impact on current campus users, most particularly the Karori community and surrounding suburbs.

The Wellington City Council (WCC) is keen to collect information about the current and proposed community and campus provision for recreation and sport. Information about current use of the Victoria Karori Campus will identify potential impacts should these users need relocating.

### 2.2 OBJECTIVES

This needs assessment provides information to enable the Council to make an informed decision about sport and recreation facilities in Karori. It includes:

- A sound evidence platform regarding the current and future demand on facilities in Karori including current facilities and their existing capacity
- An impact assessment for evaluating the effect of any change in availability of the Karori campus to local recreation and sport clubs and users
- Guidance and recommendations regarding priorities for action.

### 2.3 NEEDS ASSESSMENT PROCESS

Lumin used a desk based community stocktake and a needs assessment process to prepare the following:

- **Stocktake:** identification of the current and planned facility provision and capacity and assess adequacy at local community and surrounding area basis. The stocktake focused on those facilities currently available on the Karori campus (tennis/netball courts, field, gymnasium, dance room, hall/theatre).
- **Utilisation and demand:** an analysis of current sports code and club utilisation of the Victoria Karori Campus, and current and future requirements based on sport and recreation trend analysis
- **Needs assessment:** identification of the current and forecast community composition, stakeholder requirements, and the issues and opportunities this creates for spaces and places
- **Capacity analysis:** identification of spare capacity within the Karori and surrounding suburban area, and assess any potential shortfalls.
- **Priorities:** identification of key facilities that are critical to the facility network, and where they may compromise opportunities for the communities of the western suburbs.

Information was supplemented by phone and face to face interviews. Some sites/facilities were visited to confirm details.



### 3 COMMUNITY PROFILE

This section provides a summary of the current and forecast community composition with reference to specific age cohorts in both Karori and the surrounding suburbs and the issues and opportunities this creates for spaces and places.

#### 3.1 DEMOGRAPHIC REVIEW

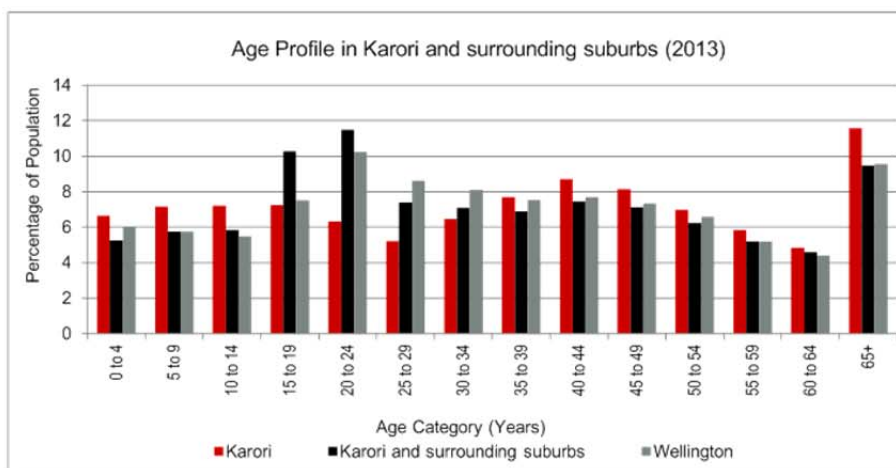
Information on the demography of Karori and the surrounding suburbs was obtained from Profile ID Community Profile and its associated forecast sites.<sup>8</sup> Karori is the largest suburb in the western area. The usually resident population of Karori and the surrounding suburbs<sup>9</sup> was **28,269** (2013 Census), which represents **14.8%** of the Wellington City population. A more detailed suburban snapshot is included in the appendices.

There are some unique and important features of the community demography that influence the demand, facility design and delivery of programmes and services. This is a large and growing community with a high number of families and their children, and a comparatively high proportion of Asian people.

#### 3.2 POPULATION BY AGE

At a deeper level, there are some unique features of Karori compared with Wellington City as a whole. There are:

- **more pre-schoolers and school age children** (0-14 years), 21.0% of the population compared with 17.3% in Wellington as a whole
- **more teen age children** (10-14 years) and their parents. The children then leave home and move closer to the city centre or move out of Wellington.
- **fewer young adults** (20 – 34 years), than Wellington as a whole with those aged 20 - 34 years 18.0% vs Wellington City 26.9%, whereas the surrounding areas adjacent to Karori, particularly Kelburn, has a high number of young adults at university residential accommodation or flatting.
- **Higher numbers of people in the over 65** age group although this is potentially skewed by the presence of several rest homes in the area.



<sup>8</sup> <http://profile.idnz.co.nz/wellington>  
<sup>9</sup> Te Aro/Highbury, Kelburn, Northland, Wilton



This is a family-focused community, with adults aged 35 – 59, and their children aged 0 – 15 years. Changes in the population age profile are outlined in the following table.

<b>FORECAST CHANGES IN KARORI'S AGE PROFILE</b>					
<b>Years</b>	<b>2013 ERP</b>	<b>2023 ERP</b>	<b>2033 ERP</b>	<b>Change 2013 - 2023</b>	<b>Change 2013 - 2033</b>
0 - 4	1,033	869	842	-164	-191
5 - 9	1,064	997	957	-67	-107
10 - 14	1,064	1,167	1,060	103	-4
15 - 19	1,127	1,140	1,134	13	7
20 - 24	1,026	927	1,003	-99	-23
25 - 29	814	848	830	34	16
30 - 34	985	908	866	-77	-119
35 - 39	1,162	1066	1,037	-96	-125
40 - 44	1,295	1,175	1,125	-120	-170
45 - 49	1,252	1,117	1,097	-135	-155
50 - 54	1,065	1,010	965	-55	-100
55 - 59	917	938	846	21	-71
60 - 64	714	876	830	162	116
65 - 69	611	795	808	184	197
70 - 74	382	625	744	243	362
75 - 79	279	531	674	252	395
80 plus	419	716	1,033	297	614
<b>Total</b>	<b>15,209</b>	<b>15,705</b>	<b>15,851</b>	<b>496</b>	<b>642</b>

### 3.3 HOUSEHOLD COMPOSITION

A large suburb, Karori has 4,005 households, with a total of 6,933 households in Karori and surrounding suburbs.

Karori has a higher proportion of 'couples with children' and a lower proportion of 'couples without children' families than Wellington as a whole. 'One parent families' are only slightly lower than Wellington as a whole. In Karori there are 2,031 families with dependent children. Karori and the surrounding suburbs has 3,138 families with dependent children.

Over 2013-2043, the number of families is projected to decrease<sup>10</sup>.

Karori has fewer two-person households, but more four and five person households than Wellington as a whole.

<sup>10</sup> Forecast.idnz.co.nz



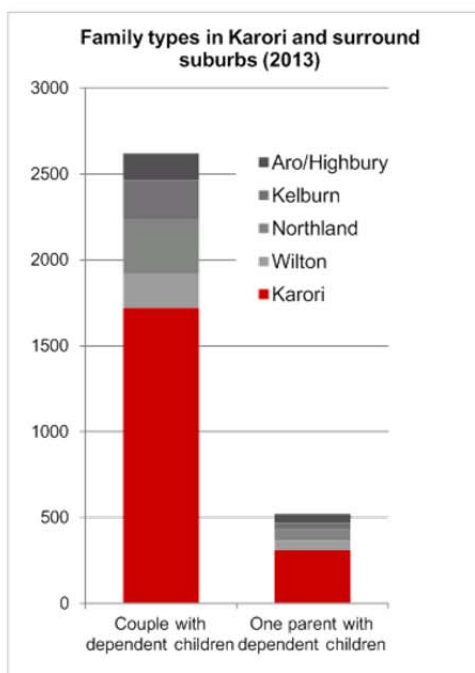
**Consequences**

In summary, this community is family focused, with parents and their children. High levels of engagement in recreation and sport are features of this group.

Two parent households are more likely to have children engaged in multiple extra curricular activities. Sole parent families experience barriers to participation because of: cost, time and energy.<sup>11</sup>

Population trends indicate that there is slow decline in families in the community, and high growth in mid-aged adults (55 to 69 years).

This latter group are motivated to continue active lifestyles, and while they are unlikely to be involved in all of the local sports clubs, they will be using the local facilities and membership of clubs like tennis is likely.



**3.4 COMMUNITY GROWTH**

Karori is the largest suburb in the western area, and when the adjacent communities are included, it accounts for one seventh (14.8%) of the total population of Wellington. Over the 7 years, between the last two Censuses (2006-2013), the Karori population increased by 672 to 14,736 (4.8% increase, WCC 6.4% increase). With the exception of Kelburn, Karori and surrounding suburbs all showed lower than average growth.

Suburban Populations - Historical and Forecast Growth <sup>12</sup>							
Suburb	2006 URP	2013 URP	Historical Increase 2006-2013	2013 ERP	2023 ERP	2033 ERP	Forecast Increase 2013-2033
Karori	14,064	14,736	672	15,210	15,705	15,905	695
Aro Valley/Highbury	3,435	3,621	186	3,586	3,848	4,002	416
Kelburn	4,227	4,503	276	4,453	4,811	4,940	487
Northland/Wilton	5,295	5,409	114	5,597	5,703	5,696	99
Total	27,021	28,269	1,248	28,846	30,067	30,543	1,697
WCC	179,463	190,959	11,496	197,500	221,454	233,685	36,185

<sup>11</sup> Renda, J., (2003) The Polarisation of families according to work status: where does part time employment fit in? Family Matters, 64, Autumn 2003.

<sup>12</sup> Forecast.idnz.co.nz and Atlas.idnz.co.nz  
<sup>12</sup> Karori and surrounding suburbs in this context



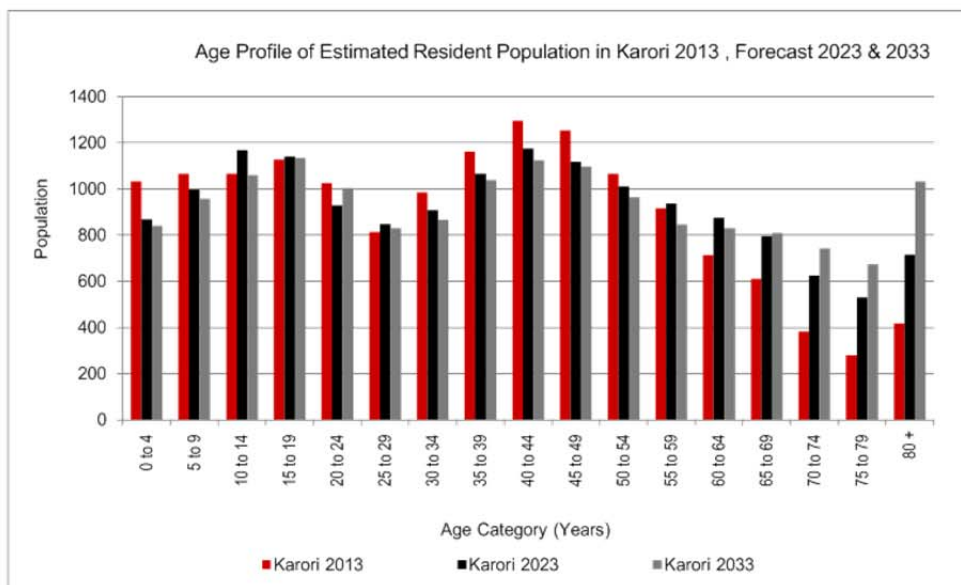
The slow growth will continue because of several factors<sup>13</sup>:

- Development of new housing including intensification of housing
- Proximity to the city with good public transport, (but with constraints over road access at peak times).
- Family friendly community including housing stock, schools, recreation and community facilities and services.

Over the next 25 years, the Karori community is forecast to change:

- Increase of households by 526
- Population growth of 695 people
- Couples with dependents slight increase but couples without dependents increase by 35%.<sup>14</sup>

The profile of the population is forecast to change with increased older population and decreased school age population. However, the nature of the community and the provision of facilities in the suburb will always be attractive to families.



<sup>13</sup> Wellington City Council is currently reviewing a new series of forecasts that change the overall rate of growth of Wellington. These draft forecasts are not available at a suburban level and therefore have not been taken into account in this report.

<sup>14</sup> Forecast.idnz.co.nz and Atlas.idnz.co.nz



### 3.5 ETHNICITY

Karori and its surrounding suburbs<sup>15</sup> are less diverse than Wellington City as a whole. The surrounding suburbs in particular have a higher proportion of NZ European and fewer Asian, Maori and Pacific peoples than Wellington as a whole.

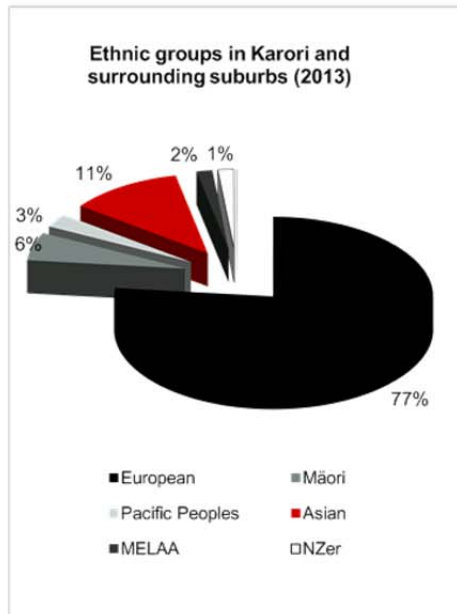
Karori however has an ethnic mix that is closer to the Wellington mix with less NZ European and more Asian people than the surrounding suburbs.

#### Consequences

This higher Asian population drives some sport participation, particularly basketball, badminton, martial arts and dance, all of which will increase demand for a sports hall.

One study<sup>16</sup> of Chinese people in Auckland found:

- They would like to be able to use facilities at night with the whole family, because kids are doing homework after school and parents are at work
- Many wanted to play more sport: badminton, table tennis and swimming were the top three
- Wanted low cost, local opportunities.



<sup>15</sup> Karori and surrounding suburbs in this context relates to: Karori, Aro/Highbury, Kelburn, Northland and Wilton

<sup>16</sup> Harbour Sport (2009), Sport Survey Chinese Adults, Parents and Teenagers, Auckland.



### 3.6 LOCAL PRIMARY SCHOOLS

Most Karori schools are experiencing growth, whereas schools in the surrounding suburbs generally have static rolls.

Local School Rolls			
School	Current roll August 2016 <sup>17</sup>	Average over 5 years <sup>18</sup>	Trend
Karori Normal	800	730	Increasing
Karori West Normal	526	440	Increasing
St Teresa's	158	190	Decreasing
Samuel Marsden Primary	178 <sup>19</sup>	N/A <sup>20</sup>	Decreasing
<b>Karori Sub-total</b>	<b>1,662</b>	<b>1,360<sup>21</sup></b>	
Cardinal McKeefry	90	100	Static
Kelburn Normal	302	300	Static
Makara	47	32	Increasing
Northland Primary	340	330	Increasing
Otari	211	210	Static
Te Aro Primary	237	210	Static
<b>Surrounding areas sub-total</b>	<b>1,227</b>	<b>1,182</b>	
<b>Total school roll</b>	<b>2,889</b>	<b>2,542</b>	

<sup>17</sup> Accessed 'Directory School current file' from <https://www.educationcounts.govt.nz/data-services/directories/list-of-nz-schools>, with data current to 23 August 2016.

<sup>18</sup> Roll size is average of the last 5 years and sourced from the ERO reports and MoE Roll Audit data.

<sup>19</sup> The Samuel Marsden school roll listed here is for Years 1 – 8 to enable comparison with the other full primary schools. There are also 294 students in the senior school. Total school roll = 472.

<sup>20</sup> No information available.

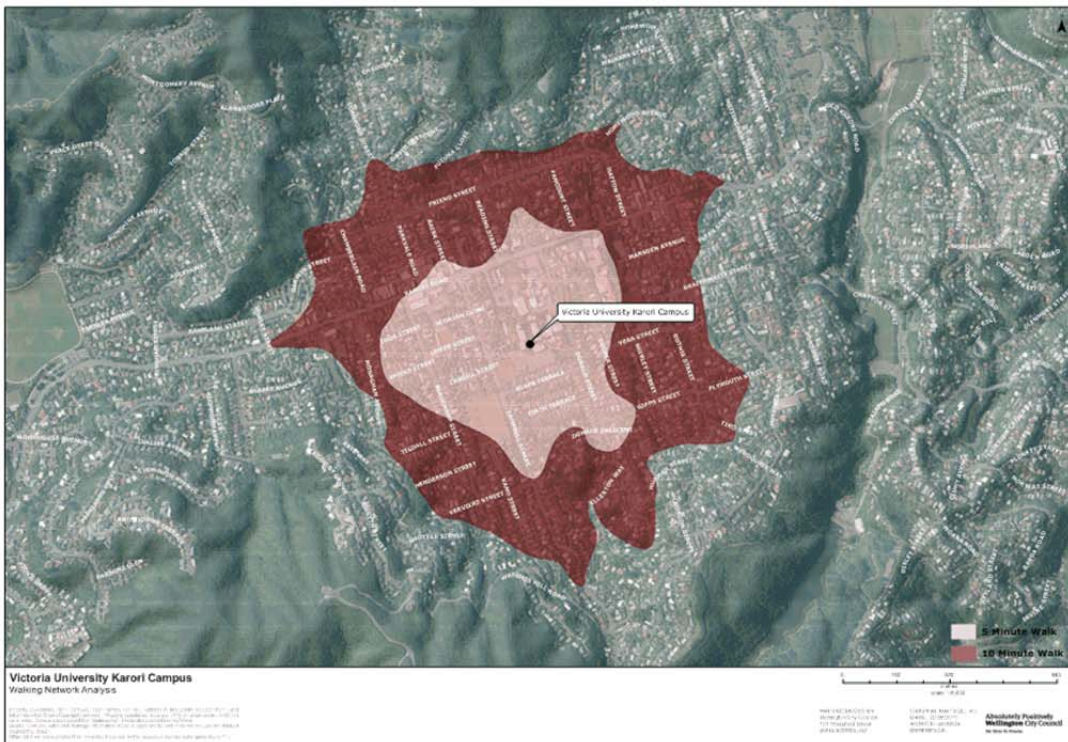
<sup>21</sup> Excludes Samuel Marsden Primary



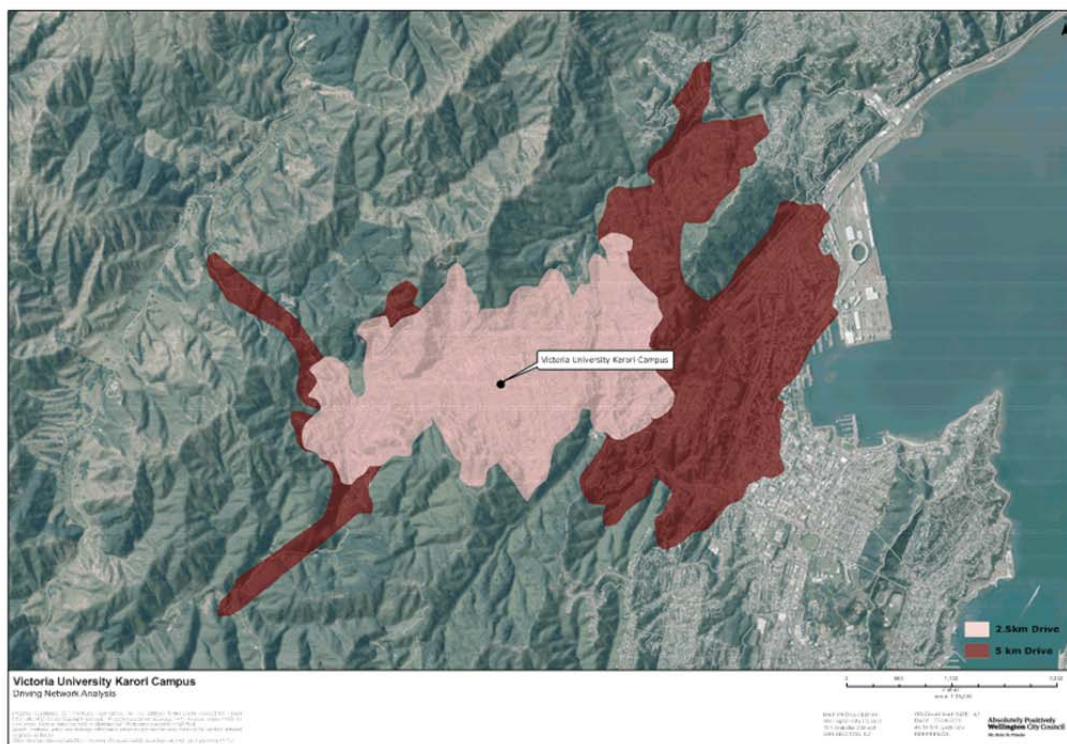
**3.7 ACCESSIBILITY**

Karori suburb is well situated for accessibility for walking and driving. The central hub, which includes the main shopping area (including two supermarkets), Recreation Centre, Community Centre, library, swimming pool, medical centre, petrol stations, two schools and the proposed Events Centre are at the centre of the suburb. These facilities are a 10-15 walk to most residential properties and Karori Park. Victoria Karori Campus is also conveniently located close to the central hub.

Karori is well serviced with bus routes and currently has four bus routes (Numbers 3, 17, 18, and 21) servicing the suburb midweek until 7pm. During the evenings and weekends only one of these, the Number 3, operates. The Number 3 bus route travels via Karori Road, the main thoroughfare through Karori, and is scheduled every 10 minutes during peak times and every 20 minutes during off peak times. This route connects Karori (close to Karori Park) with central Wellington through to Lyall Bay. The majority of facilities in Karori are located within a five-minute walk from Karori Road and therefore have good close proximity to the bus route.







Karori and its facilities are the western hub for a wide range of communities and residents from these suburbs often travel into Karori for sport and recreation activities. Similarly, Karori residents commute to these neighbouring suburbs to participate in activities. Suburbs of Wilton, Northland, Highbury and Kelburn are 10 minutes driving time or 5 kilometres from Karori.

### 3.8 IMPLICATIONS OF THE COMMUNITY PROFILE

Changes in the way people participate and the types of activities they choose are indicated in recent national and international research<sup>22</sup>, and include:

- A decline in young adult participation in sports
- An increase in the numbers of people volunteering
- Asian young people are typically less engaged in sport and recreation activities than those of European descent
- Top sports are: golf, football, tennis, netball, cricket and rugby
- Top activities are: walking, swimming, cycling and jogging
- Socio-economic deprivation has a negative impact on participation
- The most common way to participate is 'pay-to-play'.

<sup>22</sup> Sport NZ, (2015), The Future of Sport in NZ, Sport NZ (2015), Active NZ Survey, Wellington, NZ.



Local demand for access to facilities will continue to be strong. There is increased demand for activities from households consisting of couples with school aged dependents, and there is a direct link between higher demand in activities with higher socio economic resources. Karori and the surrounding suburbs have high proportion of families in this category. Population growth will be sustained or increase based on housing development and intensification, placing increased pressure on facilities.

Local schools are maintaining their roll sizes and their demand on facilities will continue, as will the continued demand on facilities from after school care programmes.

Karori is a hub for the western suburbs as family's travel from neighbouring suburbs to access facilities (pool, library, recreation centre, shops) and participate in sport and recreation programmes. The major sporting clubs all draw membership from neighbouring suburbs increasing demand on facilities in the Karori community.

There is increased pressure on the provision of indoor facilities as some sports move indoors (netball), trend for fitness groups and martial arts increases, the aged population engages in low impact activities and ethnic population changes impact on the demand for indoor activities such as badminton, table tennis and basketball as well as activities related to well-being such as Tai Chi and martial arts.



## **4 SPORTS RECREATION CLUBS**

The current use and future requirements of clubs and groups using Victoria Karori Campus have been assessed in terms of trend analysis.

### **4.1 SPORTS AND SOCIAL CLUBS IN KARORI**

As the largest suburb in Wellington, Karori is home to many sporting clubs. The major local sports clubs are the:

- Waterside Karori Football Club
- Karori Cricket Club
- Wellington West Netball Club
- WCC Recreation Centre run primary school basketball league
- Karori Junior Hockey Club
- West Roosters Rugby Club
- Karori Amateur Athletics Club
- Karori United Tennis Club
- Karori Lawn Tennis Club.

In addition to these clubs are numerous martial arts groups and fitness classes, Karori Bowling Club, three large dance academies, social and cultural dance groups, music and drama groups, youth groups such as Girl Guiding, Scouts, Girls Brigade and St Johns and OSCAR groups. Information has been gathered on the major clubs including their club context, club territory and membership.

### **4.2 WATERSIDE KARORI ASSOCIATION FOOTBALL CLUB**

#### **Club Context**

Waterside Karori AFC is Wellington's largest football club. It was formed after the 1987 merger of two Wellington soccer clubs, the Karori Swifts and Waterside who were based in Kaiwharawhara. The home ground for Waterside Karori is Karori Park. They have a strong senior and junior membership.

#### **Club Territory and Membership**

Based in Karori, the club draws junior players from the western suburbs of Wadestown, Wilton, Northland, Kelburn, Brooklyn and Karori. The senior club draws members from all over the City, as they have no geographical boundaries. The majority of senior players do not reside in Karori.

Membership numbers have remained relatively consistent over the years.

#### **Junior Development**

The club runs holiday programmes for the juniors during summer and winter seasons, Player Development Programme for grades 6 – 8, a Sunday football programme at Wellington College, and Summer Kicks Programme during the off season.

<b>Waterside Karori Association Football Club 2016</b>	
Junior competition teams	65
Junior members	650
Senior men's teams (total)	13
<17 teams	1
Women's teams	1



**Training and Playing Grounds**

Karori Park has been designated as a playing field only and is not used by the club for training purposes. The rationale for this is to protect the grounds from over use, ensuring the grounds are fit for use for competitions and minimising the need to cancel games due to poor conditions.

Senior teams train on artificial turf at Wellington College and Te Whaea (Mount Cook). Official training grounds organised by the club for junior teams are Wilton Park, Nairville Turf, Wellington College, Ben Burn Park, Te Whaea and Kaiwharawhara Park. Individual coaches also arrange their own alternative wet weather venues at their own expense. Northland Community Centre and the Mackie Gym for instance have bookings for junior teams to use their facilities. The club does not officially use the grounds or gym at the Victoria Karori Campus due to cost and the practice field is not in good condition. Individual coaches however choose to use them at their own expense.

A major issue for the club is finding suitable training grounds for the juniors, especially when grounds are closed due to bad weather. Finding suitable training ground during the summer is also difficult due to summer codes of cricket and athletics using the grounds. Most practices take place between the hours of 5pm and 8pm to fit in with the availability of volunteer coaches. The planned artificial turf to be installed beside Karori Park (previously Terawhiti Bowling Club) will relieve some, but not all pressure, as this turf will not be full sized.

**4.3 KARORI CRICKET CLUB**

**Club Context**

Formed in 1880 the Karori Cricket Club is the oldest cricket club in Wellington with its home ground at Karori Park. The club consists of a senior club and a very strong junior club.

**Club Territory and Membership**

The catchment area for junior club members is from the western suburbs of Wadestown, Wilton, Northland, and Karori. Some members also travel from Ngaio and Khandallah. There has been a 20% increase in junior membership for the 2015/16 season due to an increase in participants in the 'Have a Go' programme aimed at five year olds. Since 2012 junior membership has fluctuated between 190 and 270 players. The club retains junior members until they reach college age.

Karori Cricket Club 2015/2016	
Junior competition teams	24
Total junior members	250
Senior teams	10

There are currently 10 senior teams registered from Karori Cricket. The First and Second XI senior team members come from all over Wellington City, however most of the social teams are made up from local players. Membership of the senior club has fluctuated over the last five years between eight and eleven teams.

**Training and Playing Grounds**

Junior players practice at Karori Park, Ben Burn Park and at Victoria Karori Campus. Finding suitable venues for practices is difficult for the club, as they require access to nets. In previous years, teams have used the cricket nets at Samuel Marsden College when a coach had an association with the school.



There are three practice nets located at Karori Park. The two practice nets located on the Victoria Karori Campus are owned and maintained by the cricket club and they have a lease arrangement with the university for use of the land. The potential loss of the Victoria Karori Campus land for the nets is of concern.

The First and Second XI senior teams hold pre-season team practices at the indoor facilities of Scots College, Westpac Stadium and the Basin Reserve. During the season the top senior squads train at Karori Park twice weekly. Approximately half of the senior teams train each week.

#### **4.4 WEST ROOSTERS RUGBY CLUB**

##### **Club Context**

The West Roosters Rugby Club was established in 1983 after the amalgamation of the Onslow, Athletic and Karori Rugby clubs. Their clubrooms are based on Council land at Ian Galloway Park.

##### **Club Territory and Membership**

The club has 540 junior members and is the largest junior rugby club in the Wellington region. Membership is drawn mainly from the western suburbs including Brooklyn, Te Aro, Kelburn, Karori and north as far as Broadmeadows. Junior membership has remained consistent.

West Roosters Rugby Club 2016	
Total junior members	540
Senior teams	3

The club has three senior teams. Senior membership has remained steady over the last three years but experienced a decline in numbers prior to this as a result of losing their premier status in 2013.

##### **Training Grounds**

All training is carried out at the club home ground as the club has an indoor turf facility for training purposes in addition to the traditional fields.

#### **4.5 KARORI UNITED TENNIS CLUB**

##### **Club Context**

Karori United Tennis club is one of the largest tennis clubs in Wellington City and is one of only five Wellington clubs that own their own land. The club has three tennis courts all of which are floodlit enabling evening use.

##### **Club Territory and Membership**

The majority of club members are local to Karori with the exception of a small number of senior members. Affiliated members (juniors and seniors) total 294, with the club estimating an additional 26

Karori United Tennis Club 2015/2016	
Junior affiliated membership	172
Senior affiliated membership	122
Total affiliated membership <sup>23</sup>	294
Total club membership	320
Ratio of players to courts	107:1

<sup>23</sup> Provided by Tennis Central



social members. Membership over the last five years has ranged between 300 and 350 members.

The club has a very strong junior membership base, with resident coaches providing junior lessons in the afternoons year round, and offering holiday programmes summer and winter.

**Court Space**

Due to the large number of members, especially amongst the junior grades, and the limited number of courts, there is high demand on playing and practice times especially in the evenings and weekends.

In addition to the club courts, the resident club coaches use the courts at the Victoria Karori Campus on Sundays for coaching and for holiday programmes. Junior members also use the Victoria Karori courts for weekend games and team practices when the seniors hold interclub competitions and club days. The club has also utilized the courts at Samuel Marsden College for club championship competitions.

Junior interclub competitions are held at the club and at Samuel Marsden College on Saturday and Sunday mornings during the summer season.

**4.6 KARORI LAWN TENNIS CLUB**

**Club Context**

Karori Lawn Tennis Club is located on Karori Road and has a history going back 100 years. The club owns the land on which its clubrooms and three courts are based. There are floodlights on one court.

**Club Territory and Membership**

This is a small tennis club compared to the Karori United Tennis Club and the majority of the members are local to Karori. The club currently has 87 members, the majority of which are juniors. There has been steady growth over the last five years from 49 members in the 2010/11 season due to growth in junior membership.

Karori Lawn Tennis Club 2016	
Junior affiliated membership	43
Senior affiliated membership	18
Total affiliated membership <sup>24</sup>	61
Total club membership <sup>25</sup>	87
Ratio of players to courts	29:1

**Court Space**

Due to the small membership base, there are no issues concerning access to court facilities. It is noted that the National Tennis Facility Strategy considers a sustainable club as having at least 30 members per court.<sup>26</sup>

Junior coaching is held after school through the week with junior club night on Friday nights while seniors meet on Tuesday evenings, Sunday afternoons and midweek on Wednesday mornings. Interclub competitions run by Tennis Central can be played depending on the number of interclub teams competing.

<sup>24</sup> Provided by Tennis Central

<sup>25</sup> Karori Lawn Tennis Chair report 2015

<sup>26</sup> Facilities Review: Tennis Facilities in Wellington City, October 2014, Lumin



#### 4.7 WELLINGTON WEST NETBALL CLUB

##### Club Context

Wellington West Netball runs the netball competition for primary schools in the western suburbs and is organised by representatives of the participating schools. Competitions are held on Saturday mornings from 8.30am – 12.30pm during terms two and three of the school year.

##### Club Territory and Membership

There are currently 12 schools participating in the netball competition and they come from the suburbs of Karori, Northland, Wilton, Kelburn, Te Aro, Wadestown and Clifton Terrace School in the Central City. The number of participating schools has ranged from 10 to 12 schools over the last five years.

Wellington West Netball 2016	
Participating schools	12
Registered Future Ferns (Yr 1-3)	75
Registered competition players	543
Registered competition teams	66

This year 66 teams involving 543 players played in the competition. The competition is for children in Year Four through to Year Eight (8 - 12 year olds). The number of participating teams peaked in 2011/2012 with 78 teams.

In addition to this, 75 players are registered for Future Ferns junior netball, which involves players in Year One – Three (5 -7 year olds). This is played at individual schools where the students are based either after school or on Saturday mornings depending on the school. The junior netball programme is currently run within schools although it was originally designed to operate at a single location.

Although only eight teams can play at any one time at the Victoria Karori Campus, there are often twice this number at the courts and surrounding area as teams arrive early to warm up prior to games, placing demands on playing space, parking and road traffic.

##### Playing Courts

The club utilises the four courts at Victoria Karori Campus and three courts at Samuel Marsden College from 8.30am until 12.30pm Saturday morning. The grades Year 4 – 6 are played at Victoria Karori and those in Years 7 – 8 are played at Samuel Marsden College.

#### 4.8 KARORI JUNIOR HOCKEY CLUB

##### Club Context

Karori Junior Hockey Club is the largest junior Hockey club in Wellington. It caters for primary school aged children up to Year eight.

Karori Junior Hockey Club 2015/2016	
Total junior members	183
Total teams	20

##### Club Territory and Membership

Membership of the club is growing and is now reaching maximum capacity for the club in terms of finding practice venues and managing the club.<sup>27</sup> Membership is drawn primarily from Karori and the surrounding suburbs of Northland, Kelburn and Wadestown and a few members from Ngaio and Khandallah. The club is considering

<sup>27</sup> Provided by the Karori Junior Hockey Club Administrator



zoning its membership in 2017 as a way to limit future growth of the club and encourage growth of other clubs.

**Training Grounds**

The club utilizes the grounds at Samuel Marsden College, Karori Normal School, and members also travel to Wellington College, Wellington Girls College, and Elsdon for practices and games.

**4.9 KARORI BOWLING CLUB**

**Club Context**

The Karori Bowling club is the only bowling club remaining in Karori following the closure of the Terawhiti Bowling Club, based at Karori Park. The club owns the land and is in a strong financial position. The greens are only used during the playing season, (September to April), and club play on Wednesday afternoons, Thursdays during February and March, and Saturday and Sundays (depending on competitions).

**Club Territory and Membership**

As with many bowling clubs, the club is struggling with declining membership. There are currently 40 financial members, some of which are social non-playing members. They are

Karori Bowling Club 2016	
Total club membership	40

actively trying to increase membership by running Mates in Bowls (MIB) during February and March and are working with schools such as Samuel Marsden College to increase exposure to a younger playing audience.

**External Use**

In addition to club use, the clubhouse is used by a local drama group several times a week and is hired out for functions.

**4.10 KARORI AMATEUR ATHLETICS CLUB**

**Club Context**

Karori Athletics provides a programme based on Athletics New Zealand’s programme to develop all round athletes. They operate during the summer season and offer club nights on Wednesdays, and coaching in Karori on Monday and Thursday evenings and Sunday mornings. During winter they run a casual ‘pack run’ for fitness from Karori Park.

**Club Territory and Membership**

The club is aimed at children aged 5 – 15 years. The majority of children come from Karori. Total membership for 2016 was 170 children and on most club nights they would normally have approximately 100 children.

Karori Amateur Athletics Club 2016	
Total club membership	170

**Training Grounds**

Home ground for the club is Ben Burn Park where they have a running track and long jump facility and a shed for storing equipment. They use the park Wednesday nights 6 –





7.30pm, Monday and Thursday 5.30 – 6.30pm and Sunday mornings. In addition to this they use Newtown Park for coaching by invitation once a week.

In the off season they have weekly cross country runs at Karori Park and a fitness session once a week at the Karori Recreation Centre.

**4.11 SCHOOL BASKETBALL LEAGUE**

A primary school basketball league competition is run through the Karori Recreation Centre on Tuesday and Friday nights. Participating schools include all four Karori schools, plus Otari and Wellesley.

Karori School Basketball 2016	
Year 5-6	10 teams
Year 7-8	16 teams
Number of players	208

**4.12 OSCAR GROUPS**

There are at least seven after school care programmes operating in Karori and the neighbouring suburbs of Northland and Kelburn. These programmes place heavy demand on facility availability between the hours of 3.30 – 6pm. The majority of OSCAR programmes are operated out of school and church halls.

**4.13 FORECAST DEMAND**

The following analysis is based on data collected as part of Sport New Zealand's 2011 Young People's Survey,<sup>28</sup> for students (5 to 18 years old) attending schools in main urban areas (population of 30,000+). Evidence indicates that half of all young people play sport for a club.

For the purposes of this analysis, the cohort of children aged 5 – 14 years has been selected, as the older teenagers are more likely to participate in school sport and recreation, and most Karori teens attend school out of the suburb. Karori has approximately 2,122 young people aged 5 – 14 years (Karori and surrounding suburbs<sup>29</sup> account for 4,806 young people).

<sup>28</sup> Sport NZ ((2011) Sport and Recreation in the lives of Young New Zealanders. Young People's Survey for students (5 to 18 years old) attending schools in main urban areas (population of 30,000+). Sport NZ, Wellington.  
<sup>29</sup> Karori and surrounding suburbs in this context to: Karori, Northland, Kelburn, Wilton, Highbury/Aro Valley



The table provides an analysis of the current participation patterns from across other urban areas in New Zealand, for each of the current clubs based in Karori.

Karori junior clubs			
	Current junior club membership	Pro Rata National club membership <sup>30</sup>	Have a go Karori
Athletics	170	-130	112
Basketball	208	-23	176
Cricket	250	-116	83
Dance	Various studios	269	119
Football	650	-336	282
Hockey	183	-68	117
Martial arts	Various groups	155	83
Netball	543	-318	189
Rugby	540	-271	242
Tennis	215	-7	170
<b>TOTALS</b>	<b>2984</b>	<b>-970</b>	<b>1572</b>
<b>Demand</b>	<b>High</b>	<b>High</b>	<b>High</b>

The information relating to 'Have a Go' identifies younger children who are likely to engage in introductory sessions at their local park or facility. The forecast numbers are based purely on the population of Karori, rather than the suburbs surrounding the area.

Sports clubs are performing well against national indicators when assessed for meeting local needs (Karori), with all achieving higher membership than the national indicators. There are still a number of young people who are interested in having a go at the sport or increasing their participation. They would be attracted to programmes such as holiday programmes, skill development and have-a-go days run by clubs and through schools.

All Karori clubs are exceeding the pro-rata membership levels expected from national data.

Karori clubs have in excess of at least 3,000 junior members, excluding dance and martial arts. Levels of participation are significantly higher than the national average with many more interested in having a go.

<sup>30</sup> Negative numbers indicate where the local club is exceeding the national average membership.



## 5 STOCKTAKE

This section summarises the current and planned facility provision in Karori and the surrounding suburbs of Kelburn and Northland. Each facility has been described in terms of its size, form and function and an assessment made of its capacity.

As part of the stocktake, an assessment of adequacy to meet current and future demands has been conducted.

The facilities identified and analysed are similar in function and form to those currently available on the Victoria Karori Campus including: tennis/netball courts, field/open space including cricket nets, gymnasium, dance room, hall/theatre and meeting rooms.

### 5.1 VICTORIA KARORI CAMPUS FACILITIES

The Victoria Karori Campus provides excellent facilities that are currently well utilised by the wider community. The main facilities used by the community include:

- **Tennis /netball courts:** The courts have dual use with markings for 4 netball courts/six tennis courts which are often used during weekends for social, competition and training purposes. The space is also used at weekends by teenagers for casual play and by families for activities such as teaching young children to ride bikes. Formal booked hours in 2015 was 386 annually, averaging 7.4 hours weekly.<sup>31</sup> Indications are that these are lower than they should be as Sunday tennis coaching alone is 7 hours weekly.
- **Practice field:** The field contains two cricket nets which are owned and used by the local cricket club. It has also been used in the past by cricket and football teams, the local school, and youth groups for social activities and sports. It is in poor condition and is unmarked. Formal booked hours in 2015 was 392 annually, averaging 15 hours weekly.<sup>32</sup>
- **Dance studio:** A modern dance facility this is fully utilised after school and evenings by local dance academy. Formal booked hours in 2015 was 905.15 annually, averaging 15 hours weekly over the year. The dance school however operates out of the studio six hours a day, five days a week during term time.
- **Mackie Gym:** This was used by Victoria University clubs, local schools and by a martial arts club for lessons and as a storage facility for their equipment. It is currently only used by the martial arts club by agreement of Victoria University. It contains changing facilities and meeting/classrooms. Formal booked hours in 2015 were 865 annually, averaging 16.6 hours weekly.
- **Allen Ward VC Hall:** This has been use by Karori Normal School to host concerts, hold end of year celebrations and dances. It is also used by local groups for one off events.

<sup>31</sup> Data provided by Victoria University.

<sup>32</sup> Average coverage six months only for cricket season



### 5.2 CURRENT PROVISION IN THE COMMUNITY

The impact of retaining or removing the Victoria Karori Campus needs to be considered in the context of other facility provision in Karori and the surrounding suburbs. Schools, churches and community/Council facilities are the biggest providers of indoor facilities available for community groups and clubs. A brief summary of the key community facilities in Karori and surrounding suburbs of Northland and Kelburn, their features and constraints is presented below. A comprehensive list of gyms, halls, dance rooms, meeting spaces and playing fields is included in the appendices. For the purposes of this report a hall has wooden flooring and a meeting space is a venue with carpet.

Venue location	Stage venues	Large sports hall (<300m <sup>2</sup> )	Medium Hall (100 – 300m <sup>2</sup> )	Small Hall (>100m <sup>2</sup> )	Dance Studio	Meeting spaces
Karori	6 <sup>33</sup> + 1 <sup>34</sup>	4	3	0	2	21
Total Karori and surrounding suburbs	9+1	5	3	1	3	25

### 5.3 COMMUNITY FACILITIES IN KARORI

The local community has available for their use a large range of spaces, the majority of which are associated with churches. The provision of facilities by church communities is vulnerable to the changing trends in church going as some traditional congregations merge or close due to reducing membership and financial constraints. Church sites should be monitored in the event they will be removed from the supply of facilities.

There are also various club facilities available for use by the wider community. Facilities range from sports halls and staged halls through to smaller meeting spaces. A detailed description analysis of the facilities and their use is included in the appendices.

- **Beauchamp St Chapel:** has a small carpeted meeting space that is used by a local drama club, fitness class and Toastmasters. It is used on weekends for church services.
- **Karori Baptist Church:** has two carpeted meeting spaces that are used by a wide range of groups including Guides, dance and drama groups, exercise classes and after school activities.
- **St Anslem's Union Church:** has a staged hall used by Brownies and a dance academy. It also has a separate meeting room which can access bathroom and kitchen facilities via the hall.
- **St Mary's Anglican Church:** has a staged hall and meeting room. The hall has been identified as earthquake prone and is closed to use. The meeting room is now used solely for the use of St Mary's after school care. The church foyer and church can be used by community groups for meetings.
- **St Ninian's Uniting Church:** has a staged hall (which is closed due to earthquake risk) and several meeting rooms. The church community has made space available in their area of worship to accommodate those groups that used their hall. Facilities are used by a wide range of groups including Guides, dance groups, exercise classes and after school activities.

<sup>33</sup> Two are unavailable due to earthquake risk.

<sup>34</sup> +1 refers to proposed Karori Events Centre



- **St Teresa's Catholic Church:** has a staged hall that is used during the day by the school and fitness groups and after school hours is hired by a local dance academy.
- **St Anne's Church, Northland:** has a small hall that is used for after school care, fitness classes and toy library. They also have a small meeting room available for use.
- **Scout halls:** there are two local scout halls owned by Karori West Scouts and 1st Karori Scouts, both of which are used four nights a week for scouting activities. They are also used on an ad hoc basis for weekend events.
- **West Roosters Rugby Club:** located in the neighbouring suburb of Northland, it has a club room and indoor turf. This is used by the club, preschool and school aged sport groups, and after school care.
- **Karori Bowling Club:** has a small club room which can be used by local groups. Currently used by local drama club several afternoons a week. It is used by the club during weekends and several afternoons and evenings a week during bowling season (September through to April).
- **Karori Bridge Club:** has a large split level function room which is available for hire outside of club meeting times. The club uses the facility three evenings and two afternoons a week.
- **Karori Sports Park:** the combined club rooms for the local cricket and football clubs, are split level, open plan rooms. Space is leased to a café and the room is used in the evenings by local groups such as Lions and the Rotary for their meetings

#### 5.4 COUNCIL FACILITIES

Wellington City Council currently provides a range of community facilities that service Karori and the surrounding suburbs:

- **Karori Recreation Centre:** has a large gym with a small basketball court and several community rooms. These are used for a range of sport, fitness and recreation activities provided by Council, community and private groups.
- **Karori Community Centre:** has a large meeting room and several smaller meeting rooms. These are used by a large range of community groups. The current configuration of this space does not fully meet the needs of the community and could be upgraded to better meet contemporary demands. Small meeting rooms are underused, and the youth centre could be redeveloped for multiple users.
- **St Johns Hall:** used by fitness groups, martial arts groups and church communities. It is managed by the Community Centre and is due for demolition and replacement by the Karori Events Centre.
- **Northland Community Centre:** has a large gym with a small basketball court and several meeting rooms. The space is used by a large range of community groups such as dance and sporting clubs, Scouts and after school care.
- **Karori Pool:** used by the community, swim school and local schools. It has a small car parking facility used by pool patrons and parents for school drop-off and pick-ups.



#### 5.5 SCHOOLS AND EDUCATION FACILITIES

A number of schools in Karori and the neighbouring suburbs have halls that are utilised by the community after school hours.

- **Karori West Normal School:** has a large hall with full sized basketball court. This is used by after school activities and is booked most evenings.
- **Karori Normal School:** has a smaller hall which has limited use by community groups. The school has recently renovated the hall and is cautious about hiring to non-school groups but have retained some groups that used the hall prior to the
- **Samuel Marsden College:** A private school with substantial facilities. They have an auditorium and cultural centre (old dining hall) available for hire. They have recently completed building a new wing and part of the space will be available for hire. Their full sized gymnasium is not available for use by independent groups, as a condition of their resource consent. They also have a dance studio which is used after school by a dance academy. User groups are charged fees for facilities, although these are modest<sup>35</sup>.
- **St Teresa's School:** does not have a school hall but use the hall attached to the church which is located on that same property.
- **Cardinal McKeefry School:** does not have a school hall.
- **Kelburn Normal School:** has a hall which is used by after school care and community groups such as dance and martial arts.
- **Victoria Kelburn:** has a stage venue which is used by the wider community for school productions, and dance shows; a large gym and dance studio.

#### 5.6 PLANNED FACILITY PROVISION

In addition to the facilities listed above, the Karori Events Centre, which is funded jointly by the community and Wellington City Council, is nearing the building stage with work expected to commence before the end of 2016. The new development, which will replace the St Johns Hall, will provide the community with an auditorium for approximately 200 people (theatre style seating) and meeting room. The anticipated users are those groups currently accessing St Johns Hall as well as local schools and community groups booking the space for one off events such as concerts, recitals and exhibitions.

St Johns Hall will be demolished after the Karori Events Centre has been completed.

St Mary's Anglican church is planning a new development to replace their church hall. Plans are still in the initial stages but the intention is to provide a special facility for their after school and pre-school operations and a room for community use.

#### 5.7 OUTDOOR SPORTS GROUNDS

There are two major forms of outdoor sports facilities in Karori: the sports fields and green spaces utilised by the sports codes of rugby, football, cricket and athletics, and hard court surfaces for tennis and netball.

<sup>35</sup> Wellington West Netball are charged \$400 per annum for the use of the courts for the Saturday netball competition.



### Sports fields

The major sports fields in Karori and the surrounding area are primarily provided by the Council and include:

- **Karori Park:** cricket and football. To preserve the grounds the football club does not use this as a practice field. The park also includes a perimeter track which is popular with walkers, runners and cyclists.
- **Artificial football turf:** former Terawhiti Bowling Club adjacent to Karori Park. This is scheduled for 2017 and will be a reduced sized pitch with lights.
- **Ben Burn Park:** cricket, football and athletics.
- **Ian Galloway Park:** cricket, rugby, summer football, BMX and skate park.
- **Boyd Wilson Field, Victoria Kelburn:** Artificial turf used for rugby, football and Ultimate.
- **Boyd Wilson Arena, Victoria Kelburn:** indoor turf facility used for rugby, rugby league football, and dodgeball.
- **Kelburn Park:** cricket, rugby and football.
- **West Roosters turf, Ian Galloway Park:** indoor turf facility used for rugby and pre-school sports.
- **Appleton Park:** not currently used by sports codes. This ground has current limitations including poor quality pitch, restricted parking provision which is used by commuters and visitors to Zealandia, and is located on a road with significant traffic load and no fencing.
- **Makara Peak Mountain Bike Park.**

Local schools in Karori also provide some green spaces and grounds that could be utilised by the community. None of these facilities have lights.

- **Karori West Normal School** has a football field and a artificial turf that has a tennis court and netball court markings.
- **St Teresa's** has a small grass field.
- **Karori Normal School** has a small grass field and an artificial turf with hockey, tennis and netball markings that is used by the Karori Junior Hockey Club.
- **Samuel Marsden College** has a grass field, two cricket nets and an artificial turf with hockey, netball and tennis markings which is used by the school and the Karori Junior Hockey Club.

### Courts

Courts are typically used for either tennis or tennis and netball combined. A summary of the available courts in Karori and surrounding suburbs is presented in the adjacent table. The supply of courts provided by Victoria Karori is highlighted. A more comprehensive list of all courts and their use is included in the appendices.

Venue location	Tennis	Netball	Dual use
Karori	24	12	17/11
Total Karori and surrounding suburbs	39	24	27/20
Victoria Karori	6	4	6/4
Percentage of Karori supply	25%	33%	
Net supply in Karori if Victoria Karori unavailable	18	8	12/9



- **Victoria Karori Campus:** the biggest provider of hard court surfaces in Karori. The courts are dual use with six tennis courts/four netball courts. This facility is currently used for both netball and tennis during weekends and after school all year round. They have off road parking available during weekends which is a major asset during competition days. The Wellington West Netball competition runs during terms two and three of the school year and involves 12 primary schools and 543 participants, and the Kelly Sport Summer Netball series runs in terms one and four and involves approximately 700 players.
- **Samuel Marsden College:** a major provider of hard court surfaces, with eight tennis courts (two of which are on turf) and five netball courts (including one on turf and one indoor). These courts are utilised during the winter by the Wellington West Netball competition and over the summer are used by Kelly Sport for the Summer Netball Series, Tennis Central for junior interclub competition games, Karori United Tennis Club for club competition matches. They can also be hired by the community and coaches for private use. The indoor court is not available for community use due to limitations of the resource consent.
- **Tennis Clubs:** The Karori United Tennis Club and Karori Lawn Tennis Club have three courts each. They are only accessible to club members via locked gates and are located on private land. There are also two smaller tennis clubs each with a single court and accessed via locked gates at Appleton Park and Weld St, Wadestown
- **Victoria Kelburn Campus:** has dual netball and tennis courts which are in average condition. There are three netball courts/four tennis courts and they are used for casual play and team practices by the University tennis and netball clubs.
- **Primary school courts:** A number of local primary schools have hard courts with netball and tennis markings. Most do not have tennis nets available or installed. Only five schools have two courts, (Kelburn Normal, Karori Normal, Northland, Cardinal McKeefry and Wadestown). All the other schools have one court, thereby being of limited use for competitions or high use.
- **Public tennis court:** in Northland adjacent to the Northland school.

#### 5.8 KARORI POOL

The Karori Pool services the western suburbs with most customers traveling by car to use the facilities. In addition to casual users, the facility offers a holiday programme that attracts an average of 227 swimmers per holiday and a swim school that averages 1,300 students per term or 5,198 per year. A private swim club also operates out of the facility. In 2015/16 there were 204,000 visits to the pool.

There is a significant issue surrounding the provision of parking in the vicinity of the Karori Swimming Pool and Karori Normal School, which is adjacent to the Victoria Karori Campus. There is a very small carpark for the pool patrons and street parking in the area is already well utilised with pressure on street parking from teaching staff, parents, pool staff and pool patrons. Pinch points are at school drop off and pick up times, occurring immediately after school until early evening when swim school programmes are operating.

The school has initiated a 'kiss and drop' zone that has alleviated some, but not all pressure in the mornings, but afternoon pressure has resulted in parents using the pool carpark for school pickup, with some parking illegally and increasing the risk to pedestrians. Parking in the pool carpark is at capacity and any ability to increase provision of parking would be beneficial.





Parking pressure for pool patrons is occurring at the following times

Day	Time	Parking availability	Cause of pressure
Monday to Friday	6am-9am	Pool carpark - heavy loading	Adults and swim club members
Monday/Wednesday/ Friday	9am – 11am	Pool parking at capacity Street parking heavy loading	Adult, elderly and pre-school pool patrons
Monday – Friday (school terms)	2.45pm – 6pm	Pool parking at capacity Street parking at capacity	School aged and families
Monday – Friday (school terms)	6pm – 7.30pm	Pool parking at capacity Street parking heavy loading	Teens and adults
Monday, Tuesday, Thursday	7.30pm – 9pm	Pool parking at capacity	Adults; families on Tuesday due to Club night.
Weekend mornings	8am – 1pm	Pool parking at capacity Street parking at capacity	Preschoolers, school aged and families
Weekends	2pm – 5pm	Pool parking at capacity Street parking at capacity	school aged and families
School holidays Monday to Friday	9am – 12pm	Pool parking at capacity Street parking heavy	school aged and families

#### 5.9 SUMMARY OF SUPPLY

Removal of the Victoria Karori supply of facilities will have implications, particularly for sports and users of the courts, cricket nets, dance room and gymnasium. In addition to removal of supply, the displaced users will add to the already high levels of demand. Removal of the college facility will cause dispersal of supply.

The following planned facility developments will have an impact on the current supply:

##### **Karori Events Centre (2016-17)**

- Additional space will be gained and the venue will suit a wider group of users due to its adaptable space and wooden flooring. There is some supply for new users but the current users of St Johns will move to this venue.
- Some ad hoc users of Allen Ward VC Hall will be accommodated.

##### **Karori Park Artificial Turf (2016-17)**

- Remove programmed demand on the Victoria Karori field
- Could reduce the wet weather bookings made for some teams at the Mackie Gym.

##### **St Mary's Anglican Church Community Centre (timing not available)**

- Current users of the hall are the St Mary's community programmes
- These users will move to the new hall
- No additional supply to the community.



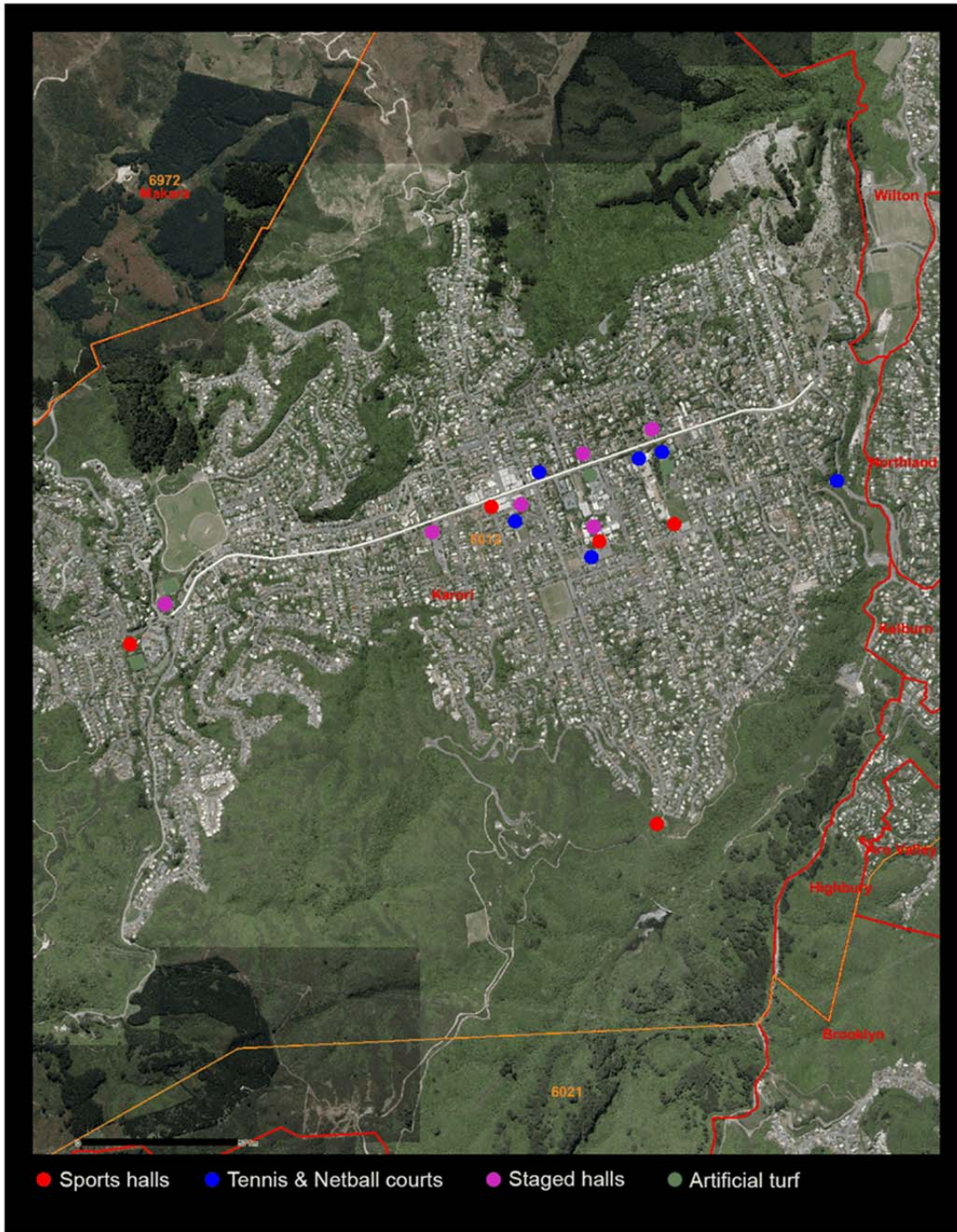
#### 5.10 COMPARISON OF PROVISION WITH OTHER SUBURBS

The Needs Assessment report on Alex Moore Park, Johnsonville<sup>36</sup>, indicated that as with Karori, the major providers of indoor facilities are schools and churches with some provision by community and Council.

Key provision of sports halls and community courts in the areas of the community is as follows:

- |                               |  |
|-------------------------------|--|
| Northern suburbs:             | <ul style="list-style-type: none"><li>• Tawa – three public tennis courts available at Redwood</li><li>• Tawa Recreation Centre</li><li>• Nairnville Recreation Centre, Khandallah</li><li>• Newlands College courts</li><li>• Secondary schools with sports halls at Newlands, Onslow, Tawa.</li></ul>  |
| Southern and Eastern suburbs: | <ul style="list-style-type: none"><li>• ASB Sports Centre, Kilbirnie</li><li>• Hataitai Park courts</li><li>• Kilbirnie Recreation Centre</li><li>• Chinese Stadium, Newtown</li><li>• Rangimarie tennis courts</li><li>• Cog Park tennis court</li><li>• Secondary schools with sports halls at Rongotai, Scots, St Pats, St Catherine's.</li></ul>                                 |
| Central suburbs:              | <ul style="list-style-type: none"><li>• Queen's Wharf</li><li>• Indoor sports adjacent to the stadium, Pipitea</li><li>• Indoor Sport (Te Whaea), Mount Cook</li><li>• Anglican Chinese Centre, Thorndon</li><li>• Renouf Tennis Centre</li><li>• Secondary schools with sports halls at Wellington Girls, Queen Margaret, St Mary's, Wellington College, Wellington East.</li></ul> |

<sup>36</sup> Alex Moore Park Needs Assessment, Lumin, December 2015





## 6 VICTORIA CAMPUS UTILISATION AND DEMAND

The Victoria Karori Campus has five major facilities that are utilised by the residents of Karori and surrounding suburbs. The level of facility use varies from ad hoc use of the hall to heavy demand of the courts and dance studio. Users of the facilities range from formal organised sports groups through to informal social and community use. The courts and green spaces are open for unimpeded access by the community and at times can be used without a formal arrangement.

All facility user groups pay fees to use these facilities, with the exception of Tennis Central who take responsibility for putting nets up and down and basic court maintenance.

The University has moved all services from this campus to the Kelburn Campus and student clubs and groups no longer access the facilities at the Karori Campus.

Venue	Use	Booked hours 2015 <sup>27</sup>
<b>Netball and tennis courts</b>	Wellington West Netball Competition	386 hours per annum
	Kelly Sport Summer Netball Series	7.4 hours per week
	Tennis holiday programmes	
	Tennis Coaching	
	Junior tennis games and team practices	
	Karori Normal School Netball team practices	
	Karori Normal School class PE sessions Casual community use	
<b>Practice nets and fields</b>	Karori Junior Cricket team practices	392 hours per annum
	Little Dribblers	15 hours per week <sup>38</sup>
	Karori Normal School cricket trials	
	Karori Normal School class PE sessions	
<b>Dance Studio</b>	Fiona Haines Dance Academy	905 hours per annum 17.5 hours per week
<b>Mackie Gym</b>	Karori Taekwondo Club	865 hours per annum
	Waterside Karori Football Club	16.5 hours per week
	Boost Netball Holiday Academy	
	Karori Normal School PE sessions	
	Samuel Marsden College Basketball	
	Wellesley basketball training	
	VUW sports clubs	
<b>Allan Ward VC Hall</b>	Karori Normal School assemblies and ad hoc events	
	Community one off events	

<sup>27</sup> Based on Victoria University booking data

<sup>38</sup> Averaged over six months cricket season



The booked hours reflect regular users of the spaces, so actual usage is in excess of these hours. The weekly average is taken over 52 weeks of the year and could potentially be higher than this given many activities do not run over holidays.

## 6.1 COURTS

These courts are dual purpose marked for four netball courts/six tennis courts.

### Netball

The biggest demand for these facilities is during winter when the Wellington West Netball competition is held. The competition runs from May until September and is split between the Victoria site and Samuel Marsden College on Saturday mornings from 8.30am until 12.30pm. At the Victoria site alone, there will be at any one time eight teams with on average eight girls playing, i.e. 64 girls (approximately 320 participants each Saturday). In addition to this, teams for the next round will be arriving before their scheduled game start time for warm up practice doubling the number of players in the immediate vicinity at any one time.

Kelly Sports uses the netball courts for their Summer Netball Series during term 4 and term 1 of the school year. This netball competition utilises the courts at Samuel Marsden College and the Victoria campus from 3.45pm until 7.15pm on Friday evenings and involves approximately 700 players across 82 teams.

### Tennis

The Karori United Tennis Club use the tennis courts for junior games, team practices and coaching, and holiday programmes. During the peak season of October to March two courts are used for coaching six days a week totaling 21.5 hours per week, reducing to Sunday coaching only during winter for 7.5 hours a week. In addition, holiday programmes are run winter and summer on average 18 hours a week. There are on average eight players involved per hour. It is difficult to quantify use for team practices as team managers arrange this independently.

### Physical Education

Karori Normal School uses the courts for PE during the day, with some teachers using it weekly while others would use it 5 or six times a term involving approximately 30 children each time. When the school undertakes 'team' activities at the court there are approximately 90 – 100 children participating. Some of the school netball teams hold their team practices at lunchtimes at the Victoria courts as their own court space is needed for independent play by school children.

### Casual Use

The courts are often used by the wider community for social tennis, playing ball and as a space for young children to ride bikes, scooters etc. Community groups have also used it for one off activities. It is rare for the courts to be empty during the weekend over summer.

## 6.2 PRACTICE FIELDS AND CRICKET NETS

The campus has a small practice field accessed from Campbell Street. Located on the field are two cricket nets that are owned and maintained by the Karori Cricket Club. The cricket club uses the space during summer season for junior team practices. In 2015 approximately eight junior teams practiced in this space each week, totaling 392 hours of use, which equates to approximately 19.5 hours per week during the summer season.



Karori Normal School uses this space for PE during the week with some teachers using it weekly while others use it 5 or 6 times a term. The school has also used it for Year 7/8 cricket trials and practice.

The field is also used by Little Dribblers one hour a week during the weekend involving 27 children and has been used for one off activities by the local youth groups. Children frequently use this space for informal play.

### 6.3 MACKIE GYM

The Karori Taekwondo Club hires the Mackie Gym for training and storing their equipment. This is very important to the club, as it is difficult to find venues that are able to store equipment. The club uses the gym two evenings a week and Sunday mornings with occasional weekend use for grading events.

Other non-university users of the gym include Karori Normal School on an ad hoc basis, Wellesley School and Samuel Marsden College for basketball training, Waterside Karori football team and Boost netball. The total hours of booked time in 2015 was 865 hours, or an average of approximately 16.5 hours per week.

Three University groups used the gym in 2015 for fencing, martial arts and recreation.

### 6.4 DANCE STUDIO

The dance studio is exclusively used by the Fiona Haines Dance Academy from 3.15pm until 9.15pm weekdays. In 2015 the studio was booked for 905 hours, or an average of approximately 17.5 hours per week.

The dance academy also utilises another hall in Karori and has 286 dance students.

Karori Normal School has also used the dance studio during the day for dance splash practices involving 90 children.

### 6.5 ALLEN WARD VC HALL

Community groups have used the hall on an ad hoc basis for performances, recitals and dances. GirlGuiding Karori has used it for district events involving up to 100 girls and Karori Normal School has used it for assemblies, end of year celebrations and dance splash practices as their hall is too small for larger gatherings.

### 6.6 SUMMARY

Current formal demand on Victoria Karori facilities is by 980 people on average per week, with use during both summer and winter, primarily in the afternoon, evening and weekends. This is when peak demand is occurring in other facilities. The impact of removing these facilities from supply will displace 15 formal user groups that require 2,548 hours of access to meet their current needs.<sup>40</sup>

Weekly use	Summer	Winter	School
Tennis courts	172	56	90
Netball courts	350	320	
Dance Room	143	143	45
Mackie Gym <sup>39</sup>	120	120	30
Nets and field	90	57	30
<b>Total</b>	<b>875</b>	<b>696</b>	<b>195</b>

<sup>39</sup> Estimated use

<sup>40</sup> Based on data provided by VUW



## 7 CAPACITY ANALYSIS

This section identifies capacity and constraint issues within Karori and the surrounding suburban area including Council, education and community facilities. The analysis is based on the facility stocktake, utilisation, user demand and community needs assessment.

A summary of supply with the consequences of removing Victoria Karori Campus facilities is presented and demand assessed for casual, club and competition purposes.

Victoria University has 30,000 students and approximately 5,000 staff who have access to one sports hall, a dance room, fitness centre, long room, tennis and netball courts and the Boyd Wilson turf. These are all heavily used. A recent survey<sup>41</sup> of university clubs highlighted lack of access to venues as a key issue.

### 7.1 COURTS

#### Supply

Karori and the surrounding suburbs of Kelburn, Northland and Wadestown have a total of 24 netball/38 tennis courts. By removing the facilities at the Victoria Karori Campus there will be 20 netball/32 tennis courts. Most of these courts are located on school properties or at tennis clubs.

#### Casual court use

The Victoria Karori courts provide accessible spaces that enable local social or casual play of netball or tennis. Courts at Karori Normal School are locked outside of school hours to protect the turf. There is only one court at Karori West Normal School, which has dual markings but no tennis nets. St Teresa's School removes their goal posts during the weekend precluding netball and does not have tennis markings. Samuel Marsden College courts are accessible out of school hours but are located on private property and bookings need to be made. Community access to tennis club courts would be precluded as all clubs require membership.

### NETBALL

#### Competition netball use

In Wellington City, netball hubs for primary school netball competitions are located at Hataitai courts, Newlands Intermediate and Newlands College, and the Karori hub of Samuel Marsden College and Victoria Karori Campus. With the exception of Samuel Marsden College, most of the local schools have only one or two courts, which is not enough at any one location to hold netball competitions for significant numbers of participants.

The Victoria Karori Campus, combined with Samuel Marsden College, is the only site with sufficient quantity of courts to hold the Wellington West Netball competition in one locale. The benefit of the joint location is the close proximity to each other enabling families with similar aged children to participate easily. The only other sites that could be used are the remaining participating schools and of those only five have two courts, and the remaining schools all have one court. If the Netball competition could no longer access the Victoria Karori Campus, the competition would be required to be played over

<sup>41</sup> VUW Clubs Review 2016, Lumin unpublished



a minimum of three locations, or alternatively the competition rounds would need to be played longer into the afternoon. Individual schools currently host their own Future Ferns coaching after school and on Saturday mornings involving Year 1 – 3 students.

Kelly Sport also run their Summer Netball series at the netball hub of Samuel Marsden College and Victoria Karori Campus involving 700 players.

The Victoria Kelburn Campus, has three courts, but parking and pedestrian access to the courts for the number of players involved is not ideal especially given the age of the players and many of the players have younger siblings with them. Traffic congestion in this area would also increase during this time if the netball was to be relocated to this venue.

#### **Issues**

An impact of having a concentrated number of players in the one area is the issue of transport and parking facilities. As four of the 12 participating schools are Karori schools, currently a number of players and their families are able to walk to the courts, reducing traffic load. An advantage of the current location is the good provision of parking for those players who travel by car. Schools with two netball courts (Karori Normal, Kelburn Normal, Northland, Cardinal McKeefry and Wadestown schools), and possible locations for future games have limited capacity to provide safe, ample parking for the number of players involved and their families.

If the competition was to be split between three or more locations another issue would be the requirement to have officials at all locations overseeing issues that may occur, managing timekeeping, providing qualified first aiders etc. increasing in the pressure on volunteers.

#### **Options**

While there is capacity at Samuel Marsden College at times other than currently used for the Wellington West Netball competition, (Saturday afternoons, Sundays) this would require a reconfiguration of the way the netball competition is played and the management of the competition.

Access to the other large court facility with capacity, Karori Lawn Tennis, would require netball markings on a tennis court and therefore this solution is unlikely. This option is also unusable for Kelly Sport Summer Netball Series, as the use would conflict with tennis use in summer.

If the facility is unavailable for summer netball, the only option would be to spread the competition over multiple locations or cease or reduce the scale of the competition.

#### **TENNIS**

##### **Tennis Courts**

The two major tennis clubs in Karori, both have three courts. There are also two small clubs with one court. All clubs have member only access and use their courts year round. All clubs operate very independently and the major clubs run coaching programmes for juniors.

The combined ratio of players to courts for the two major clubs is 63:1, compared to the National Tennis Facility Strategy recommended ratio of 30:1, and the Wellington





average of 50:1.<sup>42</sup> This indicates that there is an undersupply of tennis courts at the Karori clubs.

Samuel Marsden College also has a high number of tennis courts however this is a private school on private land. The Karori United Tennis Club occasionally uses these courts for club competitions.

With the exception of the Victoria Karori courts, access to courts on public land for Karori residents for casual play is not possible without leaving the suburb.

The Eastern suburbs and Northern suburbs are well catered for casual tennis. Public access to courts for casual play located in other areas of Wellington (excluding school courts) include three courts in the Northern suburb of Tawa, 14 courts at Hataitai, 18 courts at the Renouf Centre (at cost), three courts at Rangimarie, Island Bay and a single court in Northland and Cog Park, Evans Bay. There are also two courts in poor condition at Makara. In addition to these courts are school courts including eight courts at Newlands College. In contrast the only casual tennis options in or near Karori are at Northland.

#### Options

Casual tennis could be facilitated through:

- negotiating access to existing club facilities (particularly Karori Lawn Tennis and Wyncourt) although these are less available over the summer due to club use
- providing tennis nets on booms at some of the schools and enabling access (Karori Normal, Karori West) and /or creating new markings and providing booms at St Teresa's
- establishing an agreement with Samuel Marsden College for community use.

Tennis coaching could be facilitated by establishing an agreement with Samuel Marsden College and Karori Normal School.

## 7.2 SPORTS FIELDS AND CRICKET NETS

### Supply

The Victoria Karori Campus field and two cricket nets contribute to the supply of practice facilities, particularly for junior cricket.

Ben Burn Park is at capacity during winter months with football practice and games, however the capacity could be extended if there was lighting. This is unlikely given the proximity to housing. During summer, Karori Amateur Athletics Club and Karori Junior Cricket Club use the park for training and practice.

The three local primary schools of St Teresa's, Karori West Normal and Karori Normal school all have small fields that are not used to full capacity out of school hours. Karori Normal and Karori West Normal have small turf spaces that enable all weather use, however the Karori Normal School turf is not currently accessible to casual use.

<sup>42</sup> Facilities Review Tennis Facilities in Wellington City, October 2014, Lumin



Samuel Marsden College has a football field and two cricket nets for use by school teams. These are occasionally used by outside groups, however as the ground by the nets is not in good condition use is limited as much as possible. The local cricket club has used the nets in previous years for practice when a team member or coach had an association with the school. The college also has an artificial turf that is multi use for hockey, tennis and netball.

Appleton Park is a very underutilised park with the potential for further development and use. It is however on the periphery of a number of suburbs, and not well suited for easy walking for children in particular. It is also situated on a former landfill site, which causes ground subsidence and drainage issues.

#### Practice

Capacity at practice grounds for cricket and football is already at maximum levels in Karori during the peak training times.

During winter many football teams are already travelling out of Karori to practice grounds in Khandallah, Wilton and Newtown as the use of Ben Burn Park is at capacity and practice is not undertaken at Karori Park. Some of the pressure will be alleviated when the new artificial football turf by Karori Park is developed and floodlighting provided. The utilisation of the new turf is already planned to operate at full capacity during the winter months, with tentative bookings already made. Waterside Karori do not currently use the field at Karori Victoria so the potential removal of this ground will not make a major impact on them. Retaining this ground with a view to improving it would be of benefit.

To provide good quality practice grounds for junior cricket with access to cricket nets is essential for both player and game development. Cricket nets in Karori are at Karori Park, Victoria Karori Campus and Samuel Marsden College. The nets at Karori Park and Victoria Karori Campus are fully utilized during the peak training times in the late afternoons and evenings. If the nets at Victoria Karori Campus were to be lost, a new location for nets would need to be established or wider community access to improved nets at Samuel Marsden College.

#### Options

The most significant gap that would be created if Victoria Karori Campus was removed from supply are the two cricket nets. Options for meeting this change in supply include relocating nets to:

- Karori Normal School on either the grass field or turf, although this would compromise the use of the courts for netball, hockey and tennis
- Ben Burn Park, although this would compromise the athletics infrastructure
- Appleton Park adjacent to the Wyncourt Tennis Club
- Green space adjacent to Karori Park Artificial Turf
- Karori Lawn Bowls
- Samuel Marsden College existing nets improved and made available to the community, and adding to supply

Increased supply of spaces could be created through negotiating community use to the Karori Normal School turf.



### 7.3 HALLS

#### Supply

Karori and the surrounding suburbs are well supplied with halls from churches, schools, Council and community organisations. For the purposes of this report the analysis of the halls has been divided into sports halls, stage venues, medium halls and small halls. The definition of a hall is a venue with a wooden floor with other spaces described as meeting rooms<sup>43</sup>.

The peak times for hiring venues are after school Monday to Friday and evenings Monday to Thursday.

Overall the capacity for hall venues is very tight, with minimal availability for new permanent bookings. The majority of the spaces are booked by dance academies, martial arts and fitness groups, and after school care groups. With the exception of after school care, all other users require the use of a venue with a wooden floor. The after school care groups using the halls are usually associated with the owner of the hall such as schools or church communities.

A Needs Assessment Report carried out in 2006<sup>44</sup> identified that in the medium to long term future there will be greater demand for hall use in Karori and if the community hall and St Johns hall were to be lost there would be a shortage of hall space. It was recommended that this could be mitigated if the Victoria Karori Campus makes more of its space available to the community. Since the 2006 report, Karori has lost the community hall (demolished) and three church halls (St Phillips, St Ninian's and St Mary's) due to sale and safety. A subsequent report carried out in July 2014<sup>45</sup> identified that there is a shortage of community hall space in Karori and the surrounding suburbs due to the loss of the above facilities and the lack of access to affordable facilities at Victoria Karori Campus.

#### Sports Halls

Sports halls are facilities that enable ball sports such as basketball, badminton, table tennis, futsal and netball to be played and are large enough to have a basketball court. Sports halls in Karori are operating at close to full capacity overall and are at full capacity during the peak times of after school and the evenings Monday through to Friday. Only two halls, Samuel Marsden College gym and Karori West Normal School hall, have full size basketball courts.

There are five sports halls in the wider Karori community including one at the Victoria Kelburn Campus and the Mackie Gym at the Victoria Karori Campus. Of the five sports halls identified, only two are readily available for the community to use. The sports hall at Samuel Marsden College is not available for use outside of the immediate school community due to a condition in their resource consent. This leaves the gym at the Karori Recreation Centre and at Karori West Normal School. Both these facilities report to being at full capacity for permanent bookings, but have some time available for one off bookings. The Recreation Centre has some booking space available at varied times for half court use, which would require the overall space to be shared with another group. Most bookings are for long-term use, covering at minimum a school term, at most the full year.

<sup>43</sup> See appendices for details

<sup>44</sup> Karori Community Hall Needs Assessment, September 2006, O'Regan and Lynch

<sup>45</sup> Karori Community Hall, July 2014, I Doig – ID Marketing



The Northland Community Centre, though listed as a staged venue, can also operate as a sports hall as it has four badminton courts and a small basketball court marked out and is over 300m<sup>2</sup>. This venue is also operating at full capacity during the peak times after school and evenings Monday to Friday. There is spare capacity available in the weekends.

There is no availability within sports halls for new permanent, weekly bookings during peak times precluding any user groups that could be displaced from the Victoria Karori Campus. Changing demographic profile, particularly Asian population will increase demand for sports halls.

#### **Stage venues**

There are currently five medium sized halls/staged venues within the Karori suburb, most of which are provided through the churches and schools. Of the five, two (St Ninian's and St Mary's<sup>46</sup>) are closed as they are earthquake prone and the owners are assessing the viability of their future. Prior to their closure, both halls were fully booked; one was dedicated to after school care while the other was booked during peak times by a dance academy. The remaining three are all operating at full capacity at peak times after school and evenings Monday to Friday, with no space for new, permanent bookings. Space is available for flexible, one off bookings at weekends or bookings after 9pm at night.

In addition to these venues there is also the Allen Ward VC Hall at Victoria Karori Campus and the Samuel Marsden College Auditorium, both of which are available for one off bookings. These venues have capacity but they are limited in their type of use. The Samuel Marsden College Auditorium has permanent tiered seating with a small floor space. The Allen Ward VC Hall is more flexible in its use, however sporting activities are precluded.

The proposed Karori Events Centre will provide space that can be used both as an auditorium and venue for community groups, low impact, group exercise classes etc. In the long term it will not provide significant additional space as it is envisaged that current users of St Johns Hall will transfer to the new venue once St Johns Hall is demolished. This hall is not used to full capacity so there will be some room for additional users.

#### **Medium size halls**

In Karori there is a scout hall and a school hall in this category. These halls are not operating at full capacity but have issues over their availability. The Karori Normal School hall has recently been refurbished and the school is cautious about its wider use. It is currently hired out one afternoon and three nights a week.

The scout hall is used 4 nights a week for their meetings, however use is normally limited to a maximum of 2 hours per night. Weekend use occurs on an ad hoc basis. There is some scope to increase the use of these facilities.

#### **Small halls**

There is only one small hall in the wider community, St Anne's in Northland, which is used three nights a week. There is limited capacity for additional use.

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<sup>46</sup> St Mary's are currently planning a rebuild of their community spaces (hall, meeting room etc). A meeting room will be available for wider community use, but the replacement hall will be dedicated to after school care.



#### Dance studios

There are three major dance academies in Karori and they dominate bookings at local church halls and dance studios. One dance academy has sole rights to the dance studio at Samuel Marsden College as they have a financial investment in the facility. Another is the sole user of the dance studio at Victoria Karori Campus in addition to fully booking a church hall. The third academy uses a church hall in Kelburn and in Karori. The displacement of the Victoria Karori Campus dance studio will have significant impact on the dance academy using the facility. If the dance academy was to book the new Karori Events Centre, they would dominate the venue to the exclusion of other users and the current users of the St Johns Hall would be displaced once that facility was demolished.

#### Demand

Sports halls, medium halls and dance studios are highly used after school and in the evenings by dance academies, martial arts groups after school programmes and sports codes. Daytime use typically focuses on exercise programmes.

Changing participation profiles will drive up demand for indoor spaces.

Loss of the Mackie Gym and Dance Studio will displace approximately 11 user groups with 37 hours of use per week. There is no capacity for this to be met by existing facilities in Karori.

The users of the Allen Ward VC Hall could potentially use the new Karori Events Centre, as most of these bookings are ad hoc.

#### Options

There is a complex supply of sports halls and other venues in Karori, with challenges surrounding most of these. The few options available include a combination of the following:

- Supporting St Ninian's to conduct earthquake strengthening on its hall which would be suitable for dance, martial arts and exercise
- Negotiate a change in resource consent for Samuel Marsden College enabling their sports hall to be used for indoor sports
- Support Karori Normal and Samuel Marsden College to make their facility more available outside of school hours
- Support the 1<sup>st</sup> Karori Scout Groups to make their facility more available
- Negotiate ongoing use of the Victoria Karori Mackie Gym and dance room
- Assess the ease of subdivision and impact on the rest of the site
- Assess land values should this occur.

#### 7.4 MEETING ROOMS

There is a good supply of meeting rooms of varying sizes in Karori. There is plenty of capacity for additional use of the smaller style meeting rooms, however larger rooms that can be used for low impact, group fitness activities and after school activities is at capacity after school and in the evenings.



Large meeting spaces such as the Karori Bridge Club and Karori Baptist Church have limited capacity available and the Karori Sports Club at Karori Park is limited in its use due its layout and having a café on site.

#### 7.5 KARORI SWIMMING POOL

The Karori Pool shares a boundary with the Victoria Karori Campus. A pedestrian access linking the pool to Campbell Street is close to this boundary and it is important to ensure this access is not lost. Also of concern for the pool is the issue of parking. There is an opportunity for the pool to access land to increase the amount of parking available to pool customers.

##### Options

- Ensure public access to Campbell Street is maintained and potentially upgraded
- Acquiring land for use by the pool for parking.

#### 7.6 KARORI BOWLING CLUB SITE

In addition to the current facility provision, land that could have high potential for inclusion in the overall facility network and be strategically important to the community for recreation purposes is the land currently occupied by the Karori Bowling Club and Beauchamp St Chapel. This is a significant piece of flat land in central Karori and shares a boundary with the Karori United Tennis Club. Consideration of the potential use of land should be made if ownership of this land was to change due to continued reduction in membership of the bowling club and church community.

#### 7.7 DISPLACED DEMAND

Any closure will drive some users to other facilities. There will be complications particularly for single use venues such as the Wellington Renouf Centre where accommodation will need to be made to cater for additional users with different demands. This will require adjustments such as providing for multiple line marking if the courts were to be used for netball.

It should be noted that most facilities are already used to capacity at peak times.



## 8 PRIORITIES FOR THE FACILITY NETWORK

This section outlines the current issues with the facility network and likely implications regarding loss of community access to the Victoria Karori Campus and its facilities.

Priorities for the community based on current and forecast demand are discussed below.

### 8.1 COURTS

Key issues with the current supply of courts are:

- Lack of available space for netball competition
- Reduction in space for tennis competition and coaching
- Vulnerability of tennis courts for casual play.

There are options available to increase opportunities for casual play, but these hinge on the provision of tennis nets/booms that enable easy configuration of spaces. In addition, infrastructure such as 3x3 basketball and netball hoops available in a range of locations will increase casual use.

Discussions with existing court providers (Karori Lawn Tennis, Samuel Marsden College, St Teresa's and Karori Normal School) would be required to change access, markings and provision of appropriate equipment.

The easiest option will be resourcing the Karori Normal School with nets to enable use of their turf, and negotiating community access to the turf facilities. There is no use of this ground for hockey competition due to the slope of the ground. Longer term, there could be discussion about refurbishing the Karori Normal School Katherine Mansfield Courts to enable them to be used for more formal participation.

### 8.2 SPORTS HALL

There is an increasing trend to move sport indoors e.g. netball, coupled with growing demand for sports that are typically based in sports halls (badminton, basketball, martial arts).

Any removal of three indoor spaces (Mackie Gym, Allen Ward VC Hall and the Dance Studio) will displace a considerable number of users into an already under-supplied community.

Consideration should be given to:

- Increasing access to existing indoor sports halls (Samuel Marsden College)
- Move some existing users to other facilities in local suburbs (Roosters Rugby Club Rooms)
- Assessing relocation of the Mackie Gym.



### 8.3 FIELD/NETS

The small field situated at Victoria Karori Campus is not a significant contributor to the general supply, and issues associated with its unavailability will not be material. The development of the all-weather turf at Karori Park will compensate this.

Of more significant issue is the removal of two highly used cricket nets. Options for this include:

- Development of nets at Karori Normal School, adjacent to the Karori Park Artificial Turf, Appleton Park or Ian Galloway Park
- Increased access to improved quality nets at Samuel Marsden College.

Ideally, there would be increased community access to nets in central Karori, enabling children to walk safely to these facilities for practice.

### 8.4 SMALL HALL/STUDIOS

There is increasing demand for the use of halls for fitness groups and martial arts groups. The increase in the mid-age and active older persons age group will drive demand for indoor exercise spaces.

Options could include:

- Supporting the local scouts to enhance their hall for use after school
- Supporting St Ninian's with upgrading their hall to meet earthquake standards
- Supporting Karori Normal School to increase the availability of their hall to the community.

The loss of the dance studio will be significant for the current user as there is no spare capacity within Karori. However dance academies are commercial operations in a highly competitive environment and provision of an alternate facility is outside the mandate of the council.





## **9 SUMMARY**

Residents of Karori and the surrounding suburbs are highly active with local clubs and sporting groups having high levels of sport participation.

Demand on existing facilities in Karori is high, with the majority of facilities already operating at capacity during peak times. Pressure on facilities has been amplified due to the removal of fully utilised facilities over the last five years due to sale or earthquake assessment. The displacement of groups currently using the Victoria Karori Campus will place a strain on the already saturated demand for facilities, and some users will have no option for relocation.

The facilities at Victoria Karori Campus play a critical role in the overall facility provision for Karori and western suburbs and the removal of these facilities will have a major impact on the wider community.

There is a need for additional provision of sport halls, venues for martial arts/fitness groups to meet, courts and cricket nets. Some of this provision could come from local schools and scout hall however there is not enough capacity to fully replace the potential loss of the Victoria Karori Campus facilities.

The potential displacement of the court users and practice cricket nets is a major challenge.

For the current and future users of the facilities, the retention of the Victoria Karori Campus community facilities, specifically the courts, cricket nets, Mackie Gym and car parking next to the Karori Pool and courts would be the ideal solution. These facilities are all stand alone facilities as they are separate from the rest of the campus and could be easily legally separated from the remaining property.



## 10 APPENDICES

### 10.1 COMMUNITY FACILITIES

Key: *Large sports hall: venue with wooden floor >300m<sup>2</sup>*

*Medium hall: venue with wooden floor 100m<sup>2</sup> – 300m<sup>2</sup>*

*Small hall: venue with wooden floor <100 m<sup>2</sup>*

*Meeting space: venue with carpet*

Venue provider	Venue	Hall	Meeting rooms
<b>Churches</b>	St Teresa's Church	Stage venue	
	St Anslém's Church	Stage venue	1 x medium
	Beauchamp St Chapel		1 medium
	Karori Baptist Church		2 x large rooms
	St Anne's Church	Small hall	1 x small
	St Ninian's Church	Stage venue (closed)	3 x medium 1 x small
	St Mary's	Stage venue (closed)	1 x medium
<b>WCC/Community facilities</b>	Northland Community Centre	Stage venue /sports hall	2 x medium
	Karori Community Centre		1 x medium 3 x small
	St Johns Hall		1 x large
	Karori Events Centre (planned)	Stage venue	1 x small
	Karori Recreation Centre	Large sports hall	2 x medium
<b>Schools and education providers</b>	Karori Normal School	Medium hall	
	Kelburn Normal School	Stage venue	
	Karori West Normal School	Large sports hall	
	Marsden School	Staged venue Large sports hall Medium hall Dance studio	
	Victoria Campus, Karori	Stage venue Sports hall Dance studio	
	Victoria Campus Kelburn	Stage venue Sports hall Dance room	
<b>Scouts</b>	1 <sup>st</sup> Karori Scout hall	Medium hall	
	Karori West Scout hall		1 x medium
<b>Club facilities</b>	Karori Bridge Club		1 x large room
	West Roosters Rugby Club		1 x medium
	Karori Bridge Club		1 x medium



**10.2 COURTS**

Venue	Tennis courts	Netball courts	Dual use
Victoria Karori Campus	6	4	Yes
Samuel Marsden College	8	4 outdoor / 1 indoor	Yes
Karori Normal School	2	2	Yes
Karori West Normal School	1	1	Yes
St Teresa's School	0	1	
Cardinal McKeefry School	0	2	
Northland Primary School	2	2	Yes
Kelburn Normal School	2	2	Yes
Wadestown Primary School	2	2	Yes
Clifton Terrace School		1	
Victoria Kelburn Campus	4	3	Yes
Northland public court	1		
Karori United Tennis Club	3		
Karori Lawn Tennis Club	3		
Talavera Tennis Club	2		
Wades St Community Club	1		
Wyncourt Tennis Club	1		
Talavera Tennis Club	2		
<b>Total</b>	<b>40</b>	<b>24 (outdoor)</b>	



**10.3 COMMUNITY HALLS, STAGE VENUES AND MEETING ROOMS**

Venue	Facilities available	Size (excluding stages)	Flooring	User groups	Availability / comments
Beauchamp St Chapel	Small meeting room	97.7m <sup>2</sup> (8.5m x 11.5m)	Carpet	Drama club Toastmasters Pilates	At capacity Monday – Thursday after school and evenings.
Karori Baptist Church	Meeting room	240m <sup>2</sup> (10m x 24m)	Carpet	Crèche, Preschool music groups	Currently booked two afternoons a week and four midweek evenings a week.
	Auditorium	306m <sup>2</sup> / (17m x 18m)	Carpet	Youth groups Exercise classes Music groups Drama groups Church community	Limited availability for additional regular users and one-off hire.
St Anselm's Union Church	Hall with stage	144m <sup>2</sup> (16m x 9m)	Wood	Ballet school Brownie unit	Fully booked after school and evenings 5 days a week. Limited availability weekends
	2 x small meeting rooms		Carpet	Ad hoc use	These are not suitable for hire when hall is booked as one room is accessed through the hall and the second has no separate kitchen or bathroom facilities as these can only be accessed via hall.
St Mary's Anglican Church	Hall with stage	176m <sup>2</sup> (16m x 11m)	Wood	After school club	Closed due to being earthquake prone. Not available for other groups.
	Meeting room	88m <sup>2</sup> (8m x 11m)	Carpet	After school club	Not available for other groups. Holds approx. 30 people
St Ninian's Uniting Church	St Johns lounge	56m <sup>2</sup> (7.5m x 7.5m)	Wood	GirlGuiding Dance classes School tuition classes Tai Chi / Yoga After school care	Bookings are heavy Monday to Thursday but there are limited one-off spaces available for use after school or in the evenings.
	Front room	88m <sup>2</sup>	Vinyl with removable carpet		
	2 meeting rooms	16m <sup>2</sup> 60m <sup>2</sup>	Carpet		
	Back of church available for limited use.	91m <sup>2</sup>	Wood		
	Hall with stage	91m <sup>2</sup> (13m x 7m)	Wood	Closed	The hall is unusable and will remain so for the foreseeable future due to repair costs being beyond the means of the church.
St Teresa's Catholic Church	Hall with stage	143m <sup>2</sup> (13 x 11m)	Wood	Church community Ballet school Exercise groups	Used by school during the day. No availability for additional regular bookings.
	Netball court	1	Asphalt		Removable poles
St Anne's Anglican	Meeting room	70m <sup>2</sup>	Wood	Pilates After school care	Used every afternoon, three nights a week and Saturday mornings.



Venue	Facilities available	Size (excluding stages)	Flooring	User groups	Availability / comments
Church		20m <sup>2</sup>	Carpet	Toy library	There is limited availability for regular users
First Karori Scout hall	Hall	176m <sup>2</sup> (16m x 11m)	Wood	Scouts	Hall is used 4 nights a week. There is availability for after school activities and very limited one off hire on select nights. Hall is used on ad hoc basis for weekend events.
Karori West Scout hall	Hall	35m <sup>2</sup>	vinyl	Scouts Little Dribblers Harriers	Hall is used 4 nights a week. There is availability for after school activities and weekends and very limited one off hire on select nights. Hall is used on ad hoc basis for weekend events.
Karori Bowling Club	Meeting room	91m <sup>2</sup> (14m x 6.5m)	Carpet and vinyl	Bowling Club Drama Club	Available for small groups; currently used 2 x weekly after school and evenings for local drama group. Space is available for hire during the day out of bowling season (April – Sept).
Bridge Club	Large split level meeting room	98m <sup>2</sup> / 238m <sup>2</sup> (14m x 7m / 14m x 17m)	Carpet	Bridge Club Ad hoc groups for fund raising events Ad hoc retail events	Used for bridge 2 x weekly during the afternoon and 3 x weekly at night. Available during the day up until 6.30pm 3 x weekly and Sundays.
Karori Park Sports Club	Split level	Capacity 150	Carpet	Premises leased to café Football Club Cricket Club Lions Rotary Harriers	Used by groups for meetings and events. Split level venue not suitable for groups activities such as fitness classes
West Roosters Rugby Club rooms	Club rooms		Tiles on Concrete	Club After school care	After school care use the clubrooms five afternoons a week until 6pm. As the rooms are on a concrete floor it is has limited use for exercise and dance groups. The turf is well used in afternoon and evenings by the club and other groups especially in winter.
	Indoor turf		Artificial turf	Kelly sport Gaelic football Rugby league After school care Rugby Club	
Karori Events Centre (Proposed)	Auditorium	235m <sup>2</sup> (15.5m x 15.2m)	Wood	Anticipated that most current users of St Johns Hall will transfer to new Centre	Building in planning stages only. Anticipated building to start late 2016.
	Meeting room	22.2m <sup>2</sup> (6m x 3.7m)	Wood	Anticipated - Local community groups	



10.4 COUNCIL FACILITIES

Venue	Facilities available	Size	Flooring	User groups	Availability / comments
Recreation Centre	Large gym	377m <sup>2</sup> (26m x 14.5m)	Wood	Programmes run by Recreation Centre staff and outside providers. Fitness classes Racquet skills Martial arts Drama classes Art classes Pre school classes Gym Basketball and netball Local community groups	Fully booked every afternoon until early evenings.
	Meeting room	112m <sup>2</sup> (8m x 14m)	Carpet		There is not much flexibility for new bookings especially for people who may need multiple bookings per week, particularly in the evenings. Limited space available for half court bookings in the gym.
	Meeting room (upstairs)	56m <sup>2</sup> (8m x 7m)	Carpet		Limited availability for meeting rooms after 6pm
Karori Community Centre	1 x meeting room	76.66m <sup>2</sup> (7.8m x 9.7m)	Vinyl on concrete	Brownies Community service Martial Arts Fitness classes Art classes Drama Pre school groups	Capacity 60 – 7 Fully booked most afternoon and evenings until 8pm. Kept free one night a week for one off bookings.
	Three x small Meeting rooms	28.6m <sup>2</sup> (5.2m x 5.5m)	Carpet	Mah-jong Committee meetings Small community groups	Good availability. Capacity – 20
		12.6m <sup>2</sup> (3.8m x 3.2m)	Carpet		Good availability. Capacity 6 – 8
		12.6m <sup>2</sup> (2.8 x 4.5m)	Carpet		Good availability. Capacity 6 - 8
St Johns Hall	Hall	153m <sup>2</sup> (13m x 8.7m / 10m x 4m)	Carpet Split level	Tai Chi Karate Pilates Self defence classes Singing group Samoan Church	This space is used for regular bookings. Limited space for new bookings. <b>Note this is due for demolition and is in a state of deterioration. The building is labeled as earthquake prone.</b> <b>Most users will move to the proposed Karori Events Centre</b>
Northland Community Centre	Large hall with stage	325m <sup>2</sup> (14m x 22m)	Wood	Badminton club Kelly sport Gymnastic Dance groups Junior football teams Martial Arts Northland School Fitness groups	Heavily booked late afternoon and evenings 5 nights a week. Very limited availability for new users
	2 x meeting rooms	92.4m <sup>2</sup> (12x 7.7m)	Vinyl on concrete with carpet mats	After school club Scouts Dance group After school care Language group Mah Jong Exercise class Book club	Booked every afternoon for after school club, and Monday / Tuesdays until late. Due to surface of floor not suitable for high impact activities.
		44.48m <sup>2</sup> (5.4m x 8.3m)	Carpet		Consistent bookings two nights, availability for new users.



10.5 SCHOOL FACILITIES

Venue	Facilities available	Size (Excluding stages)	Flooring	User groups	Availability / comments
Karori Normal School	Hall	230m <sup>2</sup>	Wood	Karate group Fitness class Kelly sports	Booked one afternoon and three nights a week. Limited availability and low interest in hiring to groups.
	Courts	2 netball, 2 tennis; dual use	Turf	Hockey club School	Locked after school hours.
Karori West Normal School	Large hall	360m <sup>2</sup>	Wood	After school care Martial arts Community groups.	It is at capacity for regular users. Available for limited on-off hire.
	Courts	1 Netball, 1 tennis; dual use	Artificial surface	School	Netball hoops but no tennis nets School use only.
Samuel Marsden College	Auditorium	121m <sup>2</sup> (11m x 11m; excludes raised seating)	Wood	Drama groups Music groups	Hired on ad hoc basis to groups
	Gym	435m <sup>2</sup> (29m x 16m)	Wood	School Sports groups affiliated to the school only	Not available to outside users due to resource consent.
	Meeting rooms	Approx. 80m <sup>2</sup>	Carpet		This is a new space that has been developed and the school is establishing potential rental uses.
	Dance studio	144m <sup>2</sup> 12 m x 12m	Wood	Dance school	Not available for any other user
	Cultural Centre	153m <sup>2</sup> (9m x 17m)	Wood	Functions	Could be used for meetings, functions, performances or low impact exercise groups. Has a low raised stage Good availability
	Courts	8 tennis court 4 outdoor, netball court 1 indoor; dual use netball court	2 tennis court/ 1 netball court on artificial turf; 6 tennis court/ 3 netball courts on asphalt; 1 indoor netball court on wood	<i>Netball courts</i> School Kelly sports Wellington West Netball competitions.  <i>Tennis courts</i> School Karori United Tennis Tennis Central (interclub) College Sport (competitions) Independent coaches.	Courts are heavily used.  <i>Netball</i> Used by school teams for practice before and after school, Friday evenings during summer season for netball competitions and Saturday mornings in winter for inter school netball competitions.  <i>Tennis</i> Used one night a week by local tennis club, Saturday and Sunday mornings for tennis interclub competitions. Additional ad hoc bookings by the local tennis club for competitions and by other coaches.
Kelburn Normal School	Hall with stage	221m <sup>2</sup>	Wood	School After school care Sport groups Youth groups Martial Arts Group Church groups	Hall is fully booked after school and evenings 6 days a week
	Courts	2 tennis; 2 netball	Asphalt	School	There is a small pavilion close to the courts making 1 netball court and 1 tennis court unsuitable for competition netball.



**10.6 VICTORIA KARORI CAMPUS FACILITIES**

The following facilities at the Victoria Karori Campus are utilised by the Karori community

Facility	Condition	Usage
Tennis courts	There are six tennis courts on a concrete surface.  Nets in poor condition	Used by the Karori United Tennis Club for junior coaching and games, as the clubs three courts do not provide enough court space for coaching, club days, tournaments, Interclub and team practice. Current club membership is 320+. Coaching is predominately carried out at these courts on Sunday when senior members use the club.  Used regularly for casual tennis by the community in summer when nets are up.  Used by Tennis Central until 2014/15 for junior interclub competition involving 60 children every weekend. This stopped due to poor condition of playing surface for competition.  Used by community as an area for casual play, riding bikes, scooters etc at weekends
Netball courts	4 netball courts (dual use with tennis courts)	Used by Wellington West Netball for primary school competitions involving 12 schools, 66 teams and 543 players. Games are played every Saturday morning from 8.30 – 12.30pm. The competition also uses three courts at Samuel Marsden College.  Used by Kelly Sport for Netball competition during term four and term one. Courts at Samuel Marsden College are also used for this and it involves 82 teams and approximately 700 players over the two venues.  Courts are used by Karori Normal school netball teams for team practice  Karori Normal School uses the courts for PE involving approximately 130 children one hour each week.
Cricket nets	Two	Used by the Karori Junior Cricket club for team practices. Eight teams used the nets for weekly practices involving approximately 70 children. Loss of the nets would significantly impact on the clubs ability to provide training and practice facilities.  Used by Karori Normal school for PE and cricket trials  Used by the community as a casual practice space when not in use by the cricket club.
Field		Used by Karori Normal school for PE  Little Dribblers use the field once a week for an hour involving 27 children. This is a new group and is growing.
Dance Studio	Sprung wooden floor	Used by local dance teacher from 3.15 – 9.15 pm, Monday – Friday. Each class consisted of 10 children, average of 6 classes per day.  Karori Normal School used the studio for practice session for Dance Splash over two terms involving approximately 90 children
Mackie Gym	Capacity 120, 15 x 24m  Wooden floor	Used by the Karori Taekwondo club (an arrangement of 30 years). The club stores their gear at the gym as well.  Waterside Karori have used the gym for football practice when grounds have been closed.  Karori Normal school have used the gym for PE
Allen VC Ward Hall	Capacity 400, 22 x 17m, stage 17x 12m  Wooden Floor	Karori Normal School has used the hall for end of year celebrations, school dances, team assemblies, dances, dance splash practices and concerts.  Kelly Sport use the hall as a back up venue for their skills programmes they run at Karori Normal School for years 1-4





**10.7 DEMOGRAPHIC SNAPSHOT**

<b>SUBURBAN SNAP SHOT – KARORI AND SURROUNDING SUBURBS</b>				
<b>Key facts</b>	<b>Details</b>	<b>Karori</b>	<b>Karori &amp; Suburbs<sup>47</sup></b>	<b>Wellington</b>
<b>Population</b>		<b>14,736</b>	<b>28,269</b>	<b>190,959</b>
Ethnicity	European	75%	78%	72%
	Asian	15%	12%	14%
	Maori	5%	6%	7%
	Pacific	3%	3%	4%
	MELAA	2%	2%	2%
	Other	0%	0%	0%
<b>Age</b>				
Young Children	0-4	7%	5%	6%
School Children	5-9	7%	6%	6%
School Children	10-14	7%	6%	6%
Youth	15-19	7%	10%	7%
Young Adults	20-24	6%	12%	10%
Adults	25-39	19%	21%	24%
Mid-aged Adults	40-64	35%	31%	31%
Older Adults	65+	12%	9%	10%

<sup>47</sup> Karori and surrounding suburbs in this context relates to: Karori, Aro/Highbury, Kelburn, Northland and Wilton



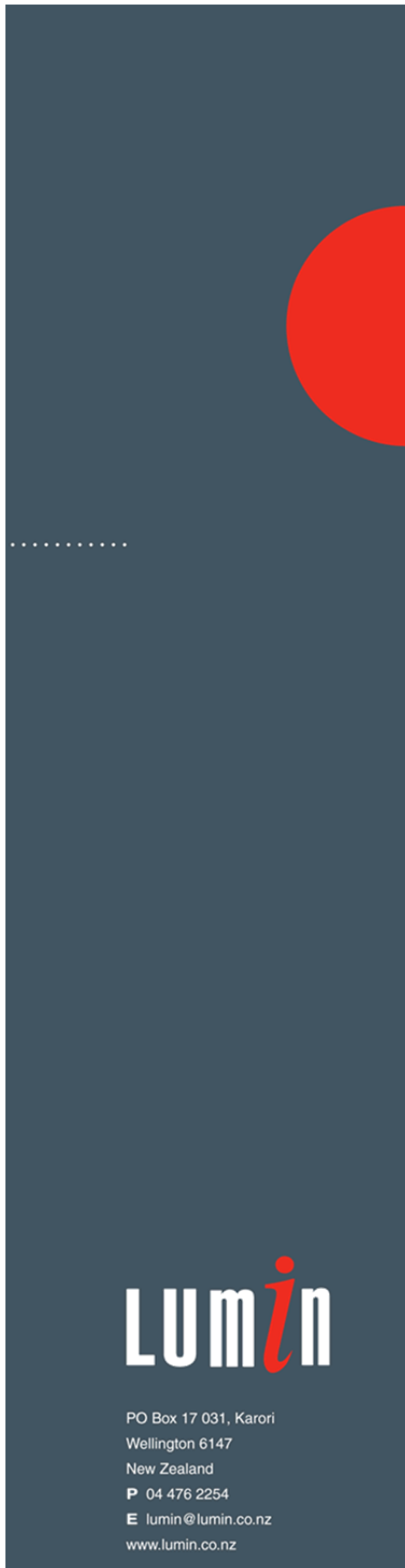
**10.8 COMMUNITY GROWTH**

<b>SUBURBAN POPULATIONS – Historical change</b>			
<b>Suburb</b>	<b>2013</b>	<b>2006</b>	<b>2001</b>
Karori	14,736	14,064	13,263
Aro/Highbury	3,621	3,435	3,210
Kelburn	4,503	4,227	3,969
Northland	3,357	3,261	3,078
Wilton	2,052	2,034	1,857
<b>Total</b>	<b>28,269</b>	<b>27,021</b>	<b>25,377</b>
WCC	190,959	179,463	163,824

<b>SUBURBAN GROWTH – Forecast age structure<sup>48</sup></b>							
<b>Karori - Total persons</b>	<b>2013</b>	<b>2023</b>	<b>2033</b>	<b>Change between 2013 - 2033</b>	<b>Increase between 2001 - 2013</b>	<b>Increase between 2006 - 2013</b>	<b>Increase between 2001 - 2006</b>
<b>Age group (years)</b>	<b>Number</b>	<b>Number</b>	<b>Number</b>	<b>Number</b>	<b>12.8%</b>	<b>5.4%</b>	<b>7.0%</b>
0 to 4	1,033	869	842	-191	13.5%	6.5%	6.5%
5 to 9	1,064	997	957	-107	9.1%	2.9%	5.9%
10 to 14	1,064	1,167	1,060	-5	10.5%	0.9%	9.5%
15 to 19	1,127	1,140	1,134	7	11.4%	4.6%	6.5%
20 to 24	1,026	927	1,003	-22	16.6%	6.4%	9.5%
25 to 29	814	848	830	16			
30 to 34	985	908	866	-120			
35 to 39	1,162	1,066	1,037	-125			
40 to 44	1,295	1,175	1,125	-170			
45 to 49	1,252	1,117	1,097	-156			
50 to 54	1,065	1,010	965	-100			
55 to 59	917	938	846	-71			
60 to 64	714	876	830	116			
65 to 69	611	795	808	198			
70 to 74	382	625	744	362			
75 to 79	279	531	674	396			
80 to 84	257	349	516	259			
85 and over	162	367	571	409			
<b>Total persons</b>	<b>15,210</b>	<b>15,705</b>	<b>15,905</b>	<b>696</b>			

<sup>48</sup> Population and household forecasts, 2013 to 2033,, July 2016. [www.id.com.au](http://www.id.com.au)





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