



SUNSET BEACH SUNSET BEACH LIFEGUARD SERVICE

SUBMISSION

WAIKATO DISTRICT COUNCIL

2018 LONG TERM PLAN



Sunset Beach Lifeguard Service Inc.

SUBMISSION: Waikato District Council 2018 Long Term Plan Review

The Sunset Beach Surf Life Saving Charitable Trust (the Trust) seeks:

1. Inclusion of \$600,000 in WDC's Long Term Plan (LTP) toward development of new mixed-use community hub and surf lifesaving club facilities at Sunset Beach, Port Waikato.
2. WDC's agreement that \$500,000 is made available by way of a surrounding district targeted rate, and \$100,000 by way of a regional grant.

The Trust asks that the \$600,000 be available in the 2018 -2019 financial year to coincide with planned commencement of the development. The Trust will bring other new money totalling \$1.2m to the project, together with existing asset equity of \$1.2m.

SITUATION

1. Current amenities owned by the Trust and made available primarily to the Sunset Beach Lifeguard Service (the Club) need redeveloping and expansion to:
 - Cater for steadily increasing growth in demand for the Club's services.
 - Deliver modernised lifesaving and emergency medical facilities that are fit for purpose and offer a further 25 years serviceable economic life.
 - Provide the amenity values that attract and satisfy a discerning volunteer membership, particularly young people 14-24 that make up a large proportion of the Club's capability.
 - Accommodate diversification in the Club's suite of programs and activities, including community education, youth and leadership development, and sports.
2. Severe erosion at Port Waikato has seen WDC introduce a process of managed retreat, with car parks, picnic areas and the lifeguard patrol tower already reduced in size and pulled back by some 75m. The existing community hall is at risk. The hall is about to be closed to public use as a meeting/functions space due to safety concerns. The need for a replacement community facility is clear and present.
3. Community consultation led by the Trust and WDC has seen several stakeholder organisations and the Port Waikato community generally agreeing a sensible and preferred way forward involves redevelopment of the Trust's properties, the adjoining community hall, and surrounding car park and esplanade reserve areas to deliver a new mixed-use community hub side by side with upgraded surf club facilities.

PROPOSED DEVELOPMENTS

The Trust has acquired developed drawings for the proposed development and has these costed at \$1.84million. The development will involve:

- repurposing the existing 25 year old clubrooms.
- building new facilities to deliver a community hall and kitchen, community medical clinic, smaller meeting rooms, and classroom styled amenities.
- badly needed upgrades and enlargement of dormitory styled sleeping quarters, and a 'clubbies lounge'.
- separation of surf lifesaving equipment from sports equipment and general storage, allowing gear to be securely stored and easily accessed in times of emergency.
- replacement of obsolete first aid facilities with new purpose designed rooms capable of handling major incidents.
- replacement of obsolete ablutions that no longer meet code requirements.
- demolition of the timber-framed 'add-on' to revert the community hall to a smaller concrete block structure and repurposing it as rescue gear storage.
- landscaping works and car park reconfiguration to provide 24/7 emergency vehicle access and egress, safe pedestrian movement, and aesthetic appeal.

BENEFITS AND GAINS

The project has been subjected to an independent Feasibility Assessment Report, a copy of which has previously been provided to WDC as well as other targeted funders including Trust Waikato and the New Zealand Lottery Grants Board. The report confirms that in addition to an affordable and effective solution to the community's needs, the development will:

- offer a future-proofed solution to the club's needs. The design reflects a 25 year functionality specification, and 50 year building life.
- ensure the Club has the wherewithal to grow in response to increased demand on its services due to new residential developments and resultant population growth in the north-west Waikato.
- provide contemporarily styled amenities for enjoyment by a multitude of regular and ad-hoc local user groups.
- deliver new, needed public ablutions and changing facilities.
- support new, needed community services such as a visiting medical service.
- be a fit-for-purpose local gathering point in the event of civil defence type emergencies.
- be the catalyst for enhancement and beautification of the foreshore reserve.

FUNDING

The development has been professional costed by PB Booker Ltd (Quantity Surveyors) at \$1.9million. The Trust has been engaging with several institutional and charitable funders over the past two years and is confident of securing >\$1,000,000 of grant funding and in-kind goods and services subject to WDC resolving to be the cornerstone funder at \$600,000 – a level of participatory funding deemed appropriate and highly consistent with that made available by councils to similar surf club led projects in other communities. A \$500,000 targeted rate levied on properties in the surrounding district is widely understood and agreed by local communities to be the appropriate funding mechanism. The balance should be a region-wide grant of \$100,000.

The targeted funders are:

Waikato District Council	\$600,000
Trust Waikato	\$300,000
NZLGB Community Facilities	\$500,000
Charity Gaming Trusts	\$250,000
In-kind goods and services	<u>\$250,000</u>
	\$1,900,000

The Trust itself will contribute \$150,000 of building reserve funds, in addition to the \$300,000 recently spent on land acquisitions, design and engineering reports, and other front-end costs including proof of feasibility and community consultation.

Note: WDC is yet to determine where and when replacement public ablutions will be constructed at Sunset Beach. The Trust has invited WDC to incorporate new ablutions within the development but funded separately.

ASSET CONTRIBUTIONS

In addition to its contribution of \$450,000 (see above) the Trust is:

- i. putting the existing clubrooms forward for repurposing. They have a GV of \$660,000.
- ii. Resuming custodial responsibility for the existing community hall, putting it back under the ambit of the Trust.

The Sunset Beach Lifeguard Service has been a permanent presence at Port Waikato since 1957. Despite its location in a small coastal community somewhat distant from large towns and cities, the club is statistically proven to be amongst the largest and busiest 25% of clubs nationally. The club's workload reflects the popularity of Port Waikato as day-visit and holiday destination. The club's size reflects careful planning and investment to meet needs, as well as a strong volunteer ethos and community-oriented culture that is praised by counterparts.

COMMUNITY FACILITY MANAGEMENT

The Sunset Beach Surf Life Saving Charitable Trust composition will be expanded and modified to include at least two additional trustees appointed by Port Waikato residents, to reflect the increased and wider community interest in the new facilities.

A Users Committee will also be formed, providing a platform for regular and ad-hoc users to have input to the day to day running of the community facing elements of the facilities.



Sunset Beach Lifeguard Service Inc.

MESSAGE FROM CLUB PRESIDENT – MALCOLM BEATTIE obe

The Sunset Beach Lifeguard Service has been deeply entrenched in the Port Waikato community for over 50 years. As the community has always been small with little in the way of public facilities the Lifesaving Club has willingly provided, in a de facto manner, a hub for the community over this time. This hub has been the centre of activities and has played a role in the development of programs and activities in the Port Waikato area for youth and families alike.

It is therefore fitting that the Club takes on the lead role again, and drives plans to deliver upgraded and expanded facilities that can support an array of services required in a small beach community. The Club has widely consulted plans for the new facility and has embraced the needs of the community, successfully addressing and satisfying initial concerns and some parochial thinking. As the project model has matured the level of community support has become almost unanimous.

This new facility will demonstrate to all just how a small community, supported by its Council, commercial partners and financial support from the likes of Trust Waikato and NZLGB can deliver for the future when we plan and act as one. The club has always been innovative and taken on responsibilities that at times have appeared to be daunting in financial terms. We have succeeded always. We were one of the first clubs in the Northern region to establish a trust to protect and manage our building assets, and one of the very few to have acquired the land our buildings sit on.

The 2016 purchase of the land adjacent to the existing clubhouse is evidence of both foresight and commitment, and has provided us with the kickstart to the new project. We bring to the equation that property valued at \$350k, together with the existing clubhouse property circa \$950,000 that becomes renovated to provide the multi-club facilities and emergency care rooms not currently available in the region.

The current community hall forms a vital part of the mix. Legally still owned by the club, it was given to the community in perpetuity on a loan basis in agreement with the then Franklin District Council. Now that it faces erosion issues and will soon be closed for public meeting use it is timely that the Club takes it back and renovates it as a shared community equipment storage space. The toilets and kitchen will be removed. The Council would no longer be responsible for the maintenance or funding of this building but contribute to the upkeep of the cluster of buildings that comprise the new development. The Trust will insure the property under its current policy.

It is proposed that new public amenities are incorporated in the proposed building program, along with changing rooms and outdoor showers. The current toilets built 55 years ago have now become a health hazard with effluent flowing on to the car park and public areas during heavy rain. There is no place for safe changing and public showers.

An integrated sewage system can then provide for both facilities. We have not provided for funding in our budgets for this building element as we believe they clearly are a council public health responsibility but we are engaged with council officers to determine if they can be incorporated in to our development as a cost effective solution to a pressing need.

The club proposes a two level ownership and management structure. The current Sunset Beach Surf Lifesaving Charitable Trust which is registered with the Charities Commission and is an incorporated society will be the party that the Hub and all buildings will be managed and owned by. It is a not for profit body with a board elected by the Club. The accounts are audited annually and the Trusts affairs are made public via The Charities Commission and Surf Life Saving Northern. We will extend the board to include two member of the Community who will not members of the Club.

The community hub management group who will comprise of people drawn from the users of the hub. They will not be accountable for finance, maintenance and development of the facility, rather the day to day use of the Hub. The Surf Lifesaving Club will be one of the users in their own right.

Based on the revised plans for the current building and the renovated clubhouse a registered quantity surveyor has provided quite precise estimates at retail pricing of \$1.80 million. We certainly believe this to be an achievable figure as long as all targeted partners can commit at levels we have negotiated with them.

Malcolm J. Beattie

Chairman – Sunset Beach Life Saving Charitable Trust

President – Sunset Beach Lifeguard Service

President – Surf Lifesaving Northern Region