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# HUBCAP PROPOSAL

AS PROPOSED BY:  
CARTERTON SPORTS AND RECREATION TRUST



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Supported by Carterton District Council



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# CARTERTON HUBCAP

connected, active people

## INTRODUCTION

There is an opportunity to create a combined sports facility for Carterton. This is the proposal for that facility, which has become known by the name HubCap. This proposal has been prepared by the Carterton Sports and Recreation Trust (CSRT).

## THE PROBLEM

To attract and retain sports people and spectators, sports and recreation facilities need to be modern and attractive.

But the sports and recreation clubs in Carterton have aging facilities, and the clubs are inevitably short of cash and struggle to maintain their facilities let alone upgrade them. An example is the current football clubrooms at Howard Booth Park, which are aged and very basic by today's standards.

Membership of many clubs is dropping and this only compounds their financial problems.

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# THE SOLUTION

The concept of sharing facilities, particularly facilities that are common to most clubs such as changing rooms and clubrooms, is an efficient way to enable clubs to improve and even survive. The shared-facility model has been adopted in many towns in NZ, including the Wairarapa Multi Sports Stadium in Masterton, and we are now proposing this for Carterton.

An opportunity currently exists to create such a facility at Howard Booth Park in Carterton. The Carterton Rugby Football Club has agreed to sell its grounds in Belvedere Rd, and use the proceeds of the sale to build a modern shared sports complex at Howard Booth Park, and develop the sports fields there.

The Carterton District Council owns Howard Booth Park, and has begun discussions with the Carterton Rugby Football Club to lease the Howard Booth Park to a new Trust which will be set up to manage the new sports complex. The ground lease cost is likely to be at a low rate provided the complex is used as intended.

This proposal has been developed by the sports clubs which comprise the CSRT, although the primary developer of the proposal is the Rugby Club. The sports involved in the proposal include rugby, football, squash, tennis, bowls and croquet, netball, badminton, basketball and indoor bowls. Athletics and swimming have also expressed an interest, but are not proposed to be part of the new complex at this time.

The proposal, set out in more detail below, initially involves the redevelopment of Howard Booth Park to include a modern rugby ground, a modern football ground, floodlit practise facilities, new grandstands, a shared clubhouse, function centre, and shared changing rooms.

A second development stage involves building an indoor sports and recreation centre and potentially the addition of outdoor tennis, netball and bowls/croquet facilities. If athletics and swimming decide to join the complex that will in essence be stage three, but the detail around stage three has not been developed at this time.

The total cost of developing Howard Booth Park is estimated at \$3.1m (\$1.65m for Stage One; \$1.45m for Stage Two).

The first stage will be funded from the proceeds of the sale of the current Carterton Rugby Football Club grounds. The second stage will be funded from community funding and grants and possibly contributions from the clubs (such as tennis and bowls/croquet) who currently have land assets they can sell.

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## **HOW HAS THE PROPOSAL BEEN DEVELOPED?**

The proposal has been developed by CSRT in discussions with Carterton sports and recreation clubs and the Carterton District Council. Because of the proposed funding contribution from the Rugby Club, it has had a major involvement in developing the proposal.

The CSRT was established in 2012 and now comprises members of the Carterton RFC, the Carrington Bowling and Croquet Club, Carterton Tennis Club, Carterton Netball Club, Carterton AFC, Wairarapa Athletics, Carterton Squash Club, Carterton Swimming Club, and a community representative.

A formal feasibility study was commissioned by CSRT in 2013, and the study concluded that a combined sports hub was a useful model to progress, and it recommended a staged development.

A public meeting was held in 2014, and was supportive of the sports hub concept.

Since then development has focussed on the detail of the facility, and funding.

The plans have evolved over that time and now a firm proposal has now been prepared. The key to this proposal is the sale of the Rugby Club grounds, and the Rugby Club's agreement to use the proceeds from the sale to build the new facility at Howard Booth Park. The Rugby Club has committed to the shared facility proposal, has agreed to sell its land, and is already preparing to sell.

A draft business plan was prepared in early 2018 and, while the Plan is still being refined, it confirms the viability of the proposal.

The CSRT studied a variety of NZ sports facilities before arriving at the model proposed for Carterton. The model proposed for Carterton is not unique; it has been tried successfully in many other towns in NZ, including at the new Multi Sports Stadium at Memorial Park in Masterton, the Toitu Poneke Community and Sports Centre in Kilbirnie, Wellington, and the Bush Multisport Park in Pahiatua.

A new Trust will be established to run the proposed Carterton sports complex.

The new Trust will replace the CSRT which was established to develop the concept. Once the concept is approved and under way, the CSRT will have achieved its goals and a new Trust will focus on the ownership and management of the facility.

## **WHAT WILL BE THE BENEFITS FOR CARTERTON?**

If the proposal proceeds, Carterton will have a modern sports and recreation facility, supported by the Council (through the provision of the land), the Rugby Club (through the provision of the buildings), and other sports clubs (through the use of the facilities).

A combined facility will enable various clubs across different sports to collaborate and support each other, helping the future viability of the clubs.

There will be no direct cost to the ratepayers for the initial (Stage One) establishment of the HubCap.

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## **WHY HOWARD BOOTH PARK?**

The ideal site had to have enough space for rugby and football grounds as well as tennis/netball and bowls/croquet facilities and buildings and parking. It should be council owned (so as to minimise ownership costs) and ideally be centrally located to minimise travel.

Several sites were considered for the sports complex, including Clareville Showgrounds and Carrington Park. But these sites had insurmountable deficiencies. At Clareville, the owners (the A&P society) was not able to accommodate the space requirements for the complex, and there were also rental cost and traffic issues. Carrington Park had many of the attributes that were required, but there were major issues with parking and traffic congestion. Howard Booth Park offered all that was required and so was selected.

The 8.8ha area comprising Howard Booth Park was purchased by Council in 1960 and named after former Carterton Mayor Howard Booth. The land was initially used as a rugby field but the rugby club later moved to its current grounds in Belvedere Rd.

Football began at HBP in 1964 with the Masterton Club initially using the ground, and then Carterton Soccer from 1965. The fields are used for football in the winter (3-4 fields).

The squash courts were opened in 1973, opening in the same year as the neighbouring motor camp. The squash club leases the ground for the courts from the Council.

The fields are also popular as a dog exercising area, and general play area for families. However the fields are generally underutilised, being used for organised sport only during the winter months.

The park is surrounded on most sides by houses, and is adjacent to the Carterton Motor Camp.

The park has several trees around its perimeter, none of which will be impacted by the HubCap proposal.

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## WHAT IS PROPOSED?

It is proposed to build the facility in 2-stages, beginning in 2020:

### STAGE ONE

- The Rugby Club sells its existing grounds and buildings in Belvedere Rd, moves to HBP and uses the proceeds from the sale of its Belvedere Rd property to build:
  - A modern rugby field, using with the latest grass and drainage technology
  - Clubrooms (with kitchen and bar), able to be partitioned to allow for two concurrent functions
  - Separate changing rooms
  - A grandstand
  - A floodlit practise ground using the existing the floodlights at HBP
  - The Belvedere Rd car-park will be developed
- The Football Club, which is already based at HBP, will share the new clubrooms and practise ground, and have a separate playing field with a small grandstand. The existing football clubrooms will be demolished
- The Squash Club, which is already based at HBP, will have full access to the new clubrooms.

The costs of Stage One are estimated to be \$1.65m, and will be funded by the sale of the Rugby Club grounds.

### STAGE TWO

An indoor sports centre will be built, catering for netball, basketball, badminton, tennis, indoor bowls and other sports

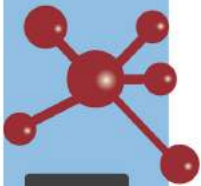
- Outdoor tennis/netball courts will be added
- Bowls (with an artificial turf) and croquet greens may be added
- Bowls/croquet and tennis/netball will share a pavilion
- Permanent advertising hoardings will be erected on three sides of the rugby field
- The Belvedere Rd, Wyndham St and Taverner St entrances and car-parks will be completed

The cost of Stage Two is estimated at \$1.45m.

A future stage three is possible – this would include athletics and swimming but they have yet to commit to the project.

# STAGE ONE

**CARTERTON**  
CONNECTED ACTIVE PEOPLE



**HUBCAP**

@ HOWARD BOOTH PARK  
CONCEPT AERIAL SCALE VISUAL by John Stevenson  
Stage One, Version 14



SOUTH TO WELLINGTON RAILWAY LINE NORTH TO MASTERTON

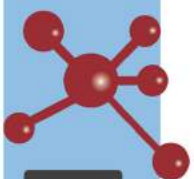
HIGH STREET NTH  
ROUND-A-BOUT 700M



- Design Footprint  
- Add existing number and size

# STAGE TWO

**CARTERTON**  
CONNECTED ACTIVE PEOPLE



**HUBCAP**

@ HOWARD BOOTH PARK  
CONCEPT AERIAL SCALE VISUAL by John Stevenson  
Stage Two, Version 14



LINCOLN RD  
TAVERNER STREET

WHEATSTONE ST  
HIGH STREET NTH ROUND-A-BOUT 700M  
SOUTH TO WELLINGTON RAILWAY LINE NORTH TO MASTERTON  
WYNDHAM STREET  
RHODE ST  
KENT STREET  
PAUA WORLD



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## HOW WOULD THE TRUST OPERATE?

There will be a three tier governance/management structure of the HubCap complex.

The whole facility would be run by a Trust and a 6-person board of trustees. Four members of the trust board will be elected from the community, one will be appointed by a Council of Clubs, and one by the Carterton RFC.

Below the board will be a “Council of Clubs”. Each club affiliated to HubCap will have a representative on the Council of Clubs which will be responsible for overall continuity and coordination.

The third tier will be the individual clubs, which will operate independently but be based at HubCap.

## WHO WOULD OWN THE FACILITY?

The buildings will be owned by the Rugby Club who will lease them to the new Trust. The Trust will also lease the land from the Council. The Carterton RFC will be the anchor tenant.

Member clubs will pay a fee to the Trust for use of the facilities.

## WHO CAN USE THE FACILITY?

Some clubs have full membership and as such will have full use of the facilities. Non-member clubs will pay for use on a user-pays basis.

The cost of membership of HubCap will be:

- A flat fee for member clubs
- A fee based on club membership numbers

The total fee to be no more than the club’s previous years facility operation costs.



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## **CAR-PARKING AND ACCESS**

Off-road car-parking will be provided. The number of car-parks will at least meet the CDC planning requirements. The current football clubrooms will be demolished for car-parking.

Car access to HBP is currently restricted to one narrow entrance off Belvedere Rd. The proposal for Stage One involves turning the Belvedere Rd access-way into an entry only, and the exit will be via the Wyndham St access-way (which is currently only used by pedestrians. There will be a new Taverner Street entrance/exit. There will also be additional pedestrian access from Kent Street.

The access details are shown on the attached diagrams.

Restricted access already exists in Wyndham, Kent and Taverner Streets and so no land purchase is needed.

## **HOW WOULD THE FACILITY BE FUNDED?**

Stage One will be funded entirely by the sale of the Carterton Rugby Football Club grounds.

Stage Two will be funded by grants, sponsorship and community fundraising. And potentially from the sale of the land currently owned by the bowls/croquet and tennis clubs.

On-going operational funding will be from:

- Rentals of the facilities
- Bar lease
- Café/catering lease
- Sponsorship
- Fees paid by member clubs (initially rugby, football and squash)

## **HOW IS THE COUNCIL HELPING?**

The council will lease HBP to HubCap at a nominal rate, and will continue to be involved with maintenance of the park. Council will continue to maintain the grounds, including mowing the fields and surrounding grass areas, maintaining the trees and gardens, and maintaining the perimeter fences.

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## **TIMELINE**

Stage One is scheduled to commence in late 2020.

Stage Two is scheduled to commence in 2022.

## **THE EXISTING PLAYGROUND AND PLAYCENTRE ALREADY AT HBP**

A playcentre and playground are at HBP. Both are accessed via the Belvedere Rd entranceway. Both will stay, and be enhanced, including fencing the playground to separate it from the carpark.

## **DOES THIS PROPOSAL HAVE THE FULL SUPPORT OF THE CLUBS INVOLVED?**

The key club, the Carterton RFC has already voted to proceed with the project, as has Carterton AFC.

Many clubs have signed a Memorandum of Understanding supporting HubCap, and support Carterton RFC being the anchor tenant.

Other clubs have indicated support in varying degrees. Work on Stage Two is less advanced at this stage and the commitment of the Stage Two clubs at this stage is “in principle” only and subject to further details being developed.

## **WHAT IS THE COMMITMENT TO STAGE TWO?**

While the initial focus has been on Stage One, a commitment to develop Stage Two will be included in the lease between the Trust and the Council.

## **ARE THERE ANY PLANNING ISSUES?**

HBP is already zoned as recreation. The building of the sports and recreation related buildings is allowed, and of course it will have to meet all Council requirements.

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## **WILL IT AFFECT THE NEIGHBOURS?**

The Trust will have as one of its goals to be a good neighbour. And there will be restrictions on the hours of use, noise and lighting. All Council requirements relating to noise, signage, lighting etc. will be met.

All parks and reserves in Carterton are smoke-free under current Council policy. Alcohol is not currently banned at HBP but it is at other parks and areas e.g. Carrington Park, the CBD, and Millenium Park. Council could consider including HBP in the ban in future if required.

Ample off-street car-parking will be available for users.

Security will be in place to protect the HubCap buildings, which will benefit the neighbours.

## **WHAT ABOUT JUNIOR RUGBY AND FOOTBALL?**

At the moment there are a maximum of 5 junior rugby games played at the Rugby Club grounds on Saturday mornings. It is planned to transfer these games to HBP and the rugby field at Carrington Park.

About 3-4 junior football games are played at HBP (and Carrington Park if required), and that will continue.

## **CAN CARRINGTON PARK COPE WITH THE EXTRA GAMES?**

There may be some games that will need to be played Carrington Park, but these will be junior games and the Council is happy that these games can be accommodated at, and will have little impact on, Carrington Park.

## **WHAT WILL HAPPEN TO THE OLD RUGBY GROUND?**

It will be sold, and probably developed for housing.

## **WILL THE PUBLIC BE ABLE TO CONTINUE TO USE HBP?**

The public will still have access to HBP, although access to the buildings and sports facilities will be restricted. There will be permanent advertising hoardings around the rugby field (as shown in the attached Stage Two diagram).

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## **WILL THIS PROPOSAL AFFECT MY RATES?**

Stage One is to be paid for entirely from the proceeds from the sale of the Carterton RFC grounds and the Council won't be contributing any financial support to Stage One.

The Council may make a contribution to Stage Two if sufficient funding for Stage Two cannot be found from other sources. The Council has previously agreed in principle, following community consultation, to fund up to \$250,000 for the sports hub development.

## **WHAT IF THE PROCEEDS FROM THE SALE OF THE RUGBY GROUNDS WON'T COVER THE STAGE ONE COSTS? WHAT ABOUT JUNIOR RUGBY AND FOOTBALL?**

Stage One won't proceed until the rugby grounds have been sold. If the sale proceeds aren't sufficient, then the proposal will either be modified, additional grant funding sought, or the proposal will be abandoned.

## **WHY DOESN'T THE RUGBY CLUB JUST STAY WHERE THEY ARE? CAN CARRINGTON PARK COPE WITH THE EXTRA GAMES?**

The rugby club needs to develop its ground and facilities but it doesn't have the capital funding available to do that. The only way for it to generate funding is to sell its land, move to a council owned property, and use the proceeds from the sale to build a better rugby facility.

## **WHY DOESN'T THE RUGBY CLUB JUST KEEP THE NEW FACILITIES TO ITSELF?**

The Rugby Club needs to generate income from the new facilities, and it can best do this by allowing others groups to use those facilities at an appropriate fee. In addition, because the Rugby Club is moving to Council owned land, Council has said that it expects the Rugby Club to share the facilities with the rest of the community.

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## **WILL CARTERTON BE LOSING A PARK?**

Carterton will lose the fields currently used by the Rugby Club but those fields are not a public facility. And the fields at HBP will be transformed into a first class facility able to be used by all. Currently, HBP is an underutilised facility. In fact the land on which bowls/croquet and tennis/netball is proposed to be sited is currently pasture and is leased for grazing.

And the Council is currently developing Sparks Park, which is just down the road from HBP, into an attractive community facility.

## **CAN ANY SPORTS AND RECREATION CLUB JOIN HUBCAP?**

Most local sports clubs in Carterton are already involved in the development of the new facility. New clubs compatible with the facilities can join on the same basis as existing clubs.

## **HOW IS FOOTBALL AFFECTED?**

Football will continue to be based at HBP but it will have access to the new clubrooms through a membership arrangement with the Trust. The old football clubrooms currently adjacent to the play-centre and playground will be demolished and that area will be used for car-parking.

At the moment there are four football fields at Howard Booth Park. This will reduce to one field, plus shared use of the floodlit practise field. This means that some football games will move to Carrington Park.

## **HOW IS SQUASH AFFECTED?**

Squash will continue to be based at HBP at its current facility but it will have access to the new clubrooms through a membership arrangement with the Trust.

Stage Two of the proposal will see renovations to the squash club.

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## HOW WILL SEVERAL CLUBS “SHARE” THE CLUBROOMS?

The clubrooms will be shared by member clubs. The clubrooms will be able to be partitioned to enable concurrent functions. A booking system will allow for other organisations to use the clubrooms.

## WHERE WILL RUGBY BE PLAYED IN 2019 AND 2020?

The sale of the Rugby Club grounds will be arranged to coincide with the completion of Stage One of HubCap, so rugby should commence at HBP and Carrington Park in 2021, and remain at its current venues in 2019 and 2020.

## NEXT STEPS

### THE NEXT STEPS ARE:

- The first stage to move the proposal forward is for Council to agree to the proposal. It is planned for the Council to consider this proposal in November 2018 and decide at that stage if it is ready to proceed to public consultation
- If Council agrees to proceed to public consultation, that consultation will occur in December 2018
- The final proposal, plus the community submissions, will be presented to the Council in early 2019. If the council agrees to proceed, a lease agreement will be drawn up and agreed
- Carterton RFC will begin the process of selling its land.

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# SUMMARY

Sports clubs in Carterton are facing the same problems as other clubs throughout NZ – declining membership, aging facilities, and lack of cash to improve facilities. The Carterton Rugby Football Club is in the fortunate position that it owns the rugby grounds in Belvedere Rd, although it too has aging facilities in need of an upgrade. But it doesn't have the funds for the upgrade, and the only way it can fund improvements is to sell its land, move to a Council owned property, and use the proceeds of the sale of its to build new facilities on the Council owned land.

The Rugby Club is intending to do this, and has agreement in principle with the Council to use Howard Booth Park.

Other sports clubs have expressed a desire to share the facilities.

This proposal sets out the plans for Howard Booth Park, and addresses some of the issues.

