

Green Island Combined Sports Bodies Incorporated
326 Main South Road, Sunnyvale, Dunedin



Submission for the Dunedin City Council Nine Year Plan
April 2025

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Background

The sport and recreation sector is very broad and is made up of individuals, organisations, businesses and agencies that either participate in, support, deliver, service, fund or promote sport and recreation opportunities.

Parks and Recreation Strategy 2017-2027 (Dunedin City Council)

In 1970, a number of Green Island sports clubs meet to discuss the development of a sports complex on the Sunnyvale reserve. This culminated in the opening of a purpose-built sports complex in 1977, situated adjacent to Sunnyvale Park

In 1977, when the Sunnyvale Sports Centre was opened, the complex was deemed to be ahead of its time by providing a truly multi-sport all-year-round community facility. The building proved to be very well thought out and innovative for its time, large changing rooms and showers equal to any in town currently, glass fronted squash courts, a large gym with the same flooring used for the 1976 Montreal Olympics, the first of its kind in New Zealand.

Though the original building was planned to be developed in three stages it was completed to stage two only but structurally designed to include stage three. In the mid-2000s, after discussions with the sports clubs, the Board of the GICSB launched stage three of the development.

The Stage 3 Development was achieved through both public private funding and a relationship via a Service Level Agreement (SLA) between the Dunedin City Council (DCC) and the GICSB. The SLA was a public private contract whereby the DCC agreed to provide \$42,000 per annum for ten years. This relationship, the SLA and the DCC as guarantor for a loan, was crucial in allowing the GICSB to seek first tier lending through the Westpac Bank. Further funding was obtained through charity organisations, and donations from both its membership base and the wider community. Including the loan approximately \$1.3 million was raised. This enabled the stage three of the development to commence.

Sunnyvale - a Sports and Community Centre

Dunedin's communities to be more active, more often, spending more time enjoying a connect and valued network of facilities, parks and open spaces.

Parks and Recreation Strategy 2017-2027 (Dunedin City Council)

Following the Stage 3 development the terms Sunnyvale Sports Centre and Sunnyvale Community Centre have become synonymous. Such is the extent of usage by both sports and for some twenty-two (22) community and business groups who regularly use the facility, that the building has become a true community hub.

Sports Centre

The original “combined sports” are the Green Island Senior Football Club, the Green Island Junior Football Club, the Green Island Cricket Club and the Sunnyvale Squash Club. These Clubs use the facility all year-round, with the gym available for both cricket and football to train

indoors due to inclement weather. Patronage has grown exponentially with numbers up significantly on pre stage 3 building use.

The Junior Football has grown from a membership base of 21 teams in 2014 to 38 teams last season (2024) – a 170% increase in participation.

Senior football also experienced an increase from 7 teams in 2014 to 12 teams last winter. In 2024, there were 193 male players, and 57 female players registered, an increase of 75% and 216% respectively. It is expected the numbers will continue to grow as the juniors come through.

In the last 10 years, senior cricket has double from 3 to six teams. Junior cricket has also experienced exponential growth – 57 kids in 2014 to 156 kids this season - a 173% increase.

Post Covid, the numbers of squash players declined slightly, but are trending back up. Of note, is the increase in the number of life-style players enjoying the social aspects of the game without being competitive. The squash courts are used by other Dunedin Clubs for interclub, tournaments and other competitions, tournaments.

Other sports available from the Centre include a gymnasium and personal trainer, (70 members), a futsal academy, (40 members per school term), and discussions are well underway with beach volleyball interested in relocating to the Centre.

Community

With the availability of a meeting room, the larger Clubroom area, and the Village Green Cafe and Bar the Centre has become popular with a large number of community and business groups.

Community groups include three car clubs, a motor bike club, Senior Net, the Green Island Lions, the Saddle Hill Community Board, various cycling groups, knitting group, walking groups, the Parkinson's Society, the West Taieri Ladies' Hockey Club, the local primary schools, the Hills Cluster Principals, retirement villages, the Cancer Society, Dunedin Pétanque, and the Cardinals' Softball Club.

Local businesses including Fulton Hogan, Downers, Clearwater Civil, Tuapeka, and Wenita utilise the club rooms for larger staff meetings multiple times through the year.

The building is also a Civil Defence headquarters.

And of course, the Village Green Cafe and Bar provides a social venue for the wider community.

Growth in the Southern Suburbs

The southern suburbs of Dunedin city are the fastest growing suburbs in Dunedin City and have seen considerable building growth in recent years.

The greater Green Island catchment includes Concord, Abbotsford, Green Island, Fairfield, Sunnyvale and the South Coast includes Waldronville, Brighton and extending as far afield as Taieri Mouth plus also takes in Dunedin's largest satellite suburb being Mosgiel.

Local primary schools are all experiencing expanding rolls, the highest they have been for decades.

The planned new subdivisions for Fairfield (400 sections), Sunnyvale / Abbotsford (200 sections) Mosgiel (700 sections), and along the South Coast will only add to the pressure on community buildings in the wider location. Add to this the retirement sector expansion in Mosgiel (The Grange and Sommerset) – all adding to significant population growth in the southern suburbs.

The Sunnyvale Sports Centre is well positioned centrally within the wider suburbs to absorb growth in sports interests locally. Outside of the Edgar Centre, the Sunnyvale Sports Centre would be the largest sporting base in the city and is adjacent to one of the biggest sporting grounds outside of the central city.

A Need for Stage Four

The Stage Three development provided new clubrooms available to sports clubs, community groups and local business, a meeting room, a public cafe (the Village Green Cafe and Bar), an external viewing deck, and upgraded changing rooms for squash, football, cricket, and other users of the building.

However, due to insufficient funding, the Stage Three development was not fully realised. Outstanding items included deferred maintenance, particularly to the roof and external cladding, the replacement of the gymnasium floor, upgrading public use toilets, increasing the number of squash courts, and the upgrade of the internal cricket nets.

The need to undertake the deferred maintenance from stage three has now become urgent. In the intervening years, changed regulations, outdated materials, additional maintenance is required to bring the facility back to the standard expected of a multi-sport all-year-round facility. Appendix I illustrates some of the issues the GICSB is currently facing with the Sunnyvale Sports Centre.

Moving forward the work required includes:

- Replacement of the asbestos cladding
- Reroof the building
- Repair and replace the asbestos soffits
- Recladding the exterior walls - this is perceived as a fire risk
- Full electrical wiring and switchboard upgrading
- Replacement of the floor in the gymnasium
- Full upgrade of the changing rooms
- Upgrade of the public toilets and the entry foyer
- Installation of solar panels on the roof and a rainwater collection system to assist with managing waste, potentially achieving a Greenstar rating.

It is estimate that approximately \$1.5 million would be required to upgrade the facility. The GICSB is currently not in a financial position to be able to undertake a project of this magnitude.

Financial Implications

Due to the Rudnev Panel cladding on the exterior of the building, the largest single cost for the GICSB Board is the annual insurance cover for reinstatement of the asset following a total loss.

Even though the cladding is not structural and is effectively hung on the outside of the building, it is perceived as a fire risk by the insurers.

Over the last 10 years, the annual insurance cost has increased from \$12,000 to \$65,000 per annum - a 440% increase. This amount of insurance cost is untenable for the Board. It equated to 51% of total expenditure last year. If the cladding is replaced, the annual insurance could reduce to approximately \$20,000 per annum.

The insurance cost is the largest outgoing for the GICSB outside of the Dunedin City Council Ground Rental charge.

Even though the GICSB budget is showing a breakeven, it is calculated the GICSB will become insolvent in the next 2 years if the cladding issue is not addressed. Financial budgets with income generation redacted (due to commercial sensitivity) – refer Appendix II.

The current GICSB Board membership comprises a quantity surveyor, accountant, lawyer, commercial valuer, and professional administrators who are prepared to embark on a Stage 4 project for the building, but to proceed will require DCC backing.

Options for Consideration

Priority: Sustainable clubs and sporting codes

Strengthening and growing the number and skills of volunteers and community groups supporting parks and recreation activities.

Working with funding organisations to focus and leverage investment

Objective: We work with others

Parks and Recreation Strategy 2017-2027 (Dunedin City Council)

The GICSB Board has identified four possible options to facilitate moving forward a planned Stage 4 development and to future proof the Sunnyvale Sports Centre for the community and for generations to come.

- Option 1: New SLA between the DCC and GICSB
- Option 2: Charge the DCC for public use of a privately owned building
- Option 3: Do nothing. When the GICSB become insolvent the DCC takes ownership of the building
- Option 4: Do not insure the building

Option 1 – New Service Level Agreement

The preferred option is for a new Service Level Agreement (SLA) to be signed between the respective parties which will enable the GICSB Board to move forward in a positive financial manner. The recently expired SLA is an example of how this private public relationship has been successful. It is noted the DCC is the guarantor for the present loan expiring in approximately 15 months.

The Board is seeking a new SLA of \$45,000 per annum over a 10-year term to enable the Sunnyvale Sports Centre to continue to provide the level of service that it currently does for the public use of what is a privately owned asset.

It is proposed the new SLA would be linked to the annual increase in the recreational rate charge to prevent inflation eroding the amount.

The SLA would provide critical funding for the facility for day-to-day operations and free up income to push towards achieving a Stage 4 project.

With the SLA in place, the GICSB would be able to approach funders and obtain another loan. The GICSB Board is currently in talks with the Westpac Bank but requires DCC backing via an SLA for it to proceed.

The new SLA will also enable the GICSB board to approach various funding trusts and raise funds to complete a Stage 4 development of the building. The existing Board is happy to facilitate the project and keep the building private.

Following the Stage 4 completion it is anticipated the facility would once again become self-funding as it was prior to the significant increase in insurance cost which will be reduced by approximately 225% following the proposed upgrading works.

This will future proof the building for generations to come at an investment of only \$45,000 per annum to the City Council. Households in the wider Green Island catchment make up 26% of the total for the city – and with further subdivisions planned this is only going to continue to grow. The annual amount could also be offset against the current Ground Rental Charged by the Council – presently sitting at \$12,000 pa.

There are significant benefits as to why the council should back this submission and create a public private partnership through a new SLA. This will see the Sunnyvale Community Centre be enjoyed by future generations of the greater Green Island area and the wider Dunedin City community.

Option 2 – Charge DCC for Use of Facilities

Option 2 The GICSB Board would invoice the DCC for public use of a privately owned building at between \$10,000 to \$15,000 dollars per quarter plus GST.

This would enable the Board to continue to provide a facility suitable for wider public use.

Option 3 -Ownership Reverts to the DCC

Under Option 3 (which is where the Board is currently financially heading) potential insolvency within 24 months. And as per the GICSB constitution, the keys to the building would be handed back to the Dunedin City Council. The DCC would then face the upgrades required to the building as outlined above and face even more cost than what is proposed under option one or option two. From the GICSB Board's perspective this is a worst-case scenario.

Option 4 – Not Insure the Building

Under option 4 the GICSB Board opts to not insure the building which under a full loss scenario would prove to be a massive loss to the wider community and would also see the Board in breach of its lease obligations to the Village Green Cafe and Bar. This however is the fiscal reality of the situation the Board finds itself in.

By not insuring, the building the facility becomes financially viable, and funds can be set aside for deferred maintenance, but this comes at a considerable risk if a full loss event was to occur.

Summary

Keeping an eye on the future

The future will bring a number of challenges for open space, sports and recreation in Dunedin. It's important that through the implementation of the strategy we not only think about the 'here and now' but also focus on understanding future trends and innovations to ensure that our parks, recreation and sport facilities are able to change and adapt.

Parks and Recreation Strategy 2017-2027 (Dunedin City Council)

The GICSB Board sees quite significant benefits to the wider public and DCC with establishing a new SLA to future proof this building. It comes at a minimal cost to the DCC in the overall scheme of wider public funding. The model could also be used for other facilities around Dunedin City.

The DCC supporting the Sunnyvale Community Centre would contribute to achieving some of the community outcomes identified in *Tō tātou eke whakamuri the future of us : 10 year plan 2021 -31*. Namely:

- An active city with quality and accessible recreational spaces and opportunities.
- A supportive city with caring communities and a great quality of life.
- A compact city with a vibrant CBD and thriving suburban and rural centres.

The direct benefits the GICSB Board sees for the wider community from this relationship includes:

- Strong fully upgraded community centre for locals and the wider Dunedin community to enjoy.
- Centre of sports for the southern suburbs.
- Continued growth and participation in sport, adults and children alike
- Modern community owned asset used by 20 plus community user groups.
- Funding model to be replicated by other sports / community bodies across the city.
- Continued growth in community-based use of the facility.
- Less pressure on the Dunedin Central City community buildings, including the Edgar Centre.
- Greater Green Island has largest growth in children's sports in Dunedin, and this will only continue to grow with planned subdivisions.
- Planned subdivisions will provide greater rating revenues than any other part of Dunedin's suburban locations
- The timing is now....

Further redevelopment potential also with excess land for car parking, further sports fields, gym extension potentially, and attracting other sports to the facility including beach volleyball, floorball or indoor hockey, volleyball, tennis, pickleball, lawn bowls to name a few.

Completing a Stage 4 Redevelopment of Sunnyvale Centre would not only enhance a great asset but continue the work carried out by forward thinking volunteers and organisations from

the building's past. The Stage 3 additions and upgrades were simply a new beginning for the facility and one which has proved very successful in terms of community groups now using the building and the huge growth in local sports participation. The Sunnyvale Community Centre is the focal point for the greater Green Island location but now is the time to cement this for future generations.

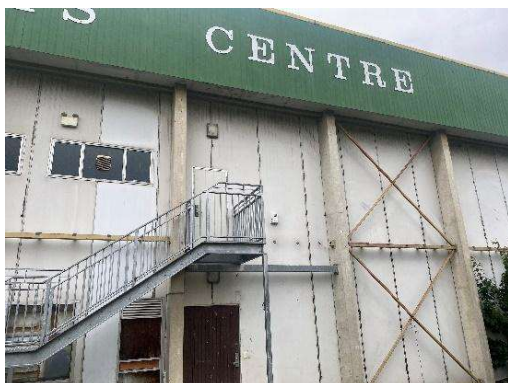
Built by the motivated Green Island Borough Council and volunteers, the Sunnyvale Community Centre has served two generations of the Greater Green Island community. It is in our hands to make sure the facility continues its legacy to serve the wider community, children and grandchildren of the future.

Appendix I – Examples of deferred maintenance

The following photos show some of the cladding and internal issues.

External

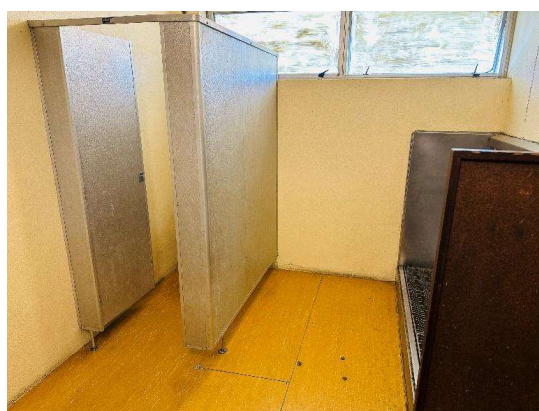




Internal



Public toilets



Public toilets

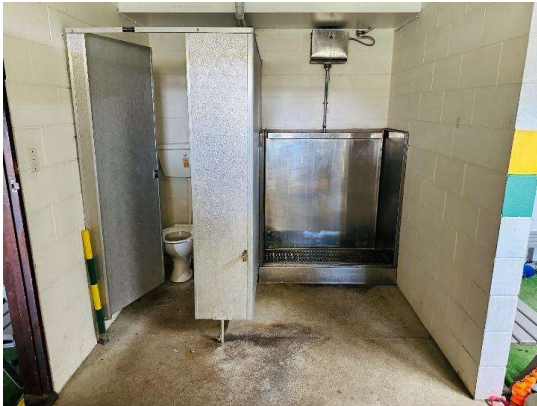


Public toilets



Public toilet

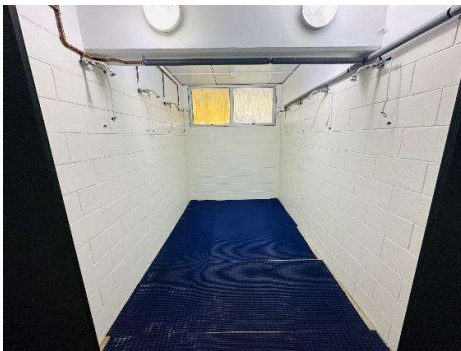
*In the summary of community consultation – the top topic commented on was public toilets.
Tō tātou eke whakamuri the future of us : 10 year plan 2021 -31*



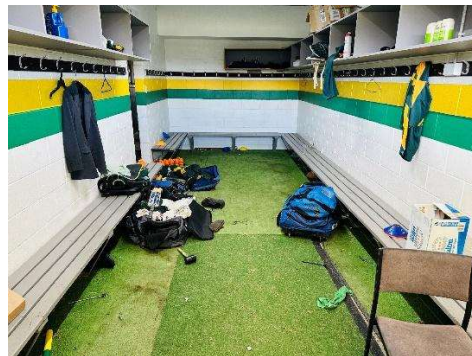
Toilets - changing rooms



Toilets - changing rooms



Shower - changing rooms



Changing rooms

Appendix II – GICSBI Cashflow Forecast

Cashflow Forecast

Green Island Combined Sports Bodies Inc

Account	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sept-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Total
Income													
Rent Received	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	87,999
Dunedin City Council	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants Received	-	-	-	-	10,000	-	-	-	-	-	-	-	10,000
Total Income	7,333	7,333	7,333	7,333	17,333	7,333	7,333	7,333	7,333	7,333	7,333	7,333	97,999
Operating Expenses													
Accounting Fees	31	31	31	31	31	31	31	31	31	31	31	31	378
Cleaning	233	233	233	233	233	233	233	233	233	233	233	233	2,800
DCC Ground Rent	-	-	-	-	-	-	-	-	-	9,940	-	-	9,940
Insurance	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	5,426	65,110
Light, Power & Heating	708	708	708	708	708	708	708	708	708	708	708	708	8,500
Rates	300	-	-	300	-	-	300	-	-	300	-	-	1,200
Repairs & Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Security	255	35	35	255	35	35	255	35	35	255	35	35	1,300
Telephone & Internet	220	220	220	220	220	220	220	220	220	220	220	220	2,640
Total Operating Expenses	8,174	7,654	7,654	8,174	7,654	7,654	8,174	7,654	7,654	18,114	7,654	7,654	103,866
Net Profit	- 841	- 321	- 321	- 841	9,679	- 321	- 841	- 321	- 321	- 10,781	- 321	- 321	- 5,868
Opening Bank Balance	35,000	33,416	30,494	27,572	24,053	32,631	29,709	25,134	22,212	19,291	4,340	1,418	
Loan Repayments	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553	- 2,553
GST on Income	1,100	1,100	1,100	1,100	2,600	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
GST on Expenses	- 1,226	- 1,148	- 1,148	- 1,226	- 1,148	- 1,148	- 1,226	- 1,148	- 1,148	- 2,717	- 1,148	- 1,148	
GST Payments (Refunds)	1,936	-	-	-	-	-	1,055	-	-	-	-	-	
Closing Balance	33,416	30,494	27,572	24,053	32,631	29,709	25,134	22,212	19,291	4,340	1,418	- 1,504	

Appendix III – Letter of Support – Saddle Hill Community Board



SADDLE HILL COMMUNITY BOARD

50 The Octagon | Dunedin 9015 | PO Box 5045 | Dunedin 9054 | New Zealand
E dec@dec.govt.nz P +64 3 477 4000 www.dunedin.govt.nz

11 April 2025

Letter of Support – Sunnyvale Community Centre

It is the Saddle Hill Community Board's pleasure to write a letter of support for the Sunnyvale multipurpose Community Centre for sports, recreation, café, and bar.

This multipurpose community centre is well used all year round by the community, whether it be sports being mainly football in the winter and cricket in the summer, squash, gym, and meetings with groups such as the Saddle Hill Community Board.

We strongly support the Sunnyvale Community Centre Boards application to the Dunedin City Council 9 Year Plan 2025-34 for continued funding to enable the improvements needed to continue to be made to this community centre that serves the Dunedin Community so well.

Ngā Mihi

Signed by:

5CF20CFDFE074F6...

Paul Weir
Chairperson
Saddle Hill Community Board

Appendix IV – Letter of Support – Southern Football



Southern Football
University of Otago Oval, Level 1
20 Logan Park Drive
Dunedin 9016
southernfootball.co.nz

Dunedin City Council
50 The Octagon
Dunedin 9016

Subject: Support for Sunnyvale Community Centre – Long Term Plan Submission

Dear Councillors,

Southern Football is pleased to provide this letter of support for the Sunnyvale Community Centre's submission to the Dunedin City Council Long Term Plan, seeking ongoing investment into the development and maintenance of the complex.

As the regional body responsible for the delivery and development of football across the lower South Island, we strongly support any efforts that enhance facilities for grassroots and community sport. Sunnyvale is a key hub for community football in Dunedin and plays an integral role in delivering accessible opportunities for participation.

The Community Centre supports not only football but also a range of sporting codes and community users. A well-maintained, fit-for-purpose facility will ensure that Sunnyvale can continue to cater for the growing number of participants, deliver quality experiences, and provide a welcoming space for volunteers, coaches, and whānau.

Southern Football recognises the critical importance of shared community facilities like Sunnyvale in sustaining grassroots sport. Investment into the continued development of the complex will ensure that the venue can meet increasing demand and support long-term community wellbeing.

Ngā mihi nui,

Dougal McGowan
Chief Executive
Southern Football
Phone: 027 435 2446
Email: dougal@southernfootball.co.nz

Appendix V – Letter of Support – SeniorNet



SeniorNet Dunedin Inc.
c/o 57 Garden Place
Glenlieth
Dunedin, 9010

dunedin@seniornet.nz
021 162 6364

To whom it may concern,

SeniorNet Dunedin Inc. is a regular, weekly, user of the Sunnyvale Sports Centre, where we provide support with technology, e.g. cell phones, laptops using the internet etc., for seniors. We typically have 10-15 people in attendance. Once a month we give a talk to seniors about technology related matters, e.g. avoiding scams, which often attract 25- 35 people. This provides an important service to a sector of our community that can struggle to cope with technology and the digital world.

The location, ease of parking and elevator to the Café make this venue ideal for members, many of whom have mobility issues. Holding our sessions at this venue has the bonus of the excellent Café. Our members do not only get our support but the café encourages them to socialise, reducing loneliness for some.

SeniorNet Dunedin Inc. fully supports the Sunnyvale Community Board's for assistance to maintain the Sports Centre.

Yours sincerely

Peter Campbell Secretary
SeniorNet Dunedin Inc.

027 442 4864

Appendix VI – Letter of Support – Colin Weatherall

From: colinweatherall@extra.co.nz

To: John Moyle <john@moyles.co.nz>

CC: 'Colin Weatherall' <colinweatherall@extra.co.nz>

Date: 22/04/2025 19:38 NZST

Subject: Green Island Combined Sports Bodies Incorporated Letter of Support

To Mayor , Councillors & CEO

Dunedin City Council

I offer support to the application by the Green Island Combined Sports Bodiesto Councils **“DCC 9 Year Plan”**

It is with extreme pleasure I support this organization , many years ago I was a member of the Green Island Cricket club then a Member of a Management Group for Stage 3 Development during the mid-2000s , adding throughout my years as Saddle hill Community Board Chair , then as Elected member of our City Council, I have had a close working relationship with all member Clubs at various times .

The Community goodwill / support along with the Sporting Club goals , sets a standard “ second to no organization in our city “ , for the benefits to our wider Community values .and Goals the Council sets for our communities.

I appreciate the City Councils Service level agreement has been of mutual benefit and I urge Council to request Staff to develop a new S L A soonest.

Councils’ support is *essential* for the goodwill and values these facilities provide on going to our wider community need.

I would be happy to assist in the development of an “*Issues & options* “ for a S L A agreement.

Your Sincerely

Colin L Weatherall

C 021 71 70 70

E colinweatherall@extra.co.nz

Greater Green Island Community Advocate