

# Kaipaki Reserve Development Project

April 2010

## The Project

The Kaipaki Reserve Development project was initiated by interested Kaipaki Community people during a community gathering in Kaipaki Hall in June 2009.

The project is focused on upgrading the Kaipaki Reserve into a realistic 'Leisure Centre' type facility that is appropriate to this growing Kaipaki community.

Existing facilities will be upgraded and some additional facilities added that will enable all ages to have some opportunity to participate.

The focus will be community activity rather than the development of clubs only.

## Kaipaki History

The history of the Kaipaki district goes back many years and was predominantly a farming area with the Kaipaki Reserve being developed through the goodwill of many people in the district at the time. The Hall was built in 1913 but unfortunately the minute books from 1913-1927 were lost in a house fire and so the history of events soon after the opening are not known.

What is known is an incorporated society was formed in 1933 to manage the facilities and the 5 acres surrounding the Hall were purchased from Charlie Weal in 1936 and the Tennis Courts and Cricket ground were developed later the same year.

The Hall 'Title' was invested to the Waipa District Council in 1962 after alterations to the Hall had been completed in 1961 and the official opening on Oct 20 1962.

A new brick frontage was added to the Hall in July 1972.

The 'Title' for the sports ground and courts were invested with Waipa District Council in 1982 allowing the Board to spend the community rates on the upkeep of all the facilities.

Over the years there have been many people who contributed significantly to cricket clubs, tennis clubs, athletic clubs and many other sports clubs, sports and events.

Bert Goodwin was the backbone of the cricket club for over 30 years, the Cunninghams ran the tennis club for over 30 years and many other families had huge input into this facility on behalf of the community. Some of those families (and we apologize if we have missed any) are the Boyds, Goodwins, the McEldowneys, Kites, Knudsens, Speakes, Akehursts, Cowleys, Ganleys, Bones, Wilkins, Bradleys, Verytts, Dela Rues, Claytons, Charteris, Scott, Farrell and the Garmonsway family.

Kaipaki was seen as a prosperous country sporting centre and an example of good practice amongst rural communities. People traveled from Taupo to play cricket at Kaipaki who at one stage had 4 cricket teams. The tennis club also was extremely active and an example to other clubs.

Unfortunately farms became less in number as farms grew in size and family numbers decreased and clubs ceased to operate and the facilities were left.

The present board has run many successful events over the last few years but with decreasing population this has been very difficult especially as the clubs have not been operating for over ten years.

However over the last 5 years a steady increase in the population of Kaipaki is occurring. This appears to be due mainly to a focus on lifestyle blocks and Kaipaki's proximity to Hamilton, Cambridge and Te Awamutu.

## Project Background

The project started from a discussion from a few interested locals and is based on the opportunity and need of an increasing population in this area.

Until the last 5 years the population of Kaipaki was decreasing and any thought of upgrading these facilities would have been both unrealistic and unwarranted.

However over the last few years farmland has been increasingly cut up into lifestyle blocks with more families coming to live in the district from adjacent Hamilton, Cambridge, Te Awamutu and elsewhere. This trend appears to be going to continue as more and more farmland is being developed and with the Waipa District Council amending the rules around the potential for more lifestyle block development in the area surrounding the Hamilton Airport one assumes this trend will not decrease for the foreseeable future.

Within 6 kms of the Kaipaki Reserve there are two primary schools both of whom transport children to other facilities as they are unable to fully cater for the needs of their students.

There are noticeably more families with young children in the district and the need for a development of this nature is increasing.

Within 1 km of the Kaipaki reserve along Kaipaki Rd towards Ohaupo there are plans for a Polo field that would only compliment this proposed Kaipaki Reserve development.

The quality of the existing facilities are now an issue as people in these days of easy travel and accessible information through the internet people want a certain standard of facilities before they will participate in activities even on a semi regular basis. Therefore if this type of project does not proceed then all the efforts of the above listed families will go to waste. The

people involved in the project understand and accept that time passes and priorities change however what is important with this project is that the population numbers in the district is increasing and warrants an upgrading of these facilities retaining the history yet meeting the future needs of the district.

What is proposed will upgrade existing facilities to an acceptable level and go a long way to meeting this trend yet deliver in the most economical way a facility that will cater for all ages and stages and be focused on community activity rather than the emergence of clubs only.

## Project Specifics

It is envisaged to

1. Upgrade the three existing tennis courts
2. Upgrade the existing cricket field for cricket, athletics, children's football and touch in the winter.
3. Relocate and grow the children's play area
4. Develop a small outdoor bowls area – two lanes or perhaps a putting area.
5. Develop a Petanque area
6. Grass athletic track around the cricket pitch. There used to be a grass cycling track on small banks (which have decreased in size) around the cricket field.
7. Extend the eastern side of the Hall to cater for viewing and hosting of people related to the outdoor activities – a type of 'pavilion' but attached to the existing Hall
8. Put changing rooms and toilets onto the back of the Hall to service the Hall and the stage plus the rest of the complex.

## Sketches

As attached to the document

## Proposed Usage

The focus of this project is to have a facility that the community can use and be proud of.

The proposed usage might be similar to the following

- Inter community participation days – where Kaipaki invites another district over for 20/20 cricket, tennis, outdoor bowls, Petanque, cycling, BBQ, athletics and general gala type activities. This already happens however Kaipaki has to visit Ngahinapouri each year and at present can't be the host
- School holiday programs – similar to those run every holidays at Ohaupo school at present

- After school activities – as run at a number of schools at present including Ohaupo
- Leisurely schedules for cricket for all ages and stages and cricket types
- Social tennis evenings
- Netball evenings for all ages
- ‘Roll ups’ for all who want on the bowling green
- Sport Waikato to be approached to run activity classes in the Hall for over 60s and others
- Social cycling groups
- Social Football occasions focused at exercise for the locals levels as previously held at Ohaupo School
- Children’s athletic nights twice a summer
- Community Days
- Funders days where the community thanks all those who have helped fund this facility and is held each year.
- Waikato Valley Cricket Association have intimated they would be keen to talk about placing a cricket club at Kaipaki as they say they have cricket clubs operating without a location. There are a number of Ohaupo primary school children playing cricket for Ngahinapouri at present.
- And many more plus
- A continuation of existing events run by the existing board

### Cost of Project

\$200,000 plus GST approximately.

### Funding Options

There are many potential areas for the funding of this project

1. A contribution from WDC is important for this project to go ahead. This contribution would be a one off facility contribution.

2. Grants are available from the New Zealand Cricket Foundation to resurface cricket pitches and nets. Up to 7,000 could be an expected contribution towards this project.
3. An approach would be made to businesses in the district to contribute small amounts annually to ensure that funds are available for the ongoing maintenance of this facility. There are many successful horse studs in the district, restaurants and café's, builders, electricians, sand pit companies and many more all who may give assistance to the development and ongoing costs of the facilities.
4. Identify all the families that contributed or were involved when the cricket club was in its hey day, the tennis club operated each week, children's athletics was held each week, cycling races were held around a little bank that was around the cricket field, the pistol club under the stage of the hall, table tennis and indoor bowls were all at their peak and see if they will contribute to developing (redeveloping) this facility so future generations can enjoy the Kaipaki Community Centre just as past generations have.
5. Gaming machine trusts would be approached to assist with this community project.
6. Bequeathing/gifting opportunities will be made available to local people to consider as part of their estate. Potentially interested people have been suggested already.
7. NZ Fieldays Society have been approached and have received a concept only presentation as to whether they would be a sponsor of such a development as they are always looking for positive ways of contributing to the community they operate in.

## Summary

The foresight and leadership shown by Kaipaki residents in the early 1900s and carried on by Kaipaki families over the next 9 decades (96 years) provided significant benefits to of people who have lived in the Kaipaki District. We as the present residents of Kaipaki need to show similar foresight and leadership for the benefits of both present and future generations by continuing the vision started by a few brave people in 1913.

There is a definite need for this project in the Kaipaki District and it could be argued that the existing Hall as it stands is difficult to maintain and use and this fact either needs to be accepted or the facility developed into one that would contribute considerably to this growing community.

As indicated above money could be raised on an annual basis and the cost of the building of this complex would be minimized by approaching local tradesman (carpenter has agreed to contribute and manage the building components, a local building supplier has agreed to support the project with product) that have been in the district for some time to manage the

area of development within the project that pertains to their area of expertise. We have already had offers to help with the working bee construction which all believe will get the community together prior to completion thus promoting the use of the facility once it is completed.

It may be an option for the Kaipaki district rates to facilitate any bank loans required to meet the shortfall between the capital funds raised and the total cost as their annual contribution would be guaranteed by the council in effect and therefore would probably be acceptable to Banks. All raised funds from events and other sources as listed above should go to maintenance (could be 6-10K per year) and paying back the loan. Informal discussions have been held with the Mayor of Waipa Alan Livingston who is supportive of the idea and accepting of the need for this development and will support where practical.

Waipa DC have set up a Charitable Trust that might administer the financials relating to this project and in so doing offer each contributor maximum taxable benefits for their charitable giving.

The Kaipaki Reserve needs updating and there is never any better time to succeed than the present.