



DUNEDIN GYMNASTIC ACADEMY

Facility Proposal
2023



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1 Introduction

Kia ora me te nau mai,

With much excitement, the Dunedin Gymnastic Academy (DGA) presents this proposal to develop a purpose-built community facility for Dunedin.

This proposal will support our membership of over 700 gymnasts to thrive, and to grow in number. We are focused and excited about bringing benefits not exclusively to the DGA membership but to the wider community. The proposed facility aims to provide wider regional support to other gymnastics clubs, various sporting codes and other community needs.

Currently, DGA leases two (ex-industrial) facilities in the city that are not fit for purpose. Whilst we have supportive landlords, our buildings are freezing in the winter months, boiling in the summer, and flood on a regular basis. This results in cancelled classes, ruined equipment and compromised health and safety for our members and staff. Our committed coaches get the best value from every inch of our facilities, but with limited space we still unfortunately have a waiting list for our membership.

We only want for a little more than we have now; a simple facility that includes key requirements such as height and space for specific apparatus that our old dwellings cannot sustain. We have considered the needs of stakeholders' requirements (size, specifications, impacts and sustainability) and balanced this with an utmost desire for value and achievability.

The process of finding a suitable new home has been a long and exhausting process reliant upon countless hours of expertise put in by volunteers.

We have been working closely with the Dunedin City Council to investigate available land, and to be the primary investor for the building. We seek partnerships from sporting bodies, community trusts, corporate and private bodies, and will undertake grassroots fundraising initiatives.

The Gymnastics NZ Facilities Strategy and Facilities Guide shall be read in conjunction with this proposal, and that these documents fulfil the requirements of a feasibility study. This proposal meets the strategic need for a 'regional hub' facility, as outlined in the guide.

We are cognisant of strained financial times and that we are requesting unprecedented contributions, but we are choosing to put out best foot forward for our members and the future of gymnastics in Dunedin.

I would like to take this opportunity to thank those people who have supported our journey so far.

Tēnā koe mo tēnei wā,



Rod Bannister

General Manager – Dunedin Gymnastic Academy

Kāti Māmoe



2 About DGA

Dunedin Gymnastic Academy:

- Are a not-for-profit charitable organisation,
- Are governed by a committee of elected volunteers,
- Have over 700 active members,
 - 110 Play-Gym (pre-school),
 - 356 Recreational gymnasts,
 - 174 Competitive gymnasts,
 - 60 Adult gymnasts.
- Employ over 30 paid, part-time and full-time staff. Our coaches are often ex-gymnasts and/or tertiary students,
- It is the 5th largest gym club (by membership) in New Zealand and the second largest in the South Island,
- Has a 'gym for all' philosophy of providing fundamental movement skills for all ages and skill levels in a wide range of programmes and classes,
- Offer many programmes such as artistic gymnastics (recreational and competitive), parkour, preschool gym-fun, tumbling, trampoline, school programmes, adult gym, cheerleading, school holiday programmes and even host birthday parties,
- Provide a facility for Artistic gymsports, hosting Southern Championship competitions and other large events which cater for athletes from multiple clubs across Aotearoa,
- Provide a specialised training facility for multiple sports including diving, athletics (especially pole vault), other aerial skills-based sports (through open adults' classes) and for tertiary physical education students (for practical elements of their study) and,
- Is one of several gymnastic clubs in Dunedin. The total membership from others is approximately 200.



3 DCC Sports Facilities Assessment

In May 2022, the DGA lodged a submission on the Dunedin City Council 10-year Plan requesting assistance from the Council. As a result, Council requested DCC staff to work with the DGA and other clubs to find suitable facilities as part of their Sport Facilities Review.

“PARS has no facilities available of the size required by DGA, without displacing other user groups. One option being explored is for DCC to provide a suitable “green-fields” site and DGA to build a facility (subject to DGA securing funding). Discussions around that option are progressing favourably and if both party’s due diligence is positive, a report will be provided to Council at a later stage for a decision.” – Sports Facilities Review Report Feb 2023

This proposal satisfies the ‘Hub and Spoke’ model, supporting the whole lower-South Island with a Hub venue that will support more than just Gymnastics.

Current indoor facilities unfortunately cannot meet the needs of gymnastics. DGA have liaised with several other clubs who are also seeking to relocate to new indoor spaces or have shown interest in using the venue for specialist training or competitions.

4 Gymnastics NZ Facility Strategy

“The purpose of the Gymsports National Facility Strategy is to provide a high-level strategic framework for national facilities planning. It is designed to provide direction on what should be done and crucially, what should not be done. The Strategy is designed to focus thinking on gymsports facilities at a national network wide level.”

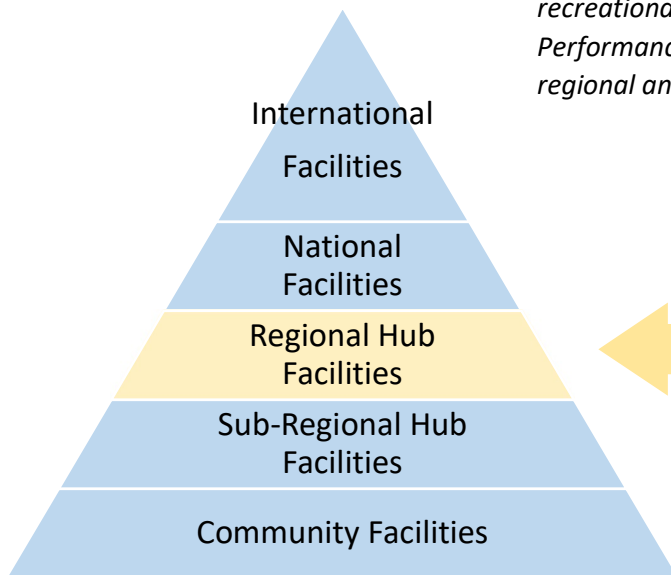
This proposal follows the strategic direction and guidance provided in the Gymsports National Facility Strategy 2017 and Gymsports Facility Guide 2017.

We will know we have achieved success when our facilities:

- *Are financially sustainable.*
 - **DGA is financially stable and has a clear strategy as to the capital and ongoing costs of the proposed facility.**
- *No longer have significant capacity issues.*
 - *Anything less than 2.5m² (per member) is an indicator of significant capacity pressure on clubs. **DGA facilities currently provide less than 1.7m²/member.***
- *Are ‘fit for purpose’ and conducive to gymsports activity.*
 - **The proposed facility is designed to be fit for gymsports. We have proven that existing industrial buildings are not able to fulfil the requirements of gymsports.**
- *Are used by a range of participants regardless of club affiliations.*
 - **If the full capital costs are met, the facility will be provided to other artistic gym clubs for specific training needs and competition days.**
 - **The relationship with other codes such as trampolining and diving will remain.**
 - **DGA are actively working with other clubs and codes to offer sharing.**
- *Facilitate the progression of gymnasts as they move through the sport.*
 - **The current DGA facilities are already producing national champions. The proposed facility will grow Olympians.**
- *Are accessible to a majority of the New Zealand population.*
 - **The facility will serve all gymsports participants, and fulfil as many additional community needs as it can.**
- *Have engagement and investment from key stakeholders and funders.*
 - **This is the purpose of this document.**
We need your help for this proposal to become reality.

Currently there are no ‘Regional’ or ‘Sub-Regional’ facilities in Otago or Southland.

Gymnastics NZ has identified Dunedin as a Regional Hub location.



A Regional Hub Facility will provide for recreational members, as well as High-Performance Athletes. It can host local, regional and national competitions.

A Regional Hub Facility is not a set up and pack down facility like a Sub-Regional or Community Facility

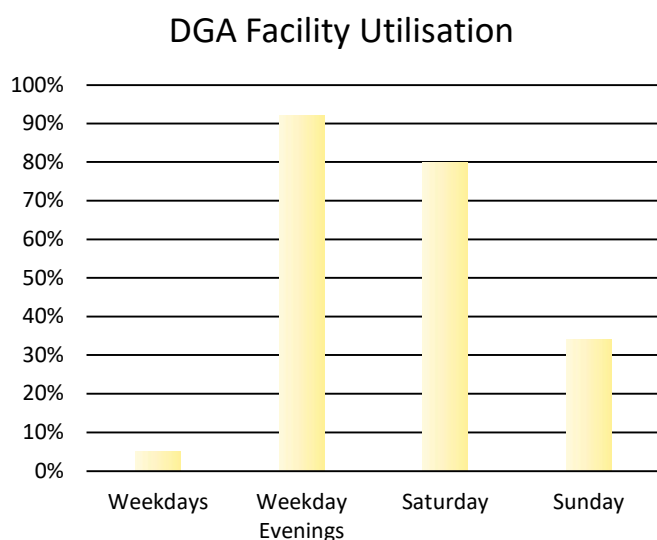
Regional Hub Facility	
Activity/Use	<ul style="list-style-type: none"> • Predominately used for training purposes for multiple gymsports codes. • The majority of use meets community and recreational level outcomes. • Ability to service and support athletes/programmes at all levels (in particular meeting the requirements for senior and high-performance pathway athletes/programmes) within the region. • Ability to host regional gymsports events, and in some cases national events (for specific gymsports codes). • Accessible to other gymsports clubs within the surrounding region – identified as a ‘hub’ facility.
Specifications	<ul style="list-style-type: none"> • Urban area with a population above 50,000 (a city) and a regional catchment population of above 150,000. Participant numbers must be sufficient to support sustainability. • Supports multiple gymsports codes within the facility. • The facility is dedicated for gymsports purposes, with all apparatus and equipment set-up permanently. • Long-term security in the tenure of the facility • Sufficient spatial parameters to effectively cater for the respective gymsports codes (see Gymsports Facility Guide).

The Strategy and this Proposal combine to make a Feasibility Assessment. Read the full Strategy:

www.gymnasticsnz.com/wp-content/uploads/2017/12/GymSports-National-Facility-Strategy-Final.pdf

5 Needs Assessment

Put simply, DGA are bursting at the seams of insufficient facilities.



Existing DGA facilities are very well utilised on weekdays between 3:30 and 9:30pm, and Saturdays. There are often more groups than there are apparatuses in these times.

School groups make up utilisation during weekdays. There is a target to increase the use of the venue through school and pre-school programmes, and to have a facility that is suitable to much more than just gymnastics.

We currently must turn away 40 recreational gymnasts every term because of a lack of space to accommodate them.

Current Facilities

DGA is spread across 2 venues that total 1,100m². Common issues are:

- Cold, uninsulated industrial buildings with limited facilities and parking,
- Being over-crowded. Groups spend considerable time packing up and setting up. There are more groups operating than there should be, meaning there are timing and safety conflicts.
- Insufficient area and height to meet minimum dimensions for apparatus and fall-safety zones.
- Some groups need to travel between venues in the same session, so they can access various apparatus.
- No fixed parkour facilities, requiring 100% pack-away.
- Not enough space for a cheerleading floor.
- Not enough height for trampolining.
- Not enough length for vaulting.
- Parking and facilities insufficient for hosting competitions.

With the help of the DCC Parks and Recreation team, we've looked at an exhaustive number of existing buildings within Dunedin, but unfortunately none of them can fulfil these needs. That's why we know a purpose-built facility is needed.

We've researched other venues in New Zealand and fully surveyed our staff to determine our needs and wants. In a nutshell, our team are a resourceful bunch, and we will be happy with a big shed with a foam landing pit.



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Gym for all.

DGA has an emphasis on inclusivity, positivity, supporting others, celebrating milestones and success.

NZ Sport has specific goals of supporting youth sport and growing a greater level of female participation.

DGA membership is open to all genders, ages and abilities, however 75% of our membership are female and most are below the age of 18.

We are proud to support all our members. We are especially proud to be an organisation that provides opportunities for young women in sport, with a pathway to elite sport.



6 Proposal Summary

DGA has sought suitable facilities for many years. We conclude that it is not possible to have a fully suitable facility from re-purposed industrial premises. Commercial lease costs are an unfortunately significant cost that needs to be met by our membership fees.

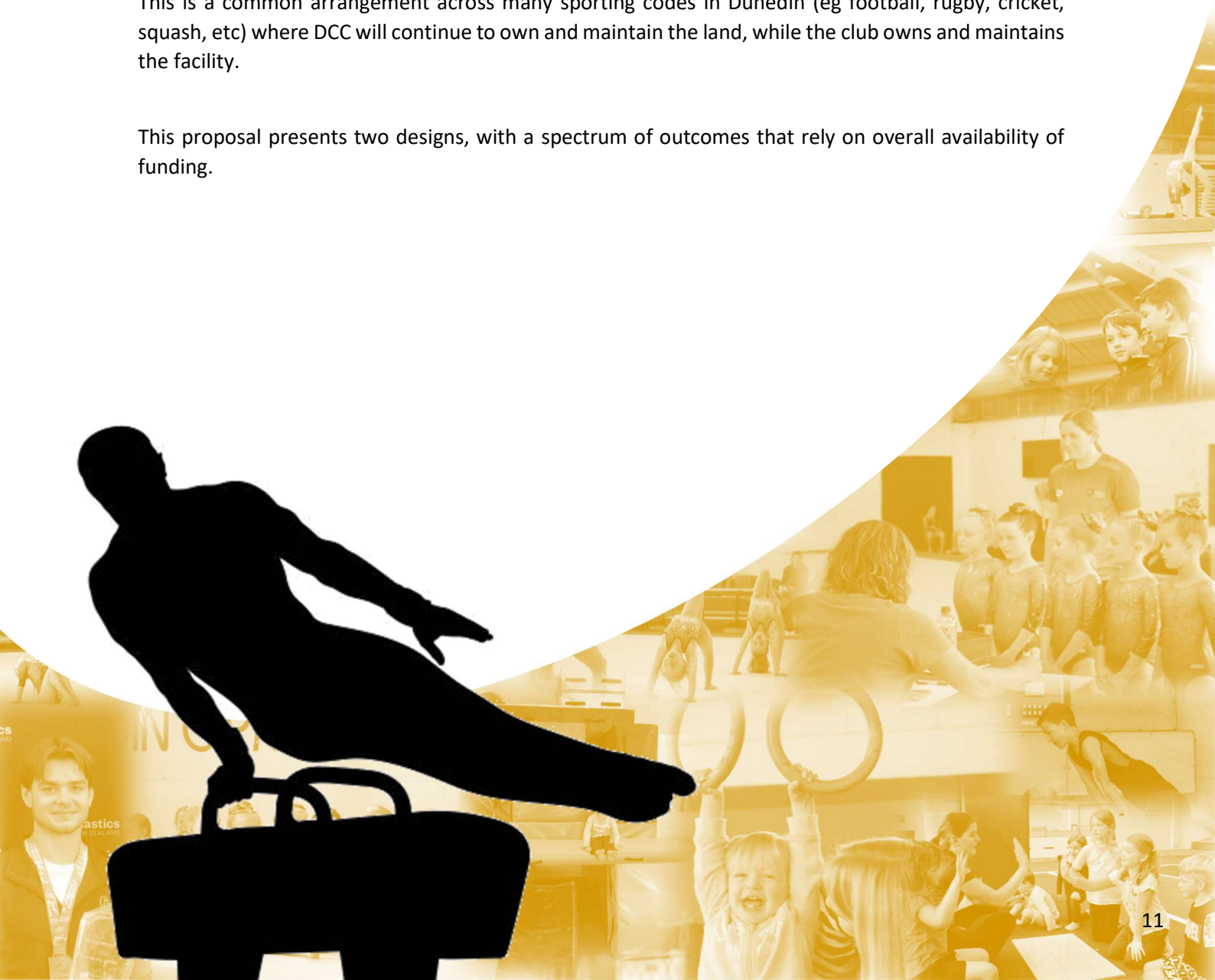
DGA seeks to raise the full capital cost of a new building.

For ease of access for our membership and staff, the facility needs to be located in or close to central Dunedin.

The Dunedin City Council have worked with us for many years in aid of our search for a facility, and they have been as equally accommodating in searching for bare land on which to propose a new building.

DGA seeks to build the new facility on land which is freely acquired from existing DCC recreation stock. This is a common arrangement across many sporting codes in Dunedin (eg football, rugby, cricket, squash, etc) where DCC will continue to own and maintain the land, while the club owns and maintains the facility.

This proposal presents two designs, with a spectrum of outcomes that rely on overall availability of funding.



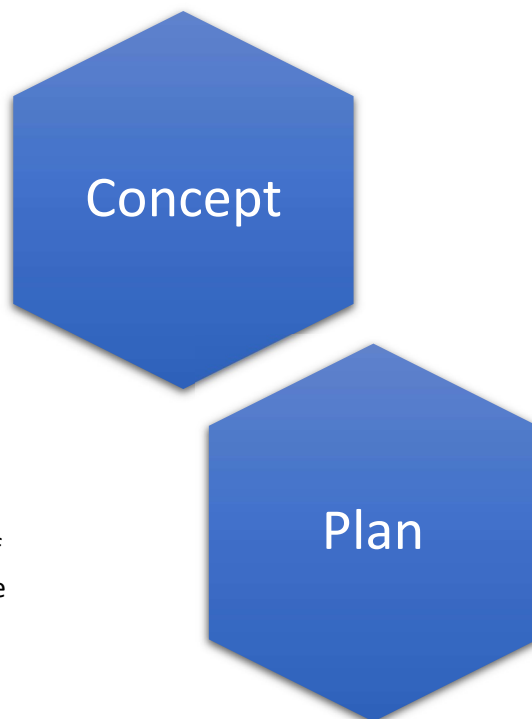
7 Framework



Sport NZ supports organisations to plan and design world-leading sport and recreation facilities around New Zealand to enable and inspire people to participate.

Sport NZ aim to provide more New Zealanders with better places for play, active recreation, and sport. By doing this they will grow participation. Their goal is for sport and recreation facilities to be fit-for-purpose, well utilised and future-proof. To achieve this, they support sport and recreation organisations across New Zealand with better planning and designing of sports and recreation facilities.

We have reviewed the six-step Sporting Facilities Framework and used this to assess the validity of our proposal.



Is there a need for this facility?

Yes. The Gym NZ Strategy identifies this gap in the lower-south region for a regional hub gym. Current facilities are not fit for purpose and fall well short of the Gym NZ Facility Guide. Kids are being denied the opportunity to participate because the facilities are too small. Competitive gymnasts are disadvantaged by the lack of key apparatus space and foam pit.

Sport NZ strategic focus for 2020-2024 is on supporting Tamariki (Age 5-11) and Rangitahi (Age 12-18). This is DGA’s primary demographic. DGA provides a supportive pathway for gymnasts to stay in sport for longer, whether it be in a recreational or competitive capacity. For some of our membership, DGA is like a second home! A safe, warm and comfortable space is a significant factor in keeping our teenagers in sport.

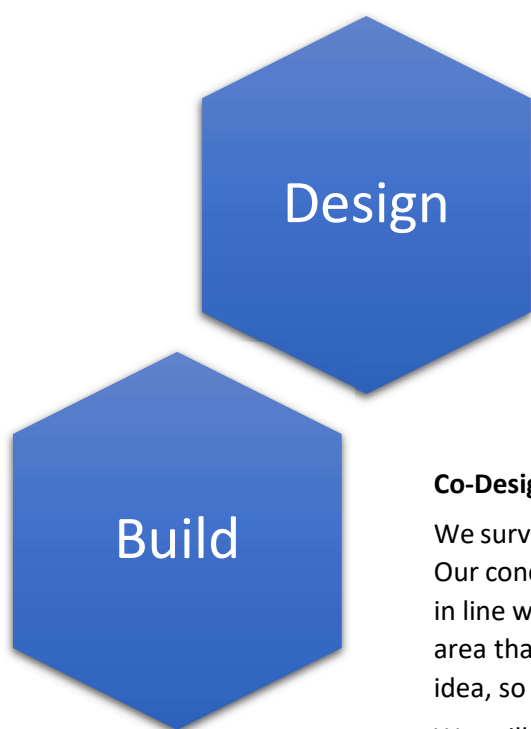
Sport NZ strategic focus for 2020-2024 is also about honouring the Government’s Woman and Girls in Sport and Active Recreation Strategy. With DGA’s large female membership, we can’t think of a better way to support girls and young woman in Dunedin!

Is the proposal fit for purpose, sustainable and future-proof?

The proposal fits the detailed Gym NZ Facility Guide and is developed through open consultation. It will allow members to thrive.

A detailed operating costs assessment has been undertaken. The primary new operational costs to DGA are insurances, maintenance, electricity and rates totalling approximately \$55,000/year (for the desirable design). Accounting for building depreciation will also be introduced. These costs will be paid for by ceasing \$130,000 of existing lease costs. DGA can feasibly afford to operate this facility over the long-term.

The facility is limited to future expansion because of the constraints of the location. However, the design is future proof because it can be adapted to many indoor sports... just convert the foam pit to storage and utilise the large open spaces. You could even install a mezzanine floor and double your area for sport.



Is the facility functional and accurate?

The Gym NZ Design Guide has directed the concept. Much more time and investment will be put into the detailed design. We have already engaged with other gymnastics venues around NZ, so we will be plagiarising all the good things from them and learning what things can be done better.

Co-Design of Spaces and Places

We surveyed our Rangitahi, their families and supporters, and our staff. Our concept design reflects their feedback. The feedback was generally in line with the Gym NZ facility guide. Our gymnasts want to include an area that they can ‘chill’ in when they have their breaks. We loved this idea, so we incorporated that in the design.

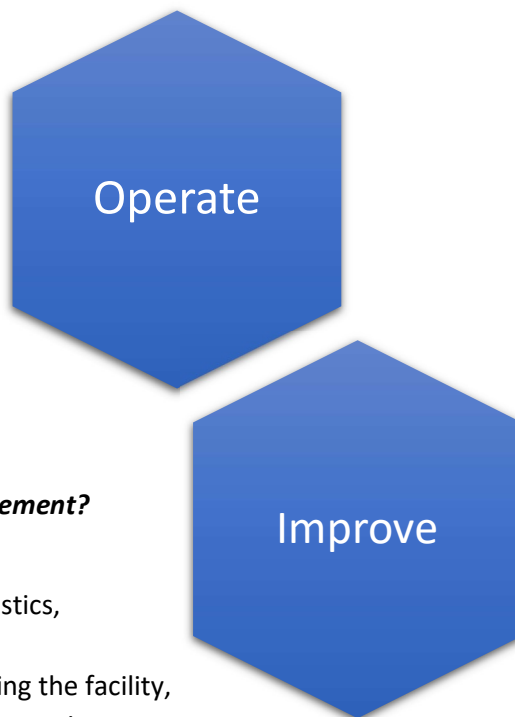
We will continue to work with our Rangitahi, and with local Mana Whenua when we develop the detailed design.

We have elected to create an early partnership with a contractor who is tried and tested in Dunedin, and for whom this type of building is ‘business as usual’. The building has a simple form and construction, with concrete tilt-slab, iron cladding and simple internal fit-out. We believe they are the best to rely on for accurate costs estimates, and the best to manage risk on our behalf.

How will we operate the venue?

The DGA operating model will remain largely unchanged. Our team are accustomed to coordinating 700+ toddlers to teenagers, and 30+ coaching staff, and we will continue to do this in a new venue. Commitments to other clubs/codes and community needs will be allowed for, before considering how much DGA can grow its own operations.

We will consider a building maintenance provider or specialist asset management company to undertake inspections, but balance this by continuing to take advantage of volunteer support so that we can get best value.



How will we evaluate success and ensure continuous improvement?

Success is:

- Growing participation numbers in recreational gymnastics,
- Increasing our facility usage during school hours,
- Increasing the number of external clubs and codes using the facility,
- Achieving even more success through competitive gymnastics,
- Happy and thriving membership,
- Happy and valued staff.

Depending on the value of fundraising, there are allowable future stages of this facility. Examples of future development are:

- Utilisation as a conference/team building venue,
- Increased spectator viewing,
- Purpose built parkour structures (indoor and out),
- Mezzanine levels where full height isn't required,
- Greater space (within confines),
- High performance athlete training, and more.





8 Location

The Dunedin City Council have assisted DGA in a review of all recreational land within wider central Dunedin. All location options were rated either Excellent, Average, Risky or Critically Unachievable across a range of aspects including access for membership, access for staff, access to public transport, natural disaster susceptibility, effect on neighbouring residents/businesses, security, public profile, parking consideration, and consideration of building costs (ground conditions, access to services and requirement for fire-rated walls).

DCC Parks and Recreation staff also reviewed and provided comments on the locations based on being 'Contrary to Landscape Values' and 'Effect on other sporting Codes'.

Most location options were rated Critically Unachievable for their Effect on other Sporting Codes. IE: the land is currently being used by other sporting codes.

Sidey Park, on Rockside Terrace, Caversham, was the only location without a Critically Unachievable rating. In lieu of displacing other sporting codes (which we are not proposing to do), Sidey Park is DGA's preferred location.

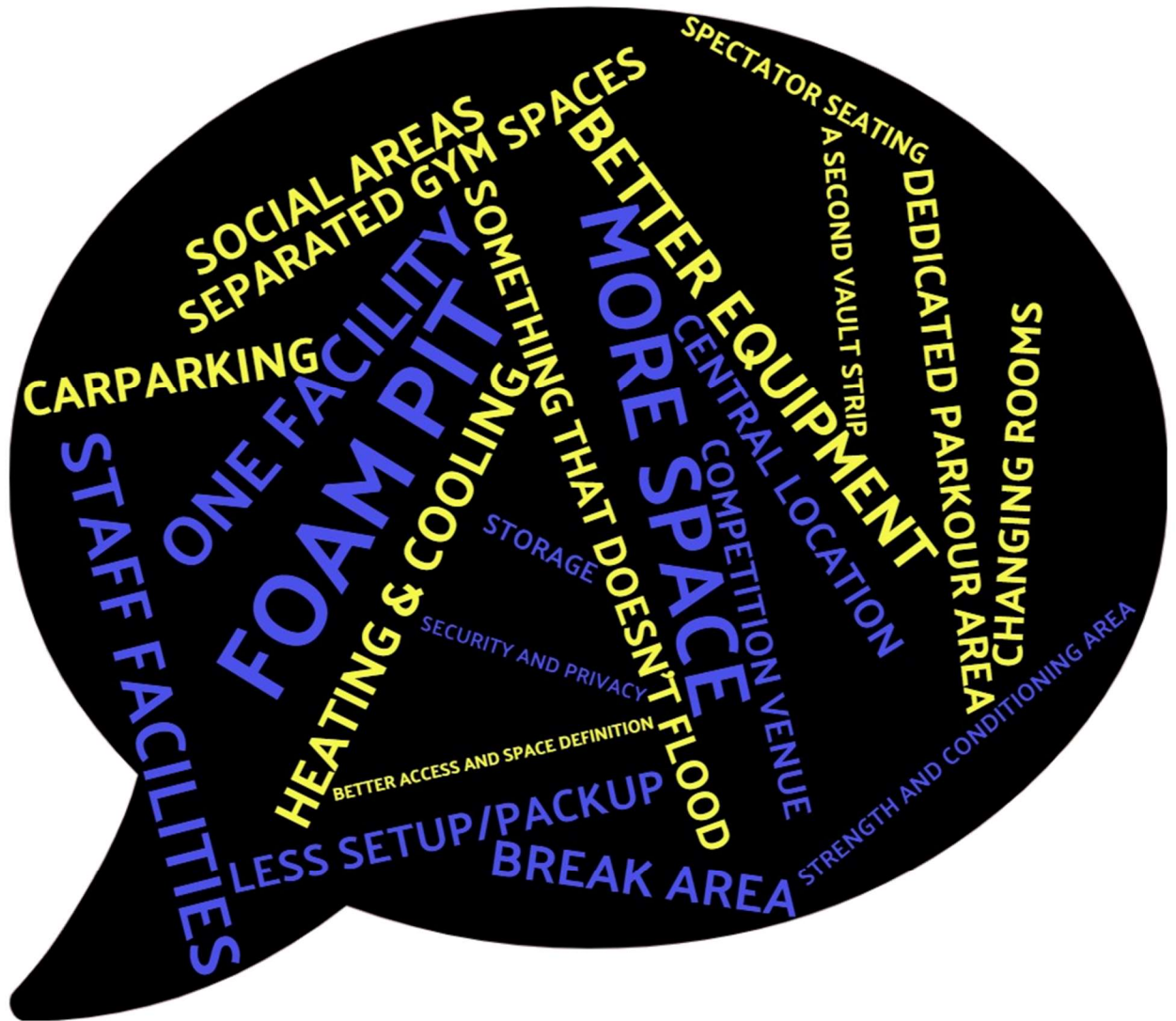
The land use is subject to further engagement, resource consent and survey legalisation. A preliminary geotechnical assessment has been undertaken, which positively identifies the land as suitable for the proposed building. Ground testing and a further detailed assessment will be undertaken to confirm the requirements of the building design.



9 Design

Engagement

We asked some of our Rangitahi, their supporters and our coaching staff what they wanted in a new facility. Here's a summary of what they said:



Concept Design



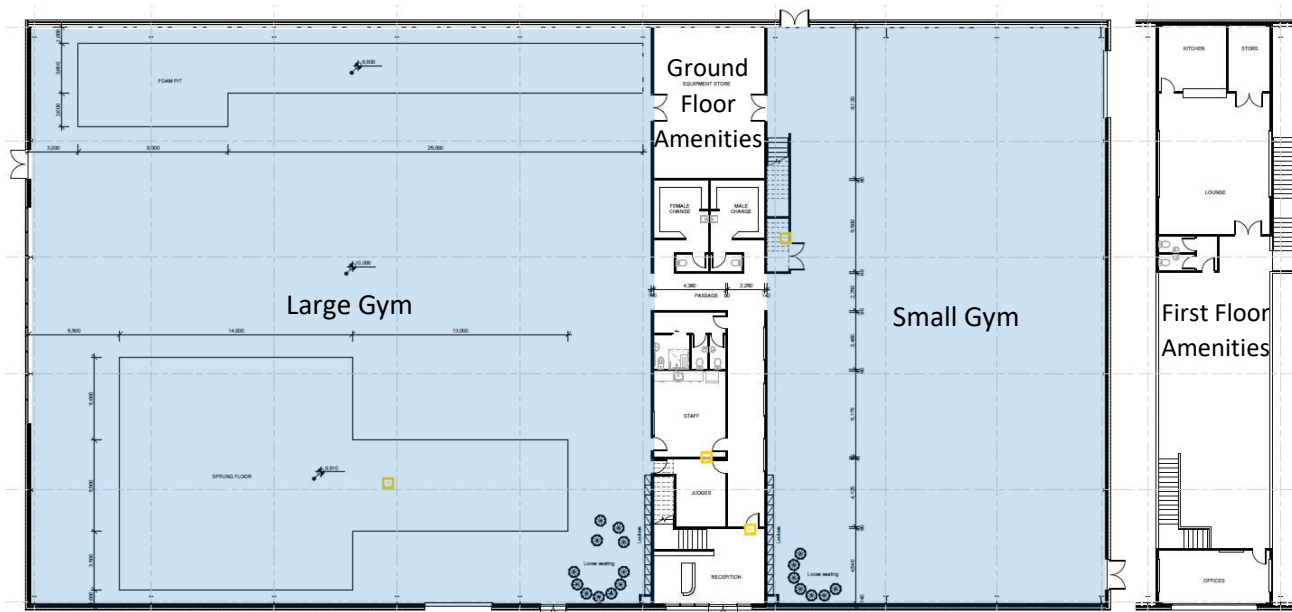
The Gymnastics NZ Gymsports National Facility Strategy and Gymsports Facility Guide are followed with respect to the purpose and specifications of a regional hub facility. We interviewed all our coaching staff and others in the gymnastics industry, as well as reviewing designs from other gym developments to develop an optimal design.

The facility design prioritises function, with a 'no frills' ethos.

There are three essential criteria for the design: Area, Height and a Foam Pit.

Our aim is to achieve these criteria for the least cost.

Desired Facility	Minimum Facility
<p>A full needs assessment of our club, and consideration for other clubs and activities has been used to derive the 'desired' design. The desired design just meets the minimum requirements for a Regional Hub facility according to the Gym NZ Facility Guide.</p> <p>The desired facility has 2,000m² of activity space that is split into one large and one small gym, separated by an amenities area which has a first floor viewing area to both gyms.</p>	<p>The minimum design represents the entry point for a successful facility. Some key criteria are met, such as a foam pit, dimensions that suit key apparatus and a consolidated venue that has just 20% more area than the existing two facilities combined.</p> <p>The minimum facility has 1,400m² of activity space in one open gymnasium.</p> <p>Heating and insulation, plus elements such as spectator viewing are omitted from the main gym, but may be added in future stages.</p>



Desired Facility

The main gym is 1,330m² and includes:

- Multiple of each gymnastics apparatus, permanently fixed to the floor, but can be moved for competitions,
- In-floor foam pit, approximately 120m² by 1.2m deep,
- Recessed in-floor sprung floor, and,
- A 'Break Area' with seating and drinking fountain.

The small gym is 700m², which will be a much more flexible and multipurpose area. Equipment can be largely 'pack-away' and there is a large equipment storage room to accommodate this. The gym includes:

- Gymnastics apparatus of any variety, which can be fixed to the floor,
- A full multipurpose floor,
- Parkour space, with area and options to create permanent apparatus/structures,
- Trampoline (at least 2 permanently set up), and,
- Another 'Break Area' with seating and drinking fountain.

The overall space satisfies the Gym NZ minimum requirement of 2.5m² per member.



Minimum Facility

The proposed facility is designed as a large open space, with a maximum achievable footprint (1,400m²) for activity. This provides 1.75m²/member, which is less than the Gym NZ requirement of 2.5m²/member. The amenities area provides the basic facilities to support members and staff. Allowance will be made for future development of a mezzanine viewing area over the amenities area, but this is not proposed to be initially constructed.



Shown: Foam Pit Example



Shown: Christchurch School of Gymnastics Venue

10 Benefits



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An average of \$175pp/year is attributable to lease costs. This money can be better used. If not used to maintain a new facility or to support a mortgage, this will be used for better equipment or reducing fees.

Safety is vastly improved, with each apparatus having appropriate fall safety zones, area and height per their specification. The layout allows for transit corridors throughout the gym, to reduce cross-over and collision conflict.

Our responsibilities as an employer of staff are improved with a more suitable work environment. Access, parking, convenience, amenity, and comfort are all improved. The proposed lounge will also function as a boardroom and training room, so we do not have to take these sessions off-site. Office space is provided for administration work and privacy.

Our competitive gymnasts take organised trips to Invercargill Gym just to get foam pit time. The proposed foam pit will serve the entire spectrum of membership of DGA. It will enhance and accelerate learning, by offering safe fall-protection when undertaking new skills.

Existing capacity restricts membership numbers and requires careful timetables to coordinate sharing. The proposed facility alleviates capacity pressure, allowing greater membership numbers and coordination. At least 40 wait-list gymnasts will not miss out on gymnastics.

Gymnasts won't need to travel to 2 different venues in the same session!

Modern fire safety systems and exits will ensure safety of the membership and spectators, especially in times of capacity such as competitions.

Attractive venue for increasing school and pre-school groups.

Greater employment opportunities.

Parkour programmes can begin to create permanent infrastructure, rather than 100% pack-away.

Our athletes can train and compete in a facility with appropriate heating. Our families will not have to bring hot water bottles and blankets when they watch.

Trampolining skills will not be restricted by the building ceiling height.

The facility can be made available for corporate hire. The boardroom/lounge (with some audio/visual technology) and kitchen are fit for purpose for hosting. The location and profile of the proposed facility is attractive.

While still being a basic proposal, the changing and bathroom amenities will provide greater privacy, security and comfort for members.

Gym apparatus is large, cumbersome, and takes time to pack away. With greater area, equipment can remain set up. This is safer and maximises the training time for our members.

Wall mirrors assist choreography and artistry training for both gym and cheerleading.

DCC's Parks and Recreation Strategy has four objectives supporting their vision. This proposal contributes to all four.

- ✓ People are active
 - This proposal supports the priority focus on getting children and young people more active.
 - A fully funded venue will mean the sport is more accessible to more people.
- ✓ We work with others
 - DGA works with others too! We support high performance athletes in diving, pole-vault and trampoline.
 - We are supporting small volunteer-based clubs and offering this facility for their use.
 - There are a multitude of uses that are proposed for this facility
- ✓ Facilities support Dunedin's communities to thrive
 - A fit-for purpose facility.
 - A busy building... a facility that's the size of a junior football field but provides 25 times more hours of activity a week and goes all year round!
- ✓ Our parks, natural landscapes, flora and fauna are treasured by the community
 - A location proposal that makes the most of disused land.
 - Building design allows access to the surrounding green space so our members can take their activities outside too.
 - Sidey Park will still largely be available for public use.

This facility will play host to 6 DGA-run competitions per year, a proposed 4 other gym club's competitions per year, and multiple proposed events for other codes. Hundreds of athletes and their families come to play and stay in Dunedin for these events, adding to Dunedin's economy. This facility will qualify for hosting even bigger, multi-day national competitions.

We are an employer of over 30 paid part and full-time staff, making us a medium sized business. A core group of experienced staff lead a large team of youth and young adult coaching staff. We support local businesses who supply us with safety equipment, building maintenance, safety checks, catering, professional services and more.



This proposal fulfils Gymnastics NZ identified requirement for a Regional Hub Gym-sports facility in Dunedin.

Gymnastics NZ endorses this proposal, which supports 6 key goals.

- ✓ **Grow Participation**
 - The proposal, including the location, will raise the profile of Gymnastics in Dunedin. The attractive facility will encourage greater membership.
 - A fully funded venue will make gymnastics more accessible to more people.

- ✓ **Develop coaches, judges, administrators, and support teams**
 - DGA supports over 30 full and part time staff. Many of these staff have come through DGA as athletes, before developing as coaches.
 - Staff and volunteers are supported through judges' qualifications.
 - A strong pool of professional volunteers supports the business.

- ✓ **Grow sustainable gymnastics clubs and businesses with diverse revenue streams.**
 - DGA is a stable business that has adapted to significant growth in the last 10 years.
 - We have carefully considered future running costs.
 - This proposal aims to be an attractive investment opportunity for our stakeholders.

- ✓ **Achieve national and international success**
 - If DGA members can be national champions (highlighted in 2022 results) then just imagine what can happen with a foam pit, a proper ceiling height and a vault strip that's long enough!
 - Some members take trips to Invercargill just to get foam pit time. The inclusion of a foam pit will be a huge benefit to our competitive and recreational gymnasts.

- ✓ **Gymnastics is recognised by all New Zealanders as a great sport.**
 - DGA have one of the largest memberships of all sports club in Dunedin.
 - The proposed facility, while being designed to be in keeping with the surroundings, also presents a good profile alongside Dunedin's busiest motorway.
 - DGA will promote the sport as part of this proposal.

- ✓ **Access to fit for purpose facilities and equipment**
 - This proposal does exactly that.
 - The facility design serves all members, and also allows significant freedom to serve other clubs and codes with its setup for specific training opportunities, events and competitions.

This facility is about supporting Gymsports in Dunedin, and not just DGA. In fact, this facility will support Gymsports in all of Otago and Southland.

Community

Other Dunedin and regional-Otago artistic Gym clubs will get to train on some of the equipment that they don't have such as the full sprung floor and foam pit.

Diving Ōtākou can better train students on the trampolines. They will also train in the foam pit.

Other Cheerleading clubs will get to host competitions in the facility and use the full-sized floor and mirrors for training.

The large floor and potential viewing area will perfectly support local martial arts and boxing clubs with their competitions.

Facilities can be hired for many things such as conferencing, community events, kids' birthday parties, team building hosting, gym festivals and more. Its location is handy for all of Dunedin's population base and has a high public profile near the Caversham Motorway.

DGA collaborate and share with others. The proposed facility is multipurpose; it serves many disciplines within DGA but will serve many more beyond DGA. We commit to challenging our own needs alongside the community's needs.

Other Dunedin artistic and rhythmic Gym clubs will get to host competitions in the facility.

Other trampolining clubs will get to host competitions in the facility.

The Sidey Park location means that other sports will not be affected.

The kitchen, meeting room and multi-use areas will support (non-sporting) community groups.

A facility naming-rights sponsor will be sought. The venue can also be utilised by small businesses such as personal trainers, physiotherapists, occupational therapists, mobility and injury recovery specialists, etc. These are added revenue opportunities for DGA.



11 Financial Considerations

Building Costs

Our development partners have assisted us to develop our design and pricing for the proposed facility.

Capital Costs for Proposed Facility		
	Minimum Design	Optimal Design
Preliminary and General (Consenting, Survey, Management, Insurance, etc)	\$250,000	\$335,000
Investigation and Design Costs	\$149,000	\$180,000
Earthworks	\$189,000	\$320,000
Plumbing and Drainage	\$128,000	\$200,000
Electrical and Telecommunications	\$85,000	\$120,000
Building – Foundation	\$207,000	\$370,000
Building – Steelwork, Tilt-slab and Cladding	\$1,480,000	\$2,030,000
Building – Internal Carpentry and Joinery	\$304,000	\$725,000
Building – Insulation	Future Stage	\$1,000,000
Security and Fire Safety Systems	\$29,000	\$55,000
Mechanical services (Incl HVAC)	\$164,000	\$180,000
Audio & Visual System	Future Stage	\$30,000
Signage	\$5,000	\$10,000
Carpark and other Hardscaping	\$173,000	\$365,000
Footpaths and Landscaping	\$22,000	\$55,000
Kitchen and Bathroom Fitout	\$35,000	\$80,000
Foam Pit Fit-Out	\$120,000	\$120,000
Furniture	Re-use Existing	\$25,000
Parkour Fit-Out	Future Stage	Future Stage
Other Professional Services (Provisional)	\$60,000	\$100,000
Contingency	\$300,000	\$700,000
Total (Excl GST)	\$3,700,000	\$7,000,000

Time/services donations by individual volunteers and businesses are not included in the costs above. DGA is incredibly grateful for these generous commitments and thank those involved.

Projected Costs

As assessment of ongoing costs (building maintenance, rates, insurances, etc) has been undertaken. An allowance has been afforded to this, which will be funded by membership fees.

Proposed Funding Requests

Proposed Funding	
Dunedin City Council	\$1,600,000 - \$3,000,000
Otago Community Trust	\$600,000 - \$1,100,000
Lottery Community Facilities Fund	\$400,000 - \$700,000
Bendigo Valley Sports and Charity Foundation	\$40,000 - \$50,000
Lion Foundation	\$100,000 - \$120,000
Aotearoa Gaming Trust	\$50,000 - \$60,000
NZ Community Trust	\$40,000 - \$50,000
DGA Raised Funds (Including Corporate Sponsorship)	\$670,000 - \$1,520,000
Total	\$3,500,000 - \$6,600,000

It is necessary to strive for the desired facility design, therefore we are requesting values at the high end of the estimates.

As a registered Charity, DGA annual financial reports can be found within the following link:

<https://register.charities.govt.nz/CharitiesRegister/Search>



12 Timeline

Stage	Milestone	Status	Due
1	DGA Facilities Subcommittee Formation	Complete	August 2021
2	Investigation and Options Proposal	Complete	October 2021
3	DCC Parks and Recreation Engagement	Ongoing	November 2021
4	Needs Assessment Survey and Engagement	Complete	February 2022
5	Facility Development Plan	Complete	March 2022
6	Concept Design	Complete	May 2022
7	Internal Engagement	Complete	July 2022
8	DCC Annual Plan 2022/23 Presentation	Complete	May 2022
9	Internal Engagement	Complete	July 2022
10	Trusts/Grants Early Engagement	Underway	November 2022
11	Design Draft Proposal and Pricing	Complete	February 2023
12	DCC Annual Plan Submission	Underway	April 2023
13	DCC Annual Plan Presentation	Underway	May 2023
14	DCC Land Agreement in Principle	Underway	June 2023
15	DCC Land Preliminary Geotechnical Investigation	Underway	June 2023
16	Corporate Sponsorship Request	Underway	August 2023
17	Grants Applications Submission	Not Started	August 2023
18	DCC Land Designation Resolution	Not Started	September 2023
19	DCC PIM and Geotechnical Testing	Not Started	September 2023
20	Funding Conformation (All Sources)	Not Started	October 2023
21	Confirm Final Design and Pricing	Not Started	December 2023
22	Resource Consent Compilation/Submission	Underway	January 2024
23	Building Consent	Not Started	April 2024
24	Construction Begins	Not Started	July 2024
25	Official Opening	Not Started	February 2025

We are aware this is an optimistic timeline, but we will give the effort to achieve it.

13 Contacts

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DGA President

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Ben Hogan
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14 Testimonials

Note: Further testimonials are forthcoming

6 April 2023



To Whom It May Concern,

Re: Dunedin Gymnastics Academy Facility Support

Gymnastics New Zealand (GNZ) is the National Sports Organisation responsible for developing and promoting Gym For All (a participation code) and five competitive sport codes: Women's Artistic Gymnastics, Men's Artistic Gymnastics, Rhythmic Gymnastics, Trampoline and Sports Aerobics. These codes are comprised of 39,211 members and 177,746 participations across 108 affiliated clubs. The benefits of Gymnastics are well researched and its positive impact on young children's confidence level, physical capabilities and academic performance is well known. The majority of our members are between 3 and 12 years old and our vision "Growing great New Zealanders through Gymnastics".

Dunedin Gymnastics Academy (DGA) has been a long standing and supportive member of Gymnastics New Zealand. The services and programmes offered by DGA are invaluable to the wider Dunedin community, and they are one of the biggest clubs in the country. Gymnastics is arguably the best fundamental movement sport as it forms the building blocks of movement development to enable participants to progress onto any other sport or pastime they wish to pursue. DGA offers a number of fundamental movement classes to support athletes of all ages and abilities, as well as offering competitive pathways for those wishing to take their gymnastics further.

To effectively provide these offerings, GNZ has identified that facilities (spaces and places) are a key enabler to participation, and Dunedin currently has insufficient gymnastics spaces. As there has been sustained growth experienced in gymnastics activity (through membership and pay-for-play services), significant strain is placed on infrastructure to effectively cater for the current and future needs of the community. This has been particularly evident in Dunedin, with DGA paying considerably large lease costs for 2 inadequate facilities, and having a waiting list for classes.

In GNZ's 2017 National Facility Strategy, we identified that Otago requires a regional hub facility to service gymnastics now and in the future. As there is



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currently no regional facility in the Lower South Island, it is a priority for GNZ to support the development of a regional hub in Dunedin.

GNZ fully supports the clubs endeavours to secure a location for a new, purpose-built gymnastics facility in Dunedin. In particular, the development would enable:

- Partnerships with sport, community, school, tertiary and commercial entities.
- Increased participation opportunities through:
 - i. Implementation of new classes and programmes.
 - ii. Community reach and exposure – accessible for schools, early childhood centres and a myriad of other user groups.
 - iii. Improved physical accessibility to the facility;
- Potential ability to host local, regional and national events;
- Host regional clinics and workshops;
- Run GNZ coach and judge education workshops and courses;
- Enhanced prominence of gymnastics activity in the community;
- Greater emphasis placed on health and safety through:
 - i. Equipment being fixed and securely positioned.
 - ii. Alleviate issues of storing equipment which can be severely damaged or deteriorate.
 - iii. Increased spatial parameters for additional matting and provide logical layout flow (currently restricted due to building configuration).
 - iv. Acquisition of equipment/accessories for skill progression and development.

As illustrated above, and based on recent developments across the country, the provision of facilities for gymnastics activity provide a tangible asset to the wider community. The number of participants (in particular children) accessing development opportunities increase substantially, whilst a plethora of other user groups utilise the facility due to its safe and effective learning environment. In accordance with the current situation and these benefits, GNZ fully supports DGAs proposal for a fit-for-purpose gymnastics facility to achieve both local and national strategic outcomes.

We are available to be actively involved during the process. Should you have any questions, please do not hesitate to ask.





Noho ora mai,

A handwritten signature in black ink that reads "Rachel Murphy".

Rachel Murphy
South Island Relationship Manager
Takaporepore Aotearoa - Gymnastics New Zealand



NZCT
NEW ZEALAND COMMUNITY TRUST



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