



**COSTS, BENEFITS AND ECONOMIC IMPACTS OF
REGIONAL BOWLS CENTRE AT MILDENHALL
PARK**

Hutt City Council

November 2015

COSTS, BENEFITS AND ECONOMIC IMPACTS OF REGIONAL BOWLS CENTRE AT MILDENHALL PARK

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Authors:

Wendy Moore
Divisional Manager
Strategy and Planning
Hutt City Council

Geoffrey Butcher
Director
Butcher Partners Ltd.

Approved for publication by:



Name: Wendy Moore

Position: Divisional Manager, Strategy and Planning, Hutt City Council

Date: 30 November 2015

Acknowledgement:

The authors would like to thank Trudy Englebretsen and Jo Bamber for their varied inputs and assistance in producing this report.

Recommended citation:

Moore, W. and Butcher, G. (2015), "Costs, Benefits and Economic Impacts of Regional Bowls Centre at Mildenhall Park", Hutt City Council.

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1. BACKGROUND

Hutt City council has the opportunity to replace an existing lawn bowls facility at Mildenhall Park, which is leased from the council and operated by the Park Avenue Bowling Club, and to upgrade it so that it becomes a Regional Bowls Centre (RBC). This facility will be a considerably larger facility than the current facility and will have an indoor bowling green as well as 3 outdoor greens. It will be operated by the combined Park Avenue and Naenae Bowling clubs and will act as:

- a World Class high performance event centre for lawn bowls, with the only indoor green between Christchurch and Hastings;
- a regional sports hub that will host club, centre, regional and national tournaments;
- a community asset that will host other local sports clubs, social and formal associations, community events and activities.

Council staffs have prepared background budgets and papers which describe the proposed Mildenhall Park Development (MPD), the benefits to the local bowling community, the community benefits of an upgraded park, and the boost to City economic activity that the improved project is likely to lead to.

Butcher Partners has been asked to review the papers prepared by council staff and to prepare a Cost Benefit analysis of the project, including an economic impact assessment of the new bowls operation and the additional local and regional economic activity that is expected to arise from the additional bowling tournaments which take place in Wellington as a result of the upgraded bowls facility.

This assessment of Costs and Benefits and economic impacts is undertaken from the perspective of Hutt City. Hence funding that comes from outside the city is not a cost to the project, while economic impacts arising from bowls tournaments at the centre but accruing to, for example, Wellington City are not a benefit to Hutt City.

1.1 EXECUTIVE SUMMARY

The benefits of the RBC are a mix of financial benefits from the operating surplus of the venture and from the extra economic activity added that the RBC generates in Hutt City, and non-financial benefits including health and recreational benefits to local bowlers and other facility users who will have a better facility to play in.

The operating surplus (EBITDA) is a project benefit, in that it is a profit enabled by the proposed capital expenditure. The current expectation is that it will be around \$25,000 per year once the club is operating. This benefit has a Net Present Value (50 years and 4 %¹ discount rate) of \$0.54 million. Note that the surplus is highly dependent on net gaming income. While this analysis applies no moral weight to income from that source, it may be unreliable income.

It is estimated that the additional \$2 million council spending on the facility will reduce economic activity in Hutt City by 10 job-years of work and \$1.0 million of value added. Hence the net economic impact of the construction activity is around 10 – 30 job-years of work and \$0.6 – 2.2 million. This construction impact is a one-off impact.

It could be expected that the Mildenhall Park project could increase economic activity in Hutt City by the equivalent of 1.6 FTEs and \$72,000 per year of added value². This is an on-going impact.

Additional spending in Hutt City as a result of RBC will be \$16,000 - \$100,000³ per year. Using the mid-point of \$58,000 additional CBD spending, we estimate that this will generate an additional \$35,000 per year in City Value Added and 0.6 FTE jobs⁴. This is an on-going impact.

The net impact will be 1.6 FTEs and \$200,000 per year of additional value. These are on-going impacts.

¹ The real cost of capital to council.

² 20 % of \$0.36 million per year value added and 7.7 FTEs

³ 10,000 x 10 % a \$16,50 = \$16,500; 30,000 visits x 20 % x \$16.50 per visit = \$99,000

⁴ Source: Analysis carried out on attendees at Huia Pool revealed that they generated additional direct spending in the CBD of \$251,000 per year, and that this generated 2.6 FTEs and \$150,000 per year of additional Value Added. $\$58,000 / \$251,000 \times 2.6 \text{ FTEs} = 0.6 \text{ FTEs}$; $\$58,000 / \$251,000 \times \$150,000 = \$35,000$

Summary of Economic Impacts

Origin of Impacts	Frequency	Employment	Value Added
Construction net of rates rise	One-off (mid-point)	20 job-years	\$1.4m
Additional Regional & National Tournaments	On-going	1.6 FTEs	\$72,000 / yr
Additional Local Bowling	On-going	0.6 FTEs	\$35,000 / yr
Larger scale of Mildenhall Ops	On-going	1.6 FTEs	\$200,000 / yr
Net Present Value over 50 yrs @ 4 % discount rate		101 job-years	\$7.9m
NPV Benefits (20 % of Value Added)			\$1.6 m

1.2 Counter-Factual

In undertaking this analysis it is important to understand the counter-factual – i.e. the situation which will take place in the absence of the development at Mildenhall Park. Key elements are:

- The Naenae bowling club, which has until recently been located at Mitchell Park, will amalgamate with Park Avenue Bowling Club at Mildenhall. This means that land at Mitchell Park formerly occupied by Naenae club will become available to other users whether or not the Mildenhall Park development proceeds. Hence freeing up this site is not a benefit of the MPD;
- No alternative Regional Bowls Centre (RBC) will be created. This means that any boost to regional economic activity arising from MPD will be a net benefit arising from the project rather than a transfer from another project⁵;
- The current park is run-down and if MPD does not proceed, an alternative upgrade of the park will take place at a cost of \$1.0 - 2.0 million, funded by council. Such an upgrade appears to be consistent with broad council policy objectives and planning statements, although council has not formally committed to such an upgrade or

⁵ Bowls NZ and Wellington Bowls supports the Mildenhall park development. If another regional bowls centre were to be developed in the absence of MPD, then it would incur its own capital and operating costs as well as economic impacts. It may well have a similar Cost Benefit Analysis to the MPD.

made financial provision for it. It is assumed in this analysis that if the MPD as proposed does not proceed, then the alternative upgrade will proceed at a cost of \$2 million, and this alternative upgrade will generate the same range of non-bowls community benefits as will MPD including a new petanque playing area, landscaping, and adequate car parking for events other than large bowls events. This is a strong assumption. In the absence of this assumption the costs of MPD would be \$2 million greater, but the benefits would also be greater because they would include the non-bowls benefits.

- The area currently used for bowls would continue to be used for bowls, whether or not the MPD proceeds. The additional 0.5 Ha required for parking and buildings, including the indoor green, would otherwise remain as recreational reserve. This is a strong assumption because there has been at least one proposal, in 2012, to release 1.05 Ha of Mildenhall Park land for social housing.
- Regional Bowls Centre economic activity arising from spending at the centre by local community bowlers will not generate a net increase in Hutt economic activity, because if these bowlers did not spend money at the centre then they would spend similar amounts somewhere else in the city. However, economic impacts associated with spending at the centre by non-local residents will generate net positive economic impacts for Hutt City.

2. Costs of Mildenhall Park Development and the RBC

Costs are based on the following assumptions:

- The operating costs, including a lease of the Regional Bowls Centre will be met from revenue generated by the facility.
- Capital costs of the proposed centre are expected to be \$6.0 million, with this excluding the \$0.3 million invested to date by CFT on design, planning and consenting. These costs are a sunk cost and are excluded from the Cost Benefit analysis. However, the net additional cost of RBC will be only \$4.0 million if it is the case, as is assumed in this analysis, that council would in any case spend \$2.0 million on upgrading other aspects of Mildenhall Park.
- Of this additional \$4.0 million, approximately \$2.0 million will be funded by the Community Facilities Trust. CFT has now largely raised the money, and the vast majority of it has come from outside Hutt City (e.g. Thorndon Bowls Trust) and hence is not a cost from the perspective of Hutt City. This implies that the net capital cost of the RBC from the Hutt City perspective is only \$2.0 million.
- Land used by the RBC will not be available to other recreational users of Mildenhall Park. It is understood that the proposed development will extend the area used for

bowling by approximately 0.5 Ha. Advice from council staff is that there are adequate recreational reserves around Hutt City, and the loss of this 0.5 Ha is not considered to have a significant impact on other recreational users, particularly given that the Naenae bowling club has given up close to 1 Ha of land at Mitchell Park. Moreover, use of Mildenhall Park for bowls provides recreational benefits to local bowlers, so is consistent with the purposes of the park and those benefits are not otherwise taken into account. For those reasons, the cost of the land has been ignored. An alternative perspective is that the land could be used for other more intensive purposes such as housing, and the additional 0.5 Ha of the land is potentially worth approximately \$0.5⁶.

Operating costs are excluded from the cost benefit analysis because they are met by operating revenue.

3. Benefits of Mildenhall Park Development and the RBC

The benefits of the RBC are a mix of financial benefits from the operating surplus of the venture and from the extra economic activity added that the RBC generates in Hutt City, and non-financial benefits including health and recreational benefits to local bowlers and other facility users who will have a better facility to play in.

3.1 Financial Benefits

3.1.1 Commercial Benefits from Operation of RBC

The operating surplus (EBITDA) is a project benefit, in that it is a profit enabled by the proposed capital expenditure. The current expectation is that it will be around \$25,000 per year once the club is operating. This benefit has a Net Present Value (50 years and 4 %⁷ discount rate) of \$0.54 million. Note that the surplus is highly dependent on net gaming income. While this analysis applies no moral weight to income from that source, it may be unreliable income.

It is possible that in the absence of the RBC project, the combined Naenae and Park Avenue bowling clubs would operate at a commercial loss. If that is the case, then the project benefit should include the avoidance of that loss. However, the paper “Lawn Bowls in Wellington and the Hutt Valley”⁸ suggests that the combined membership of the two clubs

⁶ Based on rates valuation in adjacent streets of \$140 - \$200 / m2 for developed sections, which implies perhaps \$100 / m2 for undeveloped bulk land.

⁷ The real cost of capital to council.

⁸ “Lawn Bowls in Wellington and Hutt Valley: Proposed Regional Bowls Facility – Walter Mildenhall Park”. Research Paper prepared for the Community Facilities Trust; May 2013

playing from the one site should be sufficient to make the club viable⁹, which we assume to be equivalent to breaking even financially.

A lease paid to use a capital item would typically be included as a benefit to offset against the cost of that item. However, the \$66,000 per year lease paid by the RBC to Community Facilities Trust is not a net benefit because it has been set at a level sufficient to cover only long term external maintenance¹⁰ and there is no element of return on capital. Hence the net benefit from the lease is zero. A more comprehensive project analysis could include external maintenance as a cost and the lease income as a benefit, but if they are equal and offsetting this will not change the result of the CBA.

Rates of \$27,000 per year are also not generally termed a benefit because they are assumed to cover the cost of services provided by council.

3.1.2 Economic Activity in Hutt City

3.1.2.1 Relationship between Economic Impacts and Benefits

An Economic Impact Analysis typically measures additional Output, Value Added and employment. Value Added is income earned by land, labour and capital, and is equivalent to operating surplus¹¹ plus wages & salaries. Value Added is not the same thing as, and is much less than, benefit. This is because of the opportunity costs involved in generating that value added. For example, people may have to give up alternative work and machinery may have to be diverted from alternative projects. In a perfectly operating market, prices of inputs are almost equal to their opportunity cost and generating additional value added has trivial associated benefit. In markets where there is surplus labour or capital, then additional Value Added does generate a benefit. There is no agreed ratio between value added and benefit, but in general it is low and almost certainly the benefit is less than a third of the additional Value Added.

3.1.2.2 Economic Impacts of Construction Spending.

The additional \$4 million being spent on upgrading the park will have a positive economic impact on activity in Hutt City, but the extent of the net economic impact will depend on

- The exact nature of the economic activity which the \$4 million is spent on¹²;

⁹ Page 2, bullet point 6

¹⁰ The budget contains a separate provision for internal maintenance.

¹¹ Earnings before interest, tax, depreciation and amortization. All of these are returns to capital.

¹² For example, non-building construction generates 9 job-years of work in Hutt City per \$1 million spent; building construction generates about 10 job-years per \$1 million spent, and design and engineering generates about 13 job-years per \$1 million spent. Total Value added is about 80 % of direct output.

- Whether the MPD displaces other construction projects (which depends on the level of capacity utilization in construction industries at the time of the project); and
- The proportion of the construction activity which is undertaken by companies and employees based in Hutt City, which could be 50 – 100 %.

A reasonable estimate would be that the \$4 million additional capital expenditure arising from the proposed MPD will generate about 20 – 40 job-years of work in Hutt-City, and about \$1.6 - 3.2 million of additional Value Added (regional income). However, it needs to be recognised that this construction activity will need to be paid for by ratepayers in the long term through higher rates. This will reduce household disposable incomes. It is estimated that the additional \$2 million council spending on the facility will reduce economic activity in Hutt City by 10 job-years of work and \$1.0 million of value added. Hence the net economic impact of the construction activity is around 10 – 30 job-years of work and \$0.6 – 2.2 million. This construction impact is a one-off impact.

3.1.2.3 Economic Impacts of Additional Bowls Tournaments in Hutt City

An analysis of economic impacts associated with currently expected national and regional Bowls Finals and Professional Bowls events currently hosted in Welling has been undertaken and is detailed in a report prepared for Community Facilities Trust¹³. This CFT report details the average annual economic impact¹⁴ of tournament participant expenditure on all items (including food, accommodation and other spending) by participants at various tournaments including inter-centre (\$270,000 per year), National Open (\$1,020,000 per year), National Club Champs (\$1,000 per year), National inter-club Finals \$24,000 per year), Professional Bowls Assn (PBA) International (\$6,000 per year), PBA qualifiers \$12,000 per year) and PBA Finals (\$5,000 per year). The total economic impact is estimated to be \$360,000¹⁵ regional value added per year, and associated with this is around 7.72¹⁶ Full-Time equivalent jobs in Wellington region. These events will generally be spread across bowling greens around

¹³ “Lawn Bowls in Wellington and the Hutt Valley: Proposed Regional Bowls Facility – Walter Mildenhall Park” Research Paper prepared for the Community Facilities Trust, May 2013

¹⁴ Includes all spending by participants on entry fees, accommodation, food, and other spending, plus regional multiplier effects of this spending. Impacts are shown as Total regional output and total value added

¹⁵ Butcher Partners Ltd has not reviewed in detail the economic model used to estimate these economic impacts. On the face of it the direct and total expenditure figures described in the report seem reasonable, but the value added and jobs created seem conservative. E.g. the report suggests 8.5 Full Time Equivalent jobs per \$1 million direct participant spending can be compared to Wellington multipliers estimated for other projects which include 15 FTEs per \$1 million in accommodation, 19 FTEs per \$1 million in Restaurants and hotels, and 8 FTEs per \$1 million spent in retailing. The report includes a total value added : direct sales ratio is 0.4, whereas general Wellington multipliers show a ratio of 0.88 for accommodation, 0.91 for restaurants and hotels, and about 0.35 for retail sales.

¹⁶ The report estimates that when the national championships are held in Wellington, there is \$4.1 million of direct spend, and this creates \$1.6 million of total value added, and 34 FTEs total job-years of work. Applying the same ratios to the annual average \$360,000 of value added suggests that on average there are 7.7 jobs created in Wellington region as a result of regional and national bowls events.

Wellington region¹⁷. With the expansion of Mildenhall Park and the closure of the Naenae club greens, Hutt City will have about one quarter of the bowling clubs in Wellington.

Development of the RBC is expected to attract some of the existing tournament activity to Hutt City, and the CFT report states that *“The potential and likelihood [for securing additional hosting rights at Mildenhall Park] is high¹⁸”*. Presumably the additional hosting rights for the region will be comparatively small compared to the current level, but there is little information on the number of additional events likely to be attracted to Wellington is available. However, it is worth noting that of the estimated annual economic impact of regional and national bowling tournaments in the region, three quarters is generated by the National Open Championship and this has frequently been held in Wellington (2003, 2006, and 2010), so will not be additional to the region. Professional Bowls Association matches are understood to be additional to the region as a result of the RBC project, but the BPA events generate only 1 % of the total estimated regional economic impacts.

While new and existing events will become more focused on Walter Mildenhall Park, other clubs in the region will still want to retain a share of tournaments. Moreover, even if there are more tournament matches played in Hutt City, visitors are still likely to have accommodation and eat meals in the wider Wellington region. Hence the increase in Hutt City economic impacts will be less than the increase in Hutt City bowling competitions. Also, the economic multipliers in Hutt City will be lower than for Wellington region as a whole.

Taking all these factors into account, it is assumed for the purposes of this analysis that the marginal economic impacts arising from the RBC attracting more total bowls events to Wellington region and a greater proportion of all new and existing events in Wellington region to Hutt City will be equivalent to approximately 20 % of the current economic impacts associated with existing bowls tournaments in the region. On that basis it could be expected that the Mildenhall Park project could increase economic activity in Hutt City by the equivalent of 1.6 FTEs and \$72,000 per year of added value¹⁹. This is an on-going impact.

3.1.2.4 Economic Activity arising from more local Bowling Tournaments at Mildenhall Park

As well as the additional tournaments there is likely to be an increase in the number of pay-per-play bowlers and club bowlers who come to the RBC greens. It has been estimated that there will be between 15,000 and 30,000 club member plus 1,200 pay to play visits annually to the RBC facility. While all these visits are relevant in calculating the new Centre’s usage and revenue, only additional visits by bowlers to Hutt City are relevant in calculating

¹⁷ Hosting can be split over 9 clubs for qualifying tournaments and up to 12 clubs for national tournaments. Community Facilities Trust *op cit* p 11.

¹⁸ Community Facilities Trust *Op cit.* p3, bullet point 6

¹⁹ 20 % of \$0.36 million per year value added and 7.7 FTEs

additional economic impacts in Hutt City. Visits made either by the current members of the Naenae and Park Avenue bowls clubs or by members transferring from other clubs within Hutt City. For the purposes of this analysis we assume that between 10 and 20 % of these visits are additional. We further assume that each of these visitors, together with accompanying person in some instances, will spend \$16.25 per person. Hence additional spending in Hutt City as a result of RBC will be \$16,000 - \$100,000²⁰ per year. Using the mid-point of \$58,000 additional CBD spending, we estimate that this will generate an additional \$35,000 per year in City Value Added and 0.6 FTE jobs²¹. This is an on-going impact.

3.1.2.5 Additional Economic Activity Arising from Club Operations

An additional 2 people²² (Full Time Equivalent basis) will be employed at the club once it is fully operational. Direct Value added will be \$200,000 per year²³. Total economic impacts will be 3.2 FTE jobs and \$400,000 per year of Value Added. Perhaps half of these impacts will occur regardless of the RBC project as a result of the activities of the Naenae and Park Avenue clubs²⁴. Hence the net impact will be 1.6 FTEs and \$200,000 per year of additional value. These are on-going impacts.

3.1.2.6 Summary of Economic Impacts

Origin of Impacts	Frequency	Employment	Value Added
Construction net of rates rise	One-off (mid-point)	20 job-years	\$1.4m
Additional Regional & National Tournaments	On-going	1.6 FTEs	\$72,000 / yr
Additional Local Bowling	On-going	0.6 FTEs	\$35,000 / yr

²⁰ 10,000 x 10 % a \$16,50 = \$16,500; 30,000 visits x 20 % x \$16.50 per visit = \$99,000

²¹ Source: Analysis carried out on attendees at Huia Pool revealed that they generated additional direct spending in the CBD of \$251,000 per year, and that this generated 2.6 FTEs and \$150,000 per year of additional Value Added. $\$58,000 / \$251,000 \times 2.6 \text{ FTEs} = 0.6 \text{ FTEs}$; $\$58,000 / \$251,000 \times \$150,000 = \$35,000$

²² Source: *Regional Bowls Centre Briefing to Mayor and Councillors. May 2015*. Prepared by Community Facilities Trust. Draft operational budget.

²³ Salaries \$120,000 / year + lease \$66,000 per year. An employment multiplier of 1.6 and a value added multiplier of 2.0 for value added are applied. These are multipliers estimated for Hutt City for the sector Sports and Recreation Activities. Source: Butcher Partners Ltd.

²⁴ The balance will be due to the additional tournaments and transfer from other Wellington clubs specified earlier. Spending at the RBC is excluded from the spending on which the earlier economic impacts are based, and hence there is not double counting of impact.

Larger scale of Mildenhall Ops	On-going	1.6 FTEs	\$200,000 / yr
Net Present Value over 50 yrs @ 4 % discount rate		101 job-years	\$7.9m
NPV Benefits (20 % of Value Added			\$1.6 m

The RBC project will cost \$2 million (Net Present Value – NPV) to Hutt City. It will generate a NPV commercial benefit of \$0.54 million from operations, and perhaps \$1.6 million from the additional value added expected to be generated in Hutt City over the next 50 years at a 4 % discount rate representing the real cost of funds to council). This implies a total financial benefit of \$2.14 million which is slightly more than the \$2 million financial cost.

This conclusion is totally dependent on various assumptions about the additional Value Added in Hutt City that will be generated by the RBC as well as:

- The presumed discount rate of 4 %;
- The assumption that additional Value Added generates a community benefit after opportunity costs which is equivalent to 20 % of the Value Added. If this figure is set to 0 %, then the project has a cost which exceeds the benefit by \$1.5 million;
- The assumption that \$2 million of the cost of the Mildenhall Park Project will be spent by council to upgrade the park even if the RBC does not proceed (although it should be noted that this cost-reducing assumption was accompanied by a benefit-reducing assumption that the RBC would not produce any neighbourhood community benefits due to a more dynamic and prosperous neighbourhood, because it was assumed that the park upgrade would occur anyway;
- The assumption that Community Facilities Trust would raise \$2 million from outside Hutt City, and this funding would not otherwise be available to other projects in Hutt City.

3.2 Non-Financial Benefits

3.2.1 Social Amenity and Economic Vitality

Council has reportedly identified the North East of the city as an area that needs investment to improve the economic and social health and wellbeing of the area via increased urban amenity and increased economic activity. The RBC may generate some of this well-being as a result of the number of visitors it will generate, some of whom will possibly patronize local

businesses including accommodation, hotels and restaurants, and general retail. It has also been suggested that it may engender increased business confidence and investment in businesses and properties. This is an intangible benefit and extremely difficult to measure, let alone value. Nonetheless, to the extent that investment in social capital in the area is part of council plans, then council is presumably of the view that it will generate social benefits.

It seems likely that the social benefits to non-bowls players and the increase in urban amenity will arise primarily from the \$2 million that it has been assumed will be spent on upgrading the park whether or not RBC proceeds, although presumably there will be some additional social benefit to local residents from the additional \$4 million being spent on the RBC.

There will be a benefit to all Hutt City users of the RBC facility, and while these will be predominantly bowls players, it is anticipated that other recreational groups will use the centre. The RBC will initially have approximately 160 members from the amalgamation of the Naenae and Park Avenue clubs, but it is anticipated that a number of the other approximately 540²⁵ bowlers in Hutt City will also use the centre on occasion and benefit from it.

3.2.2 Community Health.

A more active population is healthier, and a healthier population both enjoys life more and imposes less cost on the health system. To the degree that the RBC with its indoor green, as opposed to the \$2m basic park upgrade and the upgrade of existing bowling club greens at Mildenhall Park which is already underway, will lead to higher levels of physical activity amongst residents, then there will be community health benefits. It is not possible to measure these, but presumably a covered green will lead to play continuing at Mildenhall Park when it would otherwise be curtailed by bad weather.

²⁵ It is estimated that there are 3,300 club members in greater Wellington. Based on Hutt City having 21 % of the population and approximately 30 % of the bowling greens in Wellington, (CFT paper p 7), it is assumed that approximately 700 club players reside in Hutt City, which is 540 above the membership of the combined Naenae and Park Avenue clubs.

4 SUMMARY

The total financial cost of the project, excluding sunk costs to date, is estimated to be \$6 million. However, the proposed Regional Bowls Centre will cost Hutt City residents and ratepayers only \$2.0 million net. This is because it is assumed that \$2.0 million will be spent in any case to upgrade Mildenhall Park, and because the \$2.0 million which will be raised by the Community Facilities Trust for the project will come from sources outside Lower Hutt, and this money would not otherwise be available to Lower Hutt residents. Hence the NPV cost to Hutt City residents is \$2.0 million.

The project will generate a financial surplus with a Net Present Value estimated at \$0.54 million. It will also generate increased economic activity in Hutt City as a result of construction, the attraction of more bowls tournaments to Wellington region, and a greater share of both new and existing bowls tournaments in Wellington being played in Hutt City. This will increase spending in Hutt City by tournament visitors. It is estimated that the Net Present Value of these economic impacts is 101 Job-years of employment and \$7.9 million of value added, although it is emphasised that there is a high error margin in these figures. There is no accepted clear relationship between increased Value Added and Benefit because of the opportunity cost of capital and labour resources used in increasing Value Added. However, if Benefit is equivalent to 20 % of Value Added, then the financial benefit of the economic impact is \$1.6 million, and this will be widely spread through businesses in Hutt City. Total financial benefits of the RBC will hence be \$2.1 million. This is slightly more than the Financial Cost of \$2.0 million,

Non-market benefits of RBC will accrue via increased social amenity from an improved public facility, and there will be improvement in public health and well-being as a result of increased recreational use by RBC users.

There will be benefits arising from the upgraded non-bowls recreational facilities at Mildenhall Park, but these benefits are not ascribed to the RBC project because the upgrade is assumed to occur anyway and is not part of the RBC project.