

HAMILTON SQUASH AND TENNIS
OPTIMAL FACILITY NETWORK STUDY
| 2026

PREPARED FOR:

VISITOR SOLUTIONS | SPORT WAIKATO
Hei painga moo te iwi

INFORMATION

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EXECUTIVE SUMMARY

The Hamilton Squash and Tennis Optimal Facility Network Study was commissioned to provide clear, evidence-based guidance on the future provision of squash and tennis facilities throughout Hamilton.

The study was commissioned in response to several factors, including significant development proposals under consideration at key strategic sites, the need for funders and stakeholders to better understand future facility requirements and investment priorities, ageing facilities with condition and functionality constraints, and the existing strategic direction, which identifies Hamilton as an area requiring more detailed investigation for future squash provision.

The study seeks to:

a. Provide a sub-regional network picture for squash and tennis provision highlighting the strategic and network opportunities centred around Hamilton.

b. Determine the preferred future approach to squash and tennis provision across Hamilton, with particular consideration of Eastlink Community Hub and Hinemoa Park, through an optimal facility network approach.

c. Consider the governance, management and operational implications and opportunities associated with delivering the preferred network approach.

d. Provide clear direction for future implementation, investment and more detailed site-level planning.

Key Findings

The study identified several factors that will influence future provision of squash and tennis facilities across Hamilton and the wider sub-region:

- Significant population growth is forecast in Hamilton and the surrounding areas, which will place increasing pressure on parts of the existing facility network over time.
- A number of existing squash and tennis facilities are ageing and have been identified as having condition and/or functionality constraints, reinforcing the need to consider future investment alongside demand.
- Large-scale facility developments are proposed or under consideration in Hamilton, Cambridge and Te Awamutu. These developments have the potential to materially influence the future sub-regional network.
- Existing master plans for the Eastlink Community Hub and the Hamilton West Town Belt, including Hinemoa Park, offer opportunities for future squash and tennis development.
- Outside Hamilton, squash and tennis clubs generally serve relatively localised catchments. Within Hamilton, there is greater overlap between club catchments.
- Opportunities exist for partnerships, shared provision, and, where appropriate, future rationalisation or consolidation across the network.
- Existing strategic direction identifies the need to further investigate squash court provision in Hamilton and Te Awamutu which is reinforced in this study.
- Squash and tennis membership trends fluctuate across the sub-region. Inconsistencies across available datasets also reinforce the need for more detailed club-level analysis to better understand participation, membership and facility utilisation.

Detailed Focus on Hamilton Sites

Eastlink Community Hub and Hinemoa Park were identified as the primary focus for more detailed analysis and future facility planning in Hamilton. This reflects:

a. Together, the sites serve the largest concentration of squash and tennis players in Hamilton.

b. Both sites accommodate a significant share of Hamilton's existing squash and tennis court network.

c. Existing master plans provide for the future development of squash and/or tennis facilities at both locations.

d. Existing buildings at both sites have identified condition and/or functionality constraints.

e. The sites are strategically located to serve complementary local and regional catchments, providing broad geographic coverage across Hamilton.

f. Both sites are well positioned to serve areas with projected future population growth.

These findings, together with membership and catchment analysis, demand modelling, court utilisation analysis and consideration of spatial development opportunities, informed the recommended future network approach.

Recommended Network Approach

Squash

a. Maintain eastern and western squash provision.

b. Retain squash provision in the north-west of Hamilton.

c. Investment should focus on ensuring existing squash facilities are fit-for-purpose and provide a quality participant experience.

d. Additional court provision should be considered in line with the demand modelling and utilisation analysis identified for each site (where viable and financially sustainable).

e. While partnership and consolidation of eastern squash provision is not currently required, this should remain a longer-term opportunity. Any consolidation to Eastlink would relate to clubs and sites rather than necessarily reducing overall court numbers and should consider future demand and opportunities for additional capacity (where appropriate for the network).

Tennis

a. Adopt a hub-and-spoke approach to future tennis provision.

b. Maintain the existing geographic spread of tennis provision across Hamilton, while recognising opportunities to optimise capacity at Eastlink should circumstances change for other tennis clubs, particularly those within a 15-minute drive time.

c. Increase floodlit court provision at Eastlink.

d. Manage Eastlink as an integrated tennis hub.

e. Allow for a targeted reduction in court numbers at Eastlink to accommodate the wider hub development, as identified in the Eastlink Masterplan. Any reduction should be conditional on ensuring sufficient floodlit capacity, integrated court management and the ability to meet agreed tournament-hosting requirements, informed by Tennis New Zealand.

f. Explore opportunities to broaden the range of racket activities provided at Eastlink, provided these do not compromise its core functions as a regional tennis hub.

Proposed Next Actions

The study establishes strategic network direction and identifies potential facility responses. Further technical and practical assessment is therefore required to determine the most appropriate, viable and sustainable investment responses across the network.

The recommended next actions are:

1. Social the study findings with key stakeholders.

2. Present the study findings to Hamilton City Council.

3. Undertake a coordinated facility planning and feasibility assessment for Eastlink and Hinemoa park building on the findings of this study to investigate development, maintenance and renewal options, including facility condition assessments, associated costs, viability and long-term sustainability. This should inform:

    a. A coordinated network development approach, considering court and ancillary facility provision, programming, operational efficiencies, governance and management arrangements, and opportunities for partnerships and consolidation.

    b. Capital development priorities and sequencing, identifying preferred development responses, where investment should be directed and the appropriate staging of future development.

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INTRODUCTION

PURPOSE

Sport Waikato commissioned the Hamilton Squash and Tennis Optimal Facility Network Study to provide clear, evidence-based guidance on the future provision of squash and tennis facilities across Hamilton.

The study responds to several factors, including significant development proposals under consideration at key strategic sites, the need for funders and stakeholders to better understand future facility requirements and investment priorities, ageing facilities with condition and functionality constraints, and the existing strategic direction identifying Hamilton as an area requiring more detailed investigation of future squash provision.

The study provides a network-level evidence base to help determine what provision is required, where it should be located, and the priorities for future planning.

SCOPE & METHODOLOGY

The study primarily focuses on the provision of squash and tennis courts within the Hamilton City boundary, with particular consideration of two strategically important locations: Eastlink Community Hub (including Lugton Park Rackets Club) and Hinemoa Park (Hamilton Squash and Tennis Club).

The key outcomes sought through the study are to:

a. Provide a sub-regional network picture for squash and tennis provision which highlights the strategic and network opportunities centred around Hamilton.

b. Determine the preferred future approach to squash and tennis provision across Hamilton, with particular consideration of Eastlink Community Hub and Hinemoa Park, through an optimal facility network approach.

c. Consider the governance, management and operational implications and opportunities associated with delivering the preferred network approach.

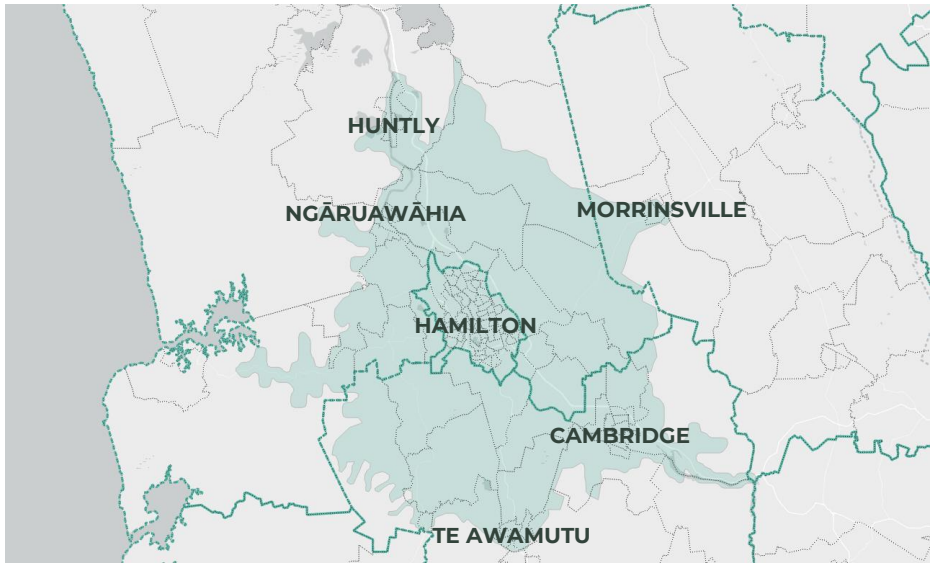
d. Provide clear direction for future implementation, investment and more detailed site-level planning.

ANALYSIS AREA

The study's broader analysis area is defined by an approximately 40-minute drive time from central Hamilton, as illustrated in Map 1.1. This provides a sub-regional context for understanding facility provision and needs, participation, and potential network relationships beyond the Hamilton City boundary.

The analysis encompasses Hamilton and surrounding communities, including Ngāruawāhia, Huntly, Morrinsville, Cambridge and Te Awamutu.

MAP 1.1 – SUB-REGIONAL STUDY AREA



The scope of analysis includes:

- **Demographic analysis** across the sub-region, with more detailed consideration of population characteristics, growth and spatial change within Hamilton City.
- **Compilation and mapping of squash and tennis court provision** across the sub-region.
- **Membership and participation analysis.** For consistency, sub-regional membership data was primarily sourced from the respective regional sports organisations and supplemented with more detailed information provided by Hamilton Squash and Tennis Club and Lugton Park Rackets Club.
- **Club catchment analysis** to understand the geographic areas from which individual facilities draw their members and participants, based on available member address data.
- **Hamilton-based site visits**.
- **Drive-time analysis** from Eastlink Community Hub and Hinemoa Park, reflecting their identification as key strategic locations for future squash and tennis provision.
- **Detailed court utilisation analysis** for Hamilton Squash and Tennis Club, Lugton Park Rackets Club and Waikato Tennis Trust.
- **Strategic analysis** of relevant plans, strategies and identified priorities directly relating to squash and tennis provision across Hamilton and the wider sub-region.
- **Engagement and information sharing** with Hamilton Squash and Tennis Club, Lugton Park Rackets Club and Waikato Tennis Trust.
- **Future demand modelling and court provision analysis** for Eastlink Community Hub and Hinemoa Park.
- **Indicative spatial concept development** for Eastlink Community Hub and Hinemoa Park to demonstrate how identified future needs could potentially be accommodated.

STUDY LIMITATIONS AND NEXT STAGE

This study provides a network-level assessment and strategic direction and is not intended to replace the more detailed investigation required to assess the feasibility of specific facility developments.

The findings, data, and analysis in this study provide a substantial evidence base for the needs assessment component of subsequent feasibility studies and/or business cases, reducing the need to duplicate work already undertaken.

Any proposed facility development will require further site-specific investigation to determine the preferred development response, including consideration of facility condition, design and spatial requirements, capital and whole-of-life costs, operational implications, project viability and long-term financial sustainability. These matters should be assessed through subsequent feasibility studies and, where appropriate, through more detailed business cases.



PART A:
SCENE SETTING
SUB-REGIONAL VIEW

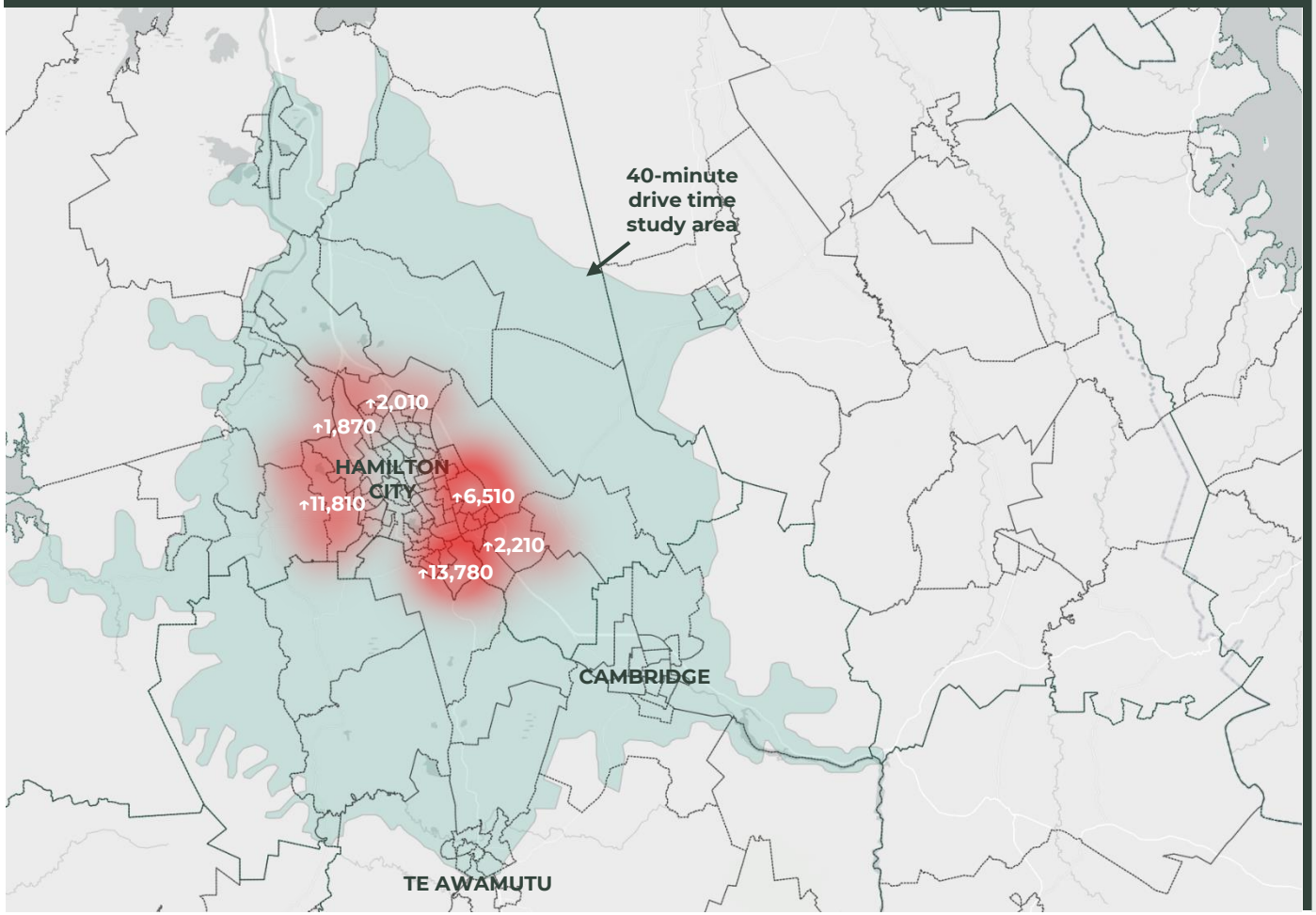
A.1 DEMOGRAPHIC ANALYSIS

Figure A.1, Map A.1, and the supplementary data tables on the following pages provide an overview of the demographic context.

FIGURE A.1 – DEMOGRAPHIC OVERVIEW OF THE STUDY CATCHMENT

2013-2023 ❯ **STUDY CATCHMENT POPULATION GROWTH OF 54,759 (24%)** ❯ **MOST GROWTH OCCURRED IN THE NORTH HAMILTON THE CITY**

PROJECTED POPULATION HOTSPOTS BY 2048 (BY SA2 & ↑1,500 NEW RESIDENTS)



SUMMARY

Over the last 10-years, the population catchment has grown by 24%. Most of this growth was concentrated in the northern areas of Hamilton City (increase of 33,000), while the highest proportionate growth was experienced across the Waikato District (increase of 36% - 22,500 additional residents).

Over the next 25-years, the largest population growth is forecast around the fringes of Hamilton. With extensive growth forecast for Peacocke (south) and Burbush-Baverstock (west).

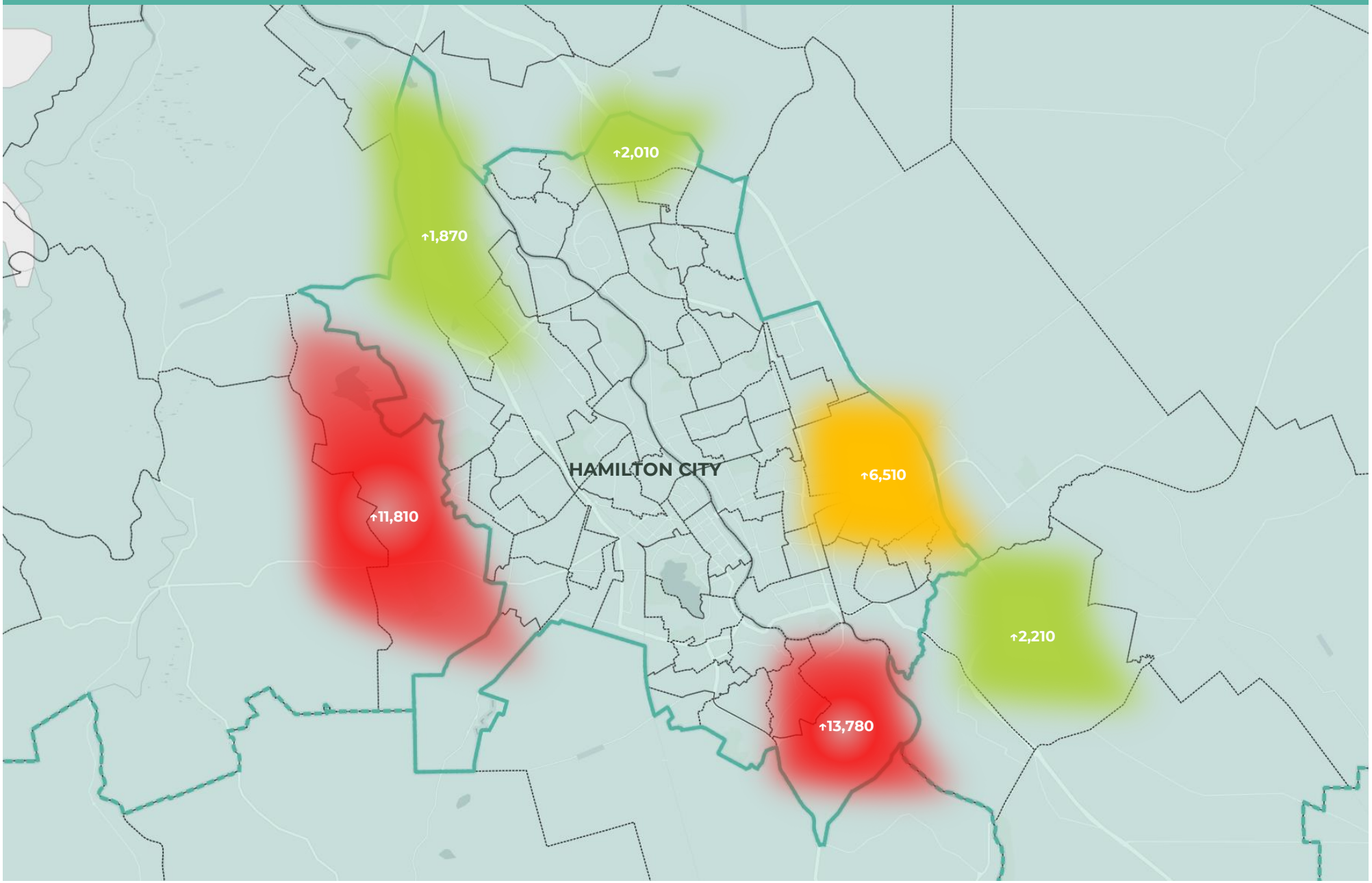
The projected growth will not be distributed evenly across the core Hamilton squash and tennis membership age bracket (defined as ages 5-64). The age bracket of 50-64 is projected to contribute around 28% of total growth (highest rate of growth), while ages 20-34 also show pronounced growth (15% of total projected growth). Low relative growth is anticipated for residents under 19 years of age.

European ethnicity is forecast to remain predominant, with the largest numeric change over the next 20-years. However, it is at a lower rate of change than Māori (44% growth), Asian (79%), and Pacific (70%). This indicates the population will become more diverse.

The catchment captures a wide range of deprivation levels, including low socio-economic areas particularly in more centrally located areas of Hamilton City, Huntly, Ngāruawāhia and Te Awamutu.

Future court and ancillary facility provision and programme offerings will need to consider how to support an ageing and diversifying population, while remaining affordable and accessible across the network.

MAP A.1 – HAMILTON CITY FORECAST POPULATION GROWTH AREAS



GEOGRAPHIC AREAS

Three geographic areas have been identified as particularly relevant to the Hamilton Squash and Tennis Optimal Facility Network Study. These include:

1. **Study Catchment** – a 40-minute drive-time catchment to Central Hamilton (at 5 pm on a typical weekday) – represented by 123 individual SA2 areas. As shown in the Scope and Methodology section and Figure A.1.
2. **Respective Territorial Authorities** – including Hamilton City, Waipā, Matamata-Piako and Waikato Districts.
3. **Waikato** – representative of the four Territorial Authorities above.

POPULATION TRENDS

TABLE A.1 - POPULATION TRENDS (2013-23)

	2013	2023	*Change 2013-23*	*% Change*	*Av. %/year*
Study Catchment	223,788	278,547	54,759	24	2.0
Waikato	403,641	498,771	95,130	24	2.0

Source: Statistics NZ Census

TABLE A.2 - TOP RECENT GROWTH AREAS (SA2S>1,500 NEW RESIDENTS)

SA2	Location	2006	2018	Change 2006-18	% Change
Flagstaff North East	Hamilton	723	3,093	2,370	328
Flagstaff South	Hamilton	1,515	3,495	1,980	131
Flagstaff North West	Hamilton	132	2,046	1,914	1450
Fitzroy (Hamilton City)	Hamilton	1,872	3,750	1,878	100
Greenhill Park	Hamilton	21	1,698	1,677	7986
Rototuna North	Hamilton	678	2,310	1,632	241

PROJECTED POPULATION

TABLE A.3 – PROJECTED POPULATION (2023-48)[1]

	2023	2048	*Change 2023-48*	*% Change*	*Av. %/year*
Study Catchment	288,340	364,890	76,550	27	1.1
Waikato	365,400	464,600	99,200	27	1.1

Source: Statistics New Zealand Projections, Census 2018 base (update)

TABLE A.4 - TOP PROJECTED GROWTH AREAS (SA2S>1,500 NEW RESIDENTS)

SA2	Location	2023	2048	Change 2023-48	% Change	Av %/yr
Peacocke	Hamilton City	470	14,250	13,780	2932	117
Burbush-Baverstock	Hamilton City	1,090	12,900	11,810	1083	43
Ruakura	Hamilton City	2,210	8,720	6,510	295	12
Tamahere North	Wider. Catch.	4,720	6,930	2,210	47	2
Rototuna North	Hamilton City	2,200	4,210	2,010	91	4
Te Rapa North	Hamilton City	250	2,120	1,870	748	30

Source: Statistics New Zealand Projections, Census 2018 base (update)

TABLE A.5 - PROJECTED 'TYPICAL MEMBER PROFILE' POPULATION[2]

	2028	2048	Change 2023-48	% Change
Study Catchment	240,595	280,295	39,700	17
Waikato	305,820	356,420	50,600	17

TABLE A.6 - PROJECTED ETHNICITY COMPOSITIONS – STUDY CATCHMENT

	2023	2043	Change 2023-43	% Change
European	266,900	320,900	54,000	20
Māori	86,010	124,200	39,190	44
Asian	51,330	91,650	40,320	79
Pacific	20,110	34,230	14,120	70

Source: Statistics New Zealand Projections, Census 2018 base (update)

[1] Population projections at the SA2 levels necessary for defining the drivetime-based 'Study Catchment' area projections (as used in Table A.3 and for the listed growth hotspot SA2s in Table A.4), were not yet fully released from a Census 2023 data baseline. Projections from the Census 2018 (updated) base were used so that overall 'hotspot' growth trend features could best be represented. Census and projected totals for 2023 for Tables A.1 and A.3 respectively differ as a result.

[2] The 'typical membership profile' is characterised as residents who are aged 5-64. This bracket represents 89% of the Hamilton and Lugton Park membership.

A.2 STRATEGIC & PLANNING OVERVIEW

CODE STRATEGIES AND GUIDELINES



PURPOSE

1. Establish a clear picture of current squash provision and participation and analyse the need for provision now and into the future.
2. Provide direction for the future provision and development of quality and accessible squash facilities across NZ.
3. Consider potential innovations and best-practice guidance.
4. Outline the profile and identify actions for squash districts to progress.

RELEVANT ACTIONS FOR WAIKATO

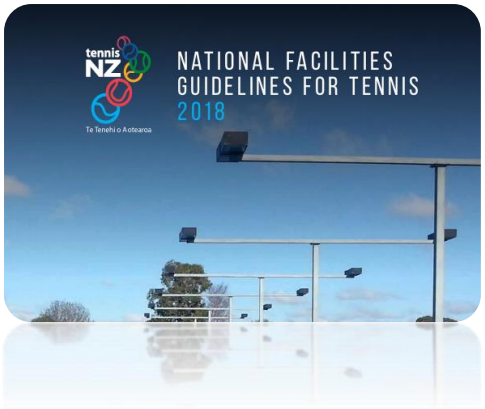
1. **Region Wide** - continue to support clubs with plans to upgrade facilities, or those with low facility quality or with low membership ratios to improve the quality of provision as a mechanism to grow participation.
2. **Hamilton** - complete analysis to raise quality and consider whether new provision is required to meet population growth and increase accessibility (balanced with financial sustainability).
3. **Te Awamutu** – explore hub development and additional court provision.

PROVISION GUIDELINES

	CURRENT COURT PROVISION	CURRENT POPULATION	LEVEL OF PROVISION	POPULATION BY 2048	LEVEL OF PROVISION
Hamilton	13	174,741	0.63	236,000	0.47
Study Area	32	278,547	0.90	364,890	0.66

Applying the National Squash Facility Strategy provision guideline of 1 court per 8,500 residents in urban settings and 1 court per 7,500 residents for the wider study area (to reflect a district-level assessment) indicates an overall undersupply of squash courts across the study area. This undersupply is most pronounced in Hamilton. This supports the recommendation to further analyse court provision in Hamilton and Te Awamutu.

As outlined in the National Squash Facility Strategy, this provision guideline is intended as an initial screening tool and should not be used in isolation to determine current or future facility requirements. Additional measures, such as affiliated members per court, court utilisation, and broader network considerations (e.g. drive times to other court facilities), provide a more robust basis for assessing provision. Part B: Hamilton Focus presents a more detailed utilisation assessment.



PURPOSE

1. Getting the right courts in the right places today.
2. Getting more players onto courts
3. Planning for the facilities needed in the future.
4. Supporting high-performance athlete development
5. Hosting of world-class international events

RELEVANT ACTIONS FOR WAIKATO

1. **Waikato Tennis Centre** is recognised as a regionally tiered tennis facility. Minimum requirements include:
   a. 16 World Tennis approved dimensions and hardcourt surface
   b. 2 covered or indoor courts
   c. 75% of courts are floodlit (to min. 500 lux)
   d. Show court

   Although recognised as a regional centre, the Waikato Tennis Centre at Eastlink does not have the number of hardcourts, level of floodlit provision or a show court recommended in the guidelines.

2. Opportunities for the development of **multiuse courts** – where the surface type is complementary for multiple users, and the establishment of multisport venues.

PROVISION GUIDELINES

	CURRENT COURT PROVISION	CURRENT POPULATION	LEVEL OF PROVISION	POPULATION BY 2048	LEVEL OF PROVISION
Hamilton	43	174,741	0.63	236,000	0.47
Waipā	15	58,686	0.86	70,700	0.53

Applying the Tennis New Zealand guideline of 1 court per 2,500 residents in metropolitan areas indicates an overall undersupply of tennis courts across Hamilton. When applying the guideline provision of 1 court per 2,000 residents for regional towns in Waipā, there is a current undersupply, which is forecast to grow in line with population growth. In metropolitan areas, it is recommended that courts be accessible within a 15-minute drive time, and within 30 minutes for regional towns. Ideally, hardcourts should be located within a 20-minute drive time to support athlete development requirements.

The provision guideline should be used as an initial screening tool and should not be used in isolation to determine current or future facility requirements. Additional measures, such as affiliated members per court, court utilisation and broader network considerations (e.g. drive time to other court facilities), provide a more robust basis for assessing provision. A more detailed utilisation assessment is presented in Part B: Hamilton Focus.



The preferred master plan option (Figure A.1) responds to the following:

1. Not all 23 outdoor tennis courts are required in the long-term.
2. Multiuse courts can support growth and training requirements of other users.
3. The existing pavilion is ageing and no longer fit-for-purpose. Its location and function do not serve the wider precinct.
4. Offers opportunities for consolidating existing use, while accommodating other potential users of Eastlink.

KEY IDENTIFIED MOVES RELEVANT TO THIS STUDY

1. **Short-Term Priority (0-3 years)** - **remarking some tennis courts** to accommodate other **user groups**.
2. **Medium-Term Priority (4-7 years)** - **demolition of existing squash courts** with the provision for **6 new squash courts** – integrated with a new and repositioned hub pavilion. The current squash site would be replaced with new carparking to meet demand. This approach assumes consolidation of squash courts across the network.
3. **Medium-Term Priority (4-7 years)** - development of a **tennis show court** adjacent to the hub pavilion, with the reduction of 3 outdoor tennis courts.

FIGURE A.1 – EASTLINK MASTER PLAN





Developed to present a clear and compelling long-term vision for the future of the West Town Belt (WTB) over the next 30-years.

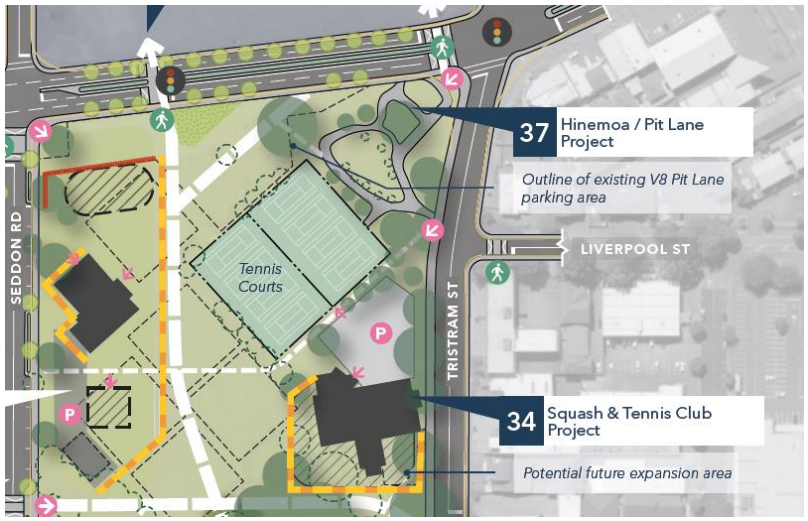
Consider the WTB and its surrounds as an integrated whole (as opposed to responding to one issue or function at a time).

Identify, unify, and prioritise key projects and investment areas over an extended time period into one comprehensive plan to ensure unified outcomes.

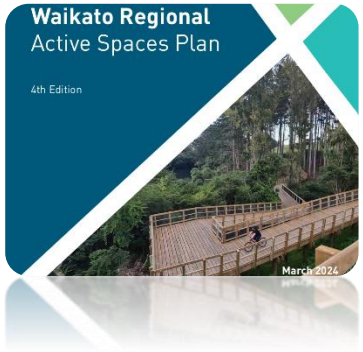
KEY IDENTIFIED MOVES RELEVANT TO THIS STUDY

Squash and Tennis Club - allow for the **possible future expansion** of the facilities. If and when the facilities are modified, they should **open up to the park space to create physical and/or visual connections** with adjacent public spaces.

FIGURE A.2 – HAMILTON WEST TOWN BELT MASTER PLAN (RELEVANT SECTION)



WIDER STRATEGIES AND PLANS



PURPOSE

The plan provides a high-level strategic framework for planning, developing, and optimising play, active recreation, and sport facilities and spaces across the region. It focuses on a network-wide level, with an emphasis on national, regional, and sub-regional assets.

RELEVANT ACTIONS

6A. Explore the development of a national-level squash facility (regional hub) as part of the Eastlink Hub master plan.

A.3 CURRENT NETWORK

The following pages outline an overview of the current squash and tennis network, supported by Appendix A.

SQUASH NETWORK OVERVIEW *(as shown in Table A.1 and Map A.1)*



SQUASH COURT PROVISION

HAMILTON	13
WIDER STUDY AREA	19
TOTAL	32

- With 6 courts, Hamilton Squash and Tennis Club has the largest number of courts.
- Most other sites range between 2-4 courts per facility.



LOCATION

- There are four sites located in Hamilton (with Frankton recently disaffiliating and two other sites not affiliated – Don Llewellyn Sports Pavilion and UniRec).
- There are two sites on either side of the Waikato River in Cambridge.
- The remaining sites are scattered around the 40-minute dive time boundary from Hamilton – providing localised provision.



LAND OWNERSHIP

HAMILTON SITES (4)		WIDER STUDY AREA (7)	
COUNCIL	3	COUNCIL	4
OTHER	1	OTHER	3

- Council is the predominant landowner of affiliated squash court sites, with a higher proportion in Hamilton city. Three sites are owned by clubs.



SET-UP

HAMILTON SITES (4)		WIDER STUDY AREA (7)	
MULTISPORT	3	MULTISPORT	3
STANDALONE	1	STANDALONE	4

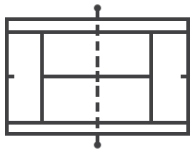
- Slightly higher proportion of squash clubs are part of a multisport site compared to standalone squash sites – and higher in Hamilton. Even mix of racket clubs and squash & rugby clubs.



CONDITION ASSESSMENT

- Outside of Leamington and Te Awamutu (courts, building and ancillaries were rated as being in good condition), most other squash facilities were self-assessed as being in average or poor condition. *Based on club insights informing the Squash NZ National Facility Strategy.*

TENNIS NETWORK OVERVIEW *(as shown in Table A.2 and Map A.2)*



TENNIS COURT PROVISION

HAMILTON	43	FLOODLIT	79%
WIDER STUDY AREA	26	ASTRO	51%
TOTAL	69	HARDCOURT	25%

- A majority of affiliated tennis courts are located in Hamilton (62%), with 32% of total courts at Eastlink Community Hub.
- Most courts are floodlit outside of Beerescourt (0%), public courts in Te Awamutu and some at Eastlink.
- There are a mix of court surface types to support player preferences and development.



LOCATION

- There are affiliated four sites located in Hamilton (with a range of other public and school-based court provision).
- While Hamilton comprises 62% of tennis courts, most are located southern quadrants (29 courts – 67% of Hamilton-based courts) – including the Waikato Tennis Centre (regional site).
- There are 5 sites providing more localised or sub-regional tennis court provision spread across the surrounding districts.



LAND OWNERSHIP

HAMILTON SITES (4)		WIDER STUDY AREA (5)	
COUNCIL	4	COUNCIL	5
OTHER	0	OTHER	0

- All affiliated court sites across the project study area are located on Council-owned land.



SET-UP

HAMILTON SITES (4)		WIDER STUDY AREA (5)	
MULTISPORT	2	MULTISPORT	1
STANDALONE	2	STANDALONE	4

- Overall, most tennis courts are operating as standalone facilities. However, many tennis courts are located in parks alongside other sports facilities.
- All multisport sites facilitate a mix of racket sports.



CONDITION ASSESSMENT

- No consistent condition assessment measures were available to inform the scope of this study.

DEVELOPMENT PROPOSALS

SITE	LOCATION	DEVELOPMENT TYPE	BRIEF DESCRIPTION
Beerescourt Tennis Club	Hamilton	Tennis Courts	Identified need of the club to address the court foundations.
Cambridge Racquets Club	Cambridge	Pavilion Upgrades Squash Court	Pavilion Development: installation of accessibility facilities including a lift and new toilets and showers, multi-function space (warm-up/stretch-down area, accommodate yoga and meetings etc.), secured external storage, internal storage and laundry facilities, roof replacement, covered tennis pavilion, multi-function lounge upgrades, combined bar and kitchen. The new glass back wall will provide a total of 2 glass back courts and 2 standard courts. *This development is in response to weather tightness issues, a dated and worn interior, spaces that do not meet the changing needs of users, and accessibility issues. The project cost is estimated at circa $2 million.*
Eastlink Community Hub	Hamilton	New Hub Pavilion Squash Courts Tennis Courts	Development of a new hub pavilion to comprise new squash courts, administration and function area for squash, tennis and other future users as required, and a gym/fitness area. Demolition of the existing squash and tennis building to form part of the hub pavilion (replaced with additional carparking). The hub would accommodate 6 squash courts (with court consolidation across the wider network). The hub pavilion would replace 4 existing tennis courts, with a show tennis court reinstated adjacent to the building. The southern courts have been earmarked for multi-use with other court sports/activities. *These developments were identified in the Eastlink Master Plan (see Section A.2), responding to condition constraints, functionality between buildings and the wider precinct, and best meeting current and future demand for outdoor courts.*
Hamilton Squash and Tennis Club	Hamilton	Hub Pavilion and Squash Club	Proposed new building development adjacent to the location of the existing facility. The single-level facility has an elevated central hub with bar, kitchen, lounge and open multifunctional space. The hub would be surrounded by 9 squash courts, a fitness gym, a pro shop, and other supporting ancillaries (i.e. changing rooms, meeting spaces, reception, storage, and medical spaces). *The proposed development responds to existing building condition and functionality concerns, and court utilisation pressures.*
Taupiri Rugby Squash Club	Taupiri	Building	New roof and décor upgrades planned (cited in the Squash NZ National Facility Strategy).
Te Awamutu Squash Club	Te Awamutu	Building and Squash Courts	The club are currently exploring potential site development opportunities (existing and new), including additional squash court provision. *Potential development approaches are being investigated in response to capacity pressures, building condition, potential planning implications for the current site and prospective hub development opportunities in Te Awamutu.*

TABLE A.7 – OVERVIEW OF THE SQUASH NETWORK

MAP REF	SITE	LOCATION	TERRITORIAL AUTHORITY	LAND OWNERSHIP	COURT & BUILDING OWNERSHIP	COURTS
A	Eastlink Community Hub	Lugton Park - 60 Old Farm Road, Hamilton East, Hamilton	Hamilton City Council	Council	Lugton Park Rackets Club	3 standard squash courts
B	Frankton Squash Club (no longer affiliated)	Swarbrick Park, Rifle Range Road, Dinsdale, Hamilton	Hamilton City Council	Council	Frankton Squash Club	2 standard squash courts
C	Hamilton Squash and Tennis Club	Hinemoa Park, 325 Tristram Street, Hamilton Central, Hamilton	Hamilton City Council	Council	Hamilton Squash and Tennis Club	5 standard squash courts 1 glass back court
D	Ruakura Squash Club	Ruakura Campus, Ruakura Road, Hamilton	Hamilton City Council	Tainui Group Holdings	Private	2 standard squash courts
E	Te Rapa Squash Club	78 Vickery Street, St Andrews, Hamilton	Hamilton City Council	Council	Te Rapa Squash Club	2 standard squash courts
F	Cambridge Racquets Club	63 Thornton Road, Cambridge	Waipā District Council	Council	Cambridge Racquets Club	3 standard squash courts 1 glass back court
G	Huntly Squash Club	Wight Street, Huntly	Waikato District Council	Club	Huntly Squash Club	2 standard squash courts
H	Leamington Rugby and Squash Club	36 Carlyle Street, Cambridge	Waipā District Council	Council	Leamington Rugby and Squash Club	2 standard squash courts 1 glass back court
I	Morrinsville Squash Club	3 Allen Street, Morrinsville	Matamata-Piako District Council	Club	Morrinsville Squash Club	2 standard squash courts 1 glass back court
J	Ngaruawahia Squash Racquets Club	Lower Waikato Esplanade, Ngāruawāhia	Waikato District Council	Council	Ngaruawahia Squash Racquets Club	2 standard squash courts
K	Taupiri Rugby Squash Club	Murphy Lane, Taupiri	Waikato District Council	Club	Taupiri Rugby Squash Club	2 standard squash courts
L	Te Awamutu Squash Club	327 Churchill Street, Te Awamutu	Waipā District Council	Council	Te Awamutu Tennis Club	3 standard squash courts

More details on each facility are outlined in Appendix A.

MAP A.2 – SUB-REGIONAL SQUASH NETWORK

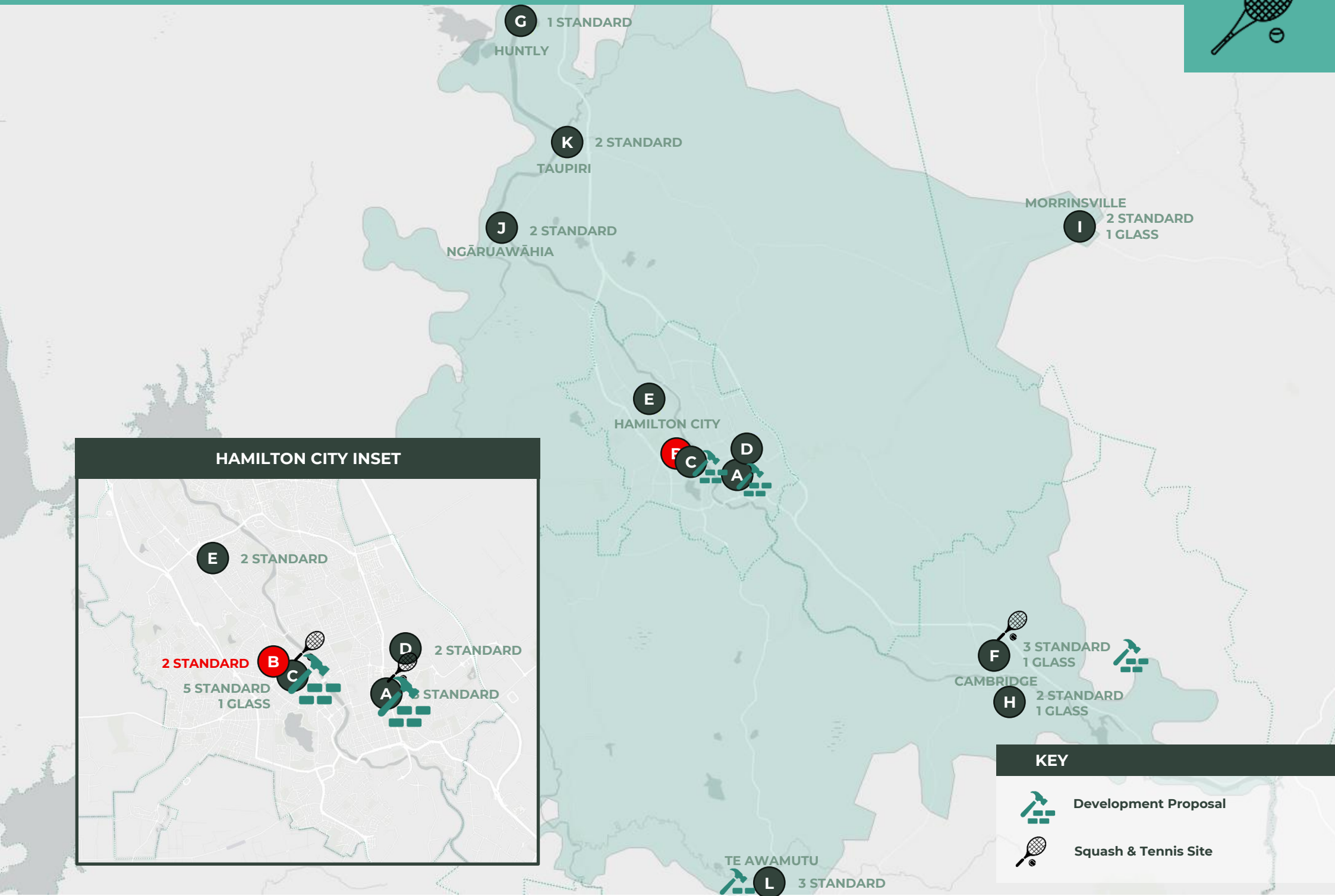
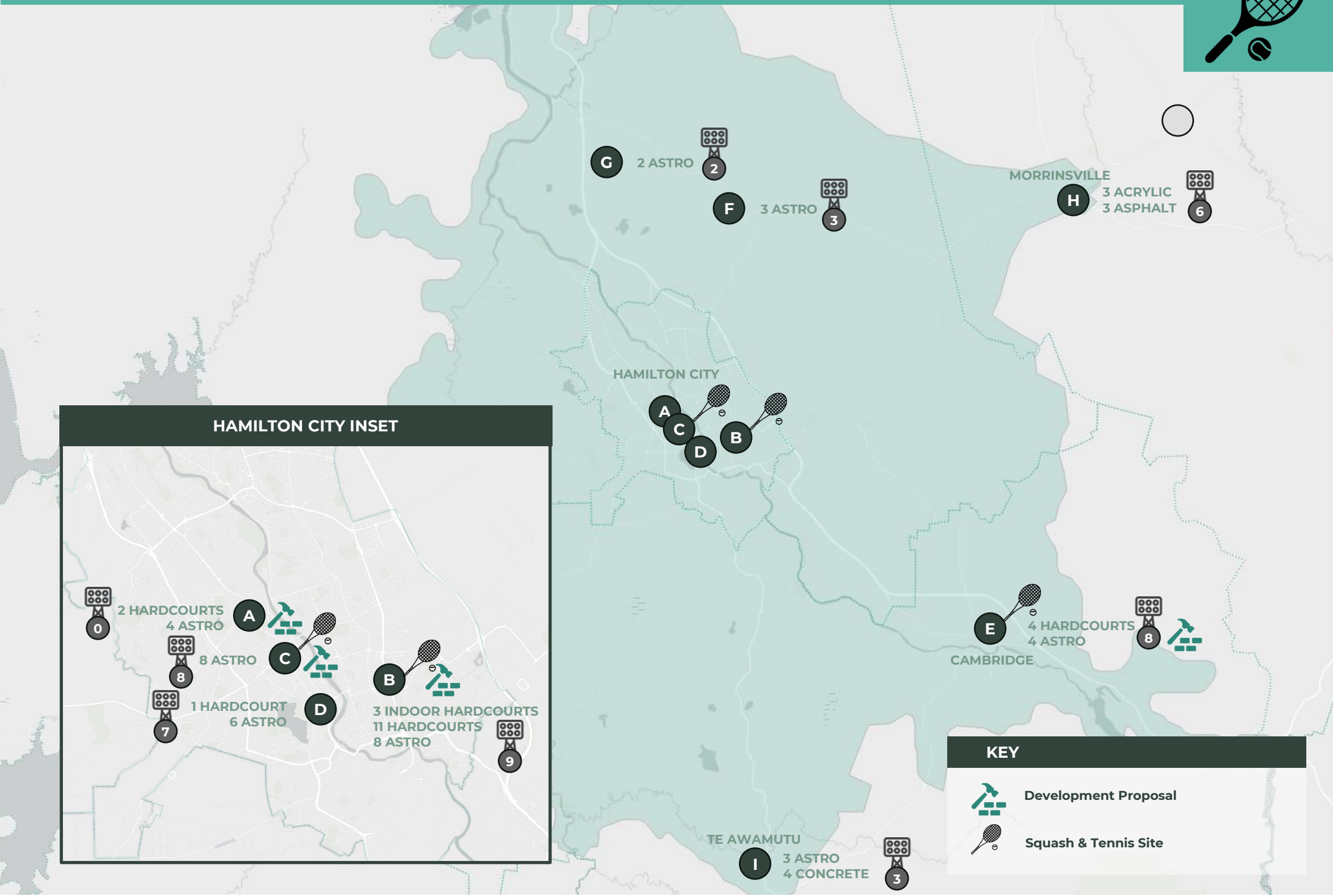


TABLE A.8 – OVERVIEW OF TENNIS FACILITY PROVISION WITHIN THE 40-MINUTE DRIVE TIME OF HAMILTON

MAP REF	SITE	LOCATION	TERRITORIAL AUTHORITY	LAND OWNERSHIP	COURT & BUILDING OWNERSHIP	COURTS
HAMILTON-BASED						
A	Beerescourt Tennis Court	68 Maeroa Road, Maeroa, Hamilton	Hamilton City Council	Council	Beerescourt Tennis Court	2 outdoor hardcourts – not floodlit 4 outdoor astro courts – not floodlit
B	Eastlink Community Hub	Lugton Park - 60 Old Farm Road, Hamilton East, Hamilton	Hamilton City Council	Council	Waikato Tennis Trust	3 indoor hardcourts – all floodlit 9 outdoor hardcourts – 7 floodlit
					Lugton Park Rackets Club	2 outdoor hardcourts – not floodlit 8 outdoor astro courts – 2 floodlit Don Bruce Development Area – astro (not lit)
C	Hamilton Squash and Tennis Club	Hinemoa Park, 325 Tristram Street, Hamilton Central, Hamilton	Hamilton City Council	Council	Hamilton Squash and Tennis Club	8 outdoor astro courts – all floodlit
D	St Peter's Tennis Club	Palmerston Street, Hamilton Lake, Hamilton	Hamilton City Council	Council	St Peter's Tennis Club	6 outdoor astro courts – all floodlit 1 outdoor hardcourt – floodlit (with 2 pickleball court markings)
E	Cambridge Racquets Club	63 Thornton Road, Cambridge	Waipā District Council	Council	Cambridge Racquets Club	4 outdoor astro courts – all floodlit 4 outdoor hardcourts – all floodlit (resurfaced in 2023)
F	Gordonton Tennis Club	Gordonton Reserve - 1077 Gordonton Road, Gordonton	Waikato District Council	Council	Gordonton Tennis Club	3 outdoor astro courts – all floodlit
G	Kainui Tennis Club	330 Kainui Road, Taupiri	Waikato District Council	Council	Kainui Tennis Club	2 outdoor astro courts – both floodlit
H	Morrinsville Tennis Club	Morrinsville Recreation Ground - 42 Cureton Street, Morrinsville	Matamata-Piako District Council	Council	Council	3 outdoor acrylic-painted courts – all floodlit 3 outdoor asphalt courts – all floodlit + asphalt site for more courts
I	Te Awamutu Tennis Club	Victoria Park – 263 Teasdale Street, Te Awamutu	Waipā District Council	Council	Te Awamutu Tennis Club	**COURTS:** 3 outdoor astro courts – all floodlit **BUILDING:** Clubroom building with covered deck facing the courts.
					Waipā District Council	4 outdoor concrete – not floodlit

MAP A.3 – SUB-REGIONAL TENNIS NETWORK



A.4 MEMBERSHIP INSIGHTS

The following points are important when interpreting the membership analysis presented in this section

1. **Consistent Data Source:** For consistency, membership analysis is based on data provided by Squash Waikato and Waikato Tennis Trust. While this may not capture all members or participants across the club network, it provides a consistent dataset that enables comparative analysis across the study area.
2. **Interpretation of Findings:** Accordingly, the analysis presented on the following pages should be interpreted as an indicator of relative trends rather than a complete measure of participation. Part B: Hamilton Focus supplements this analysis with additional data sources, including current members engaged in club activity, utilisation data and future demand modelling, to provide a more comprehensive understanding of current participation and future demand.
3. **Importance of Comprehensive Reporting:** Moving forward, it is important that clubs consistently report complete membership and participation data. This will provide a clearer understanding of participation at both the club and network levels, including how participation is changing over time. Comprehensive and reliable data will also be important for demonstrating facility need and providing a robust evidence base to support future investment decisions.

Membership insights across the sub-region are outlined respectively for squash and tennis on the following pages.

SQUASH

Key findings include:

- Squash membership shows a steady decline from 2018, both across the region and within the project catchment.
- There has been notable decline across most clubs, although Te Rapa has grown notably (senior-based members) and Cambridge Racquets Club and Te Awamutu show more stable trends.
- Overall, Hamilton-based clubs have experienced more decline than clubs in the wider catchment. Their membership comprises 45% of the project catchment, indicating strong membership in surrounding towns (peaking at 51% in 2022).
- Te Awamutu is currently the largest club in the project catchment (203 members), followed by Hamilton, Lugton Park, Morrinsville and Cambridge (banded between 160-180 members).
- When averaging the membership across 8-years, Hamilton and Lugton Park have the largest membership base (peaking between 2020 and 2022).
- A declining trend is also evident across leisure players within the project catchment. Most clubs show notable year-on-year fluctuations.
- These findings contrast with similar analysis undertaken in Auckland, where membership has declined but has been offset with an increase in leisure players.

FIGURE A.2 – TOTAL SQUASH MEMBERSHIP (2018-2025)

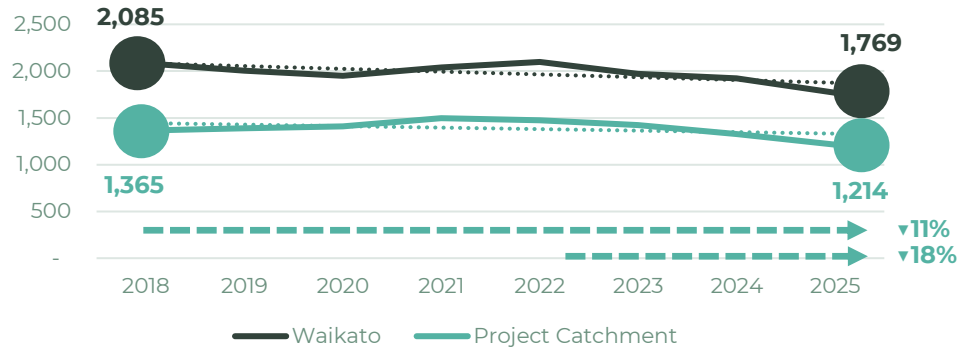


FIGURE A.3 – TOTAL LEISURE PLAYERS (PROJECT CATCHMENT)

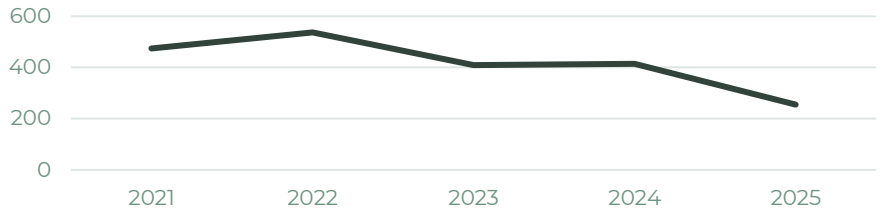


TABLE A.9 – OVERVIEW OF CLUB MEMBERSHIP

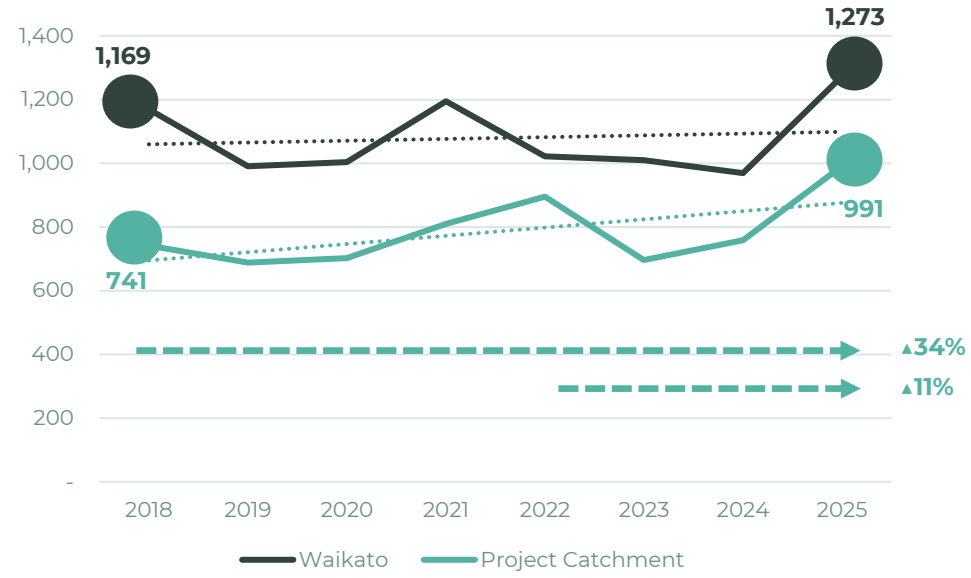
CLUB	AREA	2018	2019	2020	2021	2022	2023	2024	2025	2018-25	2022-25	8-YEAR AV.
Frankton	Hamilton	27	30	25	39	44	29	30	0	-100%	-100%	32
Hamilton	Hamilton	236	209	259	265	293	225	157	178	-25%	-39%	228
Lugton Park	Hamilton	193	219	244	244	253	186	271	174	-10%	-31%	223
Ruakura	Hamilton	107	84	95	106	96	79	77	91	-15%	-5%	92
Te Rapa	Hamilton	65	80	65	86	68	137	109	101	55%	49%	89
Cambridge	Wider Catchment	179	154	165	151	168	191	156	163	-9%	-3%	166
Huntly	Wider Catchment	41	35	18	32	38	37	36	21	-49%	-45%	32
Leamington	Wider Catchment	101	119	143	188	71	92	113	79	-22%	11%	113
Morrinsville	Wider Catchment	133	117	128	135	171	128	135	165	24%	-4%	139
Ngaruawahia	Wider Catchment	20	33	20	25	55	36	24	17	-15%	-69%	29
Taupiri	Wider Catchment	48	46	39	41	32	33	29	22	-54%	-31%	36
Te Awamutu	Wider Catchment	215	264	209	185	186	251	191	203	-6%	9%	213
									KEY	>-20% decline	>10% growth	

TENNIS

Key findings include:

- Tennis membership across the catchment has increased in recent years, following a notable decline in 2023.
- Growth in the 2025/26 season has brought membership levels to a 8-year high.
- However, growth is not spread evenly across the club network
  a. High proportionate growth has been experienced at Beerescourt, Lugton Park and Te Awamutu clubs (over short and medium term periods). While growth is evident across different age brackets, the greatest numeric growth is in adult players aged over 35.
  b. Hamilton Squash and Tennis Club has experienced the most decline (26%), with neighbouring clubs likely benefiting.
- Hamilton-based clubs comprise around 62% of membership across the project catchment over the last 8-years. Aside from the large growth at Cambridge Racquets Club in 2024, membership has remained relatively constant.
- Cambridge Racquets Club is the largest club in the catchment (294 members), and three clubs in Hamilton have membership over 100 (Lugton Park – 232, St Peter's – 189 and Beerescourt – 108).
- Available casual data shows no apparent trends across the network and likely reflects how the data is captured and provided.

FIGURE A.4 – TOTAL TENNIS MEMBERSHIP (2018-2025)



Base Data Source: Waikato Tennis

TABLE A.10 – OVERVIEW OF CLUB MEMBERSHIP

CLUB	AREA	2018	2019	2020	2021	2022	2023	2024	2025	2018-25	2022-25	8-YEAR AV.
Beerescourt Tennis Club	Hamilton	46	50	65	73	79	173	103	108	135%	37%	87
Hamilton Squash & Tennis Club	Hamilton	133	69	79	161	132	55	78	99	-26%	-25%	101
Lugton Park Rackets Club	Hamilton	114	105	89	112	142	193	219	232	104%	63%	151
St Peter's Tennis Club	Hamilton	196	202	208	196	180	0	0	189	-4%	5%	195
Cambridge Racquets Club	Wider Catchment	196	184	183	199	296	263	335	294	50%	-1%	244
Gordonton Tennis Club	Wider Catchment	0	0	0	0	0	0	13				13
Kainui Tennis Club	Wider Catchment	11	10	16	14	14	10	8	9	-18%	-36%	12
Morrinsville Tennis Club	Wider Catchment	39	32	34	24	0	2	2	0			19
Te Awamutu Tennis Club	Wider Catchment	6	36	28	31	52	0	0	60	900%	15%	36
									KEY	>-20% decline	>10% growth	

Note: all zero data entries have been removed from the 8-year average calculation as they may represent unavailable or unreported data.

A.5 MEMBER CATCHMENT ANALYSIS

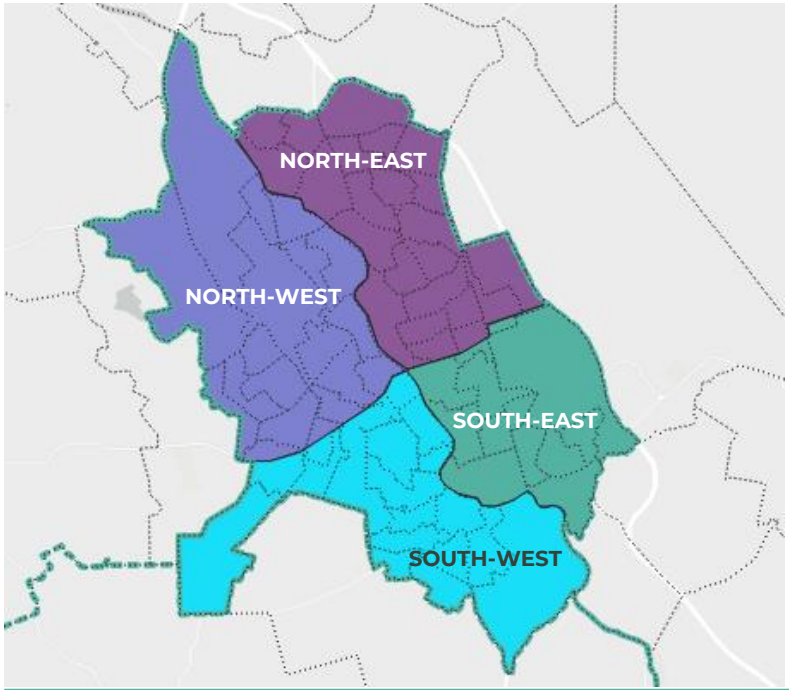
Club member heatmaps and catchment analysis were prepared using the following datasets:

- **Squash**: address data provided by Waikato Squash (by club),
- **Tennis**: address data provided by identified tennis clubs in the study area.

While these datasets do not capture all members across the squash and tennis club networks, they represent the most comprehensive address-level information available and provide useful insights into the geographic distribution of members and individual club catchments.

For this analysis, Hamilton was divided into four broad geographic quadrants, as illustrated below. These quadrants provide a consistent basis for identifying and comparing membership patterns across the city. Part B: Hamilton Focus provides a more detailed analysis at the Statistical Area Unit 2 level.

FIGURE A.5 – HAMILTON-CITY QUADRANTS



The following pages outline key findings from the squash and tennis sub-region member catchment analysis.

SQUASH

The sub-regional squash club catchment analysis is shown in Map A.4, with a breakdown of Hamilton City membership by quadrant provided in Table A.11. Key findings include:

- Clubs generally serve distinct local catchments, with relatively little overlap between clubs. This is particularly evident in smaller towns, where only one or two clubs are located.
- While each club has a relatively localised primary catchment, members are also drawn from a wider geographic area, reflecting the distribution of squash facilities throughout the sub-region.
- Within Hamilton City, the following trends are evident:

  a. Approximately 80% of the membership of the four Hamilton-based clubs reside within the Hamilton City boundary, demonstrating a predominantly city-based membership.

  b. Catchments are generally localised around individual clubs, although greater overlap is evident on the eastern side of Hamilton.

  c. When Hamilton is divided into four quadrants, the north-east accounts for the largest proportion of squash membership, representing approximately 38% of all Hamilton-based members. This is notable given there are currently no squash clubs located within this quadrant. This indicates a preparedness among members to travel to access facilities. The north-east also has the highest number of squash members per 1,000 residents, indicating comparatively high engagement in squash. This quadrant has experienced the greatest population growth over the past 10 years and also has the largest resident population of the four quadrants.

  d. Hamilton Squash and Tennis Club draws relatively high proportions of its membership from both northern quadrants and the south-west quadrant. This broad catchment is likely influenced by its central location and position on the western side of the Waikato River.

  e. Lugton Park Rackets Club and Ruakura Squash Club predominantly draw members from eastern Hamilton, with a notable degree of overlap between their respective catchments.

  f. Te Rapa Squash Club predominantly draws its membership from northern Hamilton.

  g. Ngāruawāhia and Taupiri squash clubs have a relatively high percentage of their members residing in Hamilton City. However, the actual number of members from Hamilton at these clubs remains relatively low.

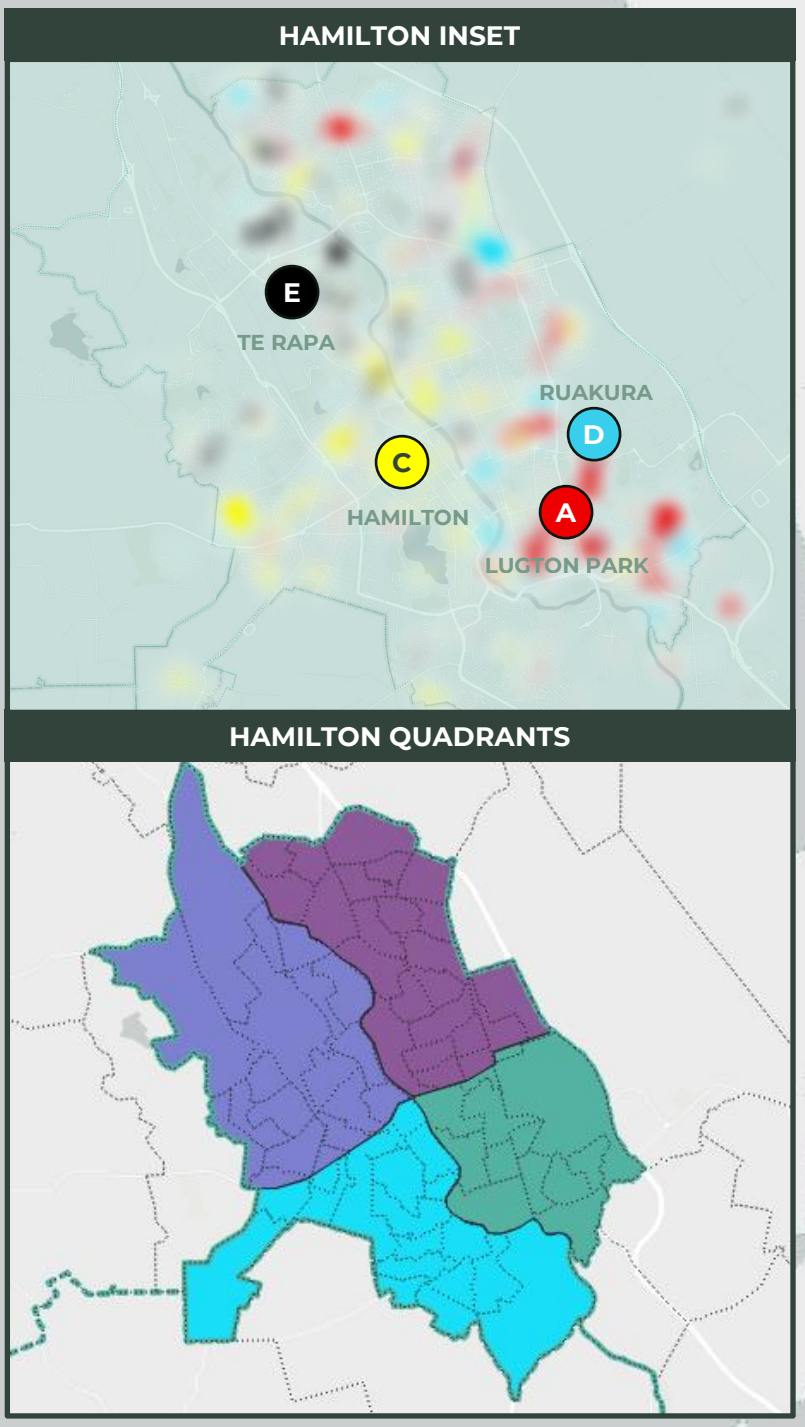
TABLE A.11 – BREAKDOWN OF SQUASH MEMBERSHIP BY QUADRANT IN HAMILTON CITY

QUADRANT	Cambridge Racquets Club	Hamilton Squash & Tennis Club	Huntly Squash Club	Leamington Squash Club	Lugton Park Rackets Club	Morrinsville Squash Club	Ngaruawahia Squash Club	Ruakura Squash	Taupiri Rugby Squash Club	Te Awamutu Squash Club	Te Rapa Squash Club	TOTAL QUADRANT	MEMBERS PER 1,000 RESIDENTS
NE		29%	0	0	33%			35%			31%	**38%**	**2.6**
NW		24%	0	0	7%			12%			38%	**24%**	**1.8**
SE		9%	0	0	36%			27%			6%	**23%**	**2.1**
SW		19%	0	0	7%			5%			5%	**15%**	**1.2**
Hamilton-Based	**4%**	**80%**	**0%**	**0%**	**82%**	**4%**	**12%**	**79%**	**29%**	**3%**	**80%**		

KEY: DARKER SHADING INDICATES A HIGHER PROPORTION OF CLUB MEMBERS FROM EACH QUADRANT

ORIGINAL DATA SOURCE: SQUASH WAIKATO

MAP A.4 – SPATIAL DISTRIBUTION OF SQUASH MEMBERS



TENNIS

The sub-regional tennis club catchment analysis is shown in Map A.5, with a breakdown of Hamilton City membership by quadrant provided in Table A.12. Key findings include:

- Cambridge and Te Awamutu tennis clubs predominantly service their respective local catchments.
- Hamilton-based clubs generally have broader catchments, extending into surrounding districts, particularly in areas where there is limited or no local tennis club provision.
- Within Hamilton City, the following trends are evident:

  a. Most tennis members reside on the eastern side of Hamilton. The north-east and south-east quadrants have comparable membership rates, at approximately two members per 1,000 residents, indicating relatively high engagement in club-based tennis.

  b. Beerescourt Tennis Club and Hamilton Squash and Tennis Club predominantly serve the north-west quadrant, with a notable degree of overlap between their catchments.

  c. When Hamilton is divided into four quadrants, the northeast quadrant accounts for the largest share of tennis memberships, representing approximately 37% of all members in Hamilton. This is notable because there are currently no tennis clubs located within this quadrant, indicating that members are willing to travel to access facilities.

  d. The western side of Hamilton has the lowest overall tennis membership and the fewest members per 1,000 residents, even though there are three tennis facilities in the area. This indicates that simply being close to a tennis facility is not the main factor influencing participation in club-based tennis.

  e. Hamilton Squash and Tennis Club and St Peters Tennis Club have comparatively broad catchments, with membership distributed across all four Hamilton quadrants.

  f. Over 20% of the members of Lugton Park and St Peters Tennis Clubs live outside Hamilton City. This trend is likely due to their locations near the city boundary, which allows them to serve communities in the neighbouring eastern and southern areas.

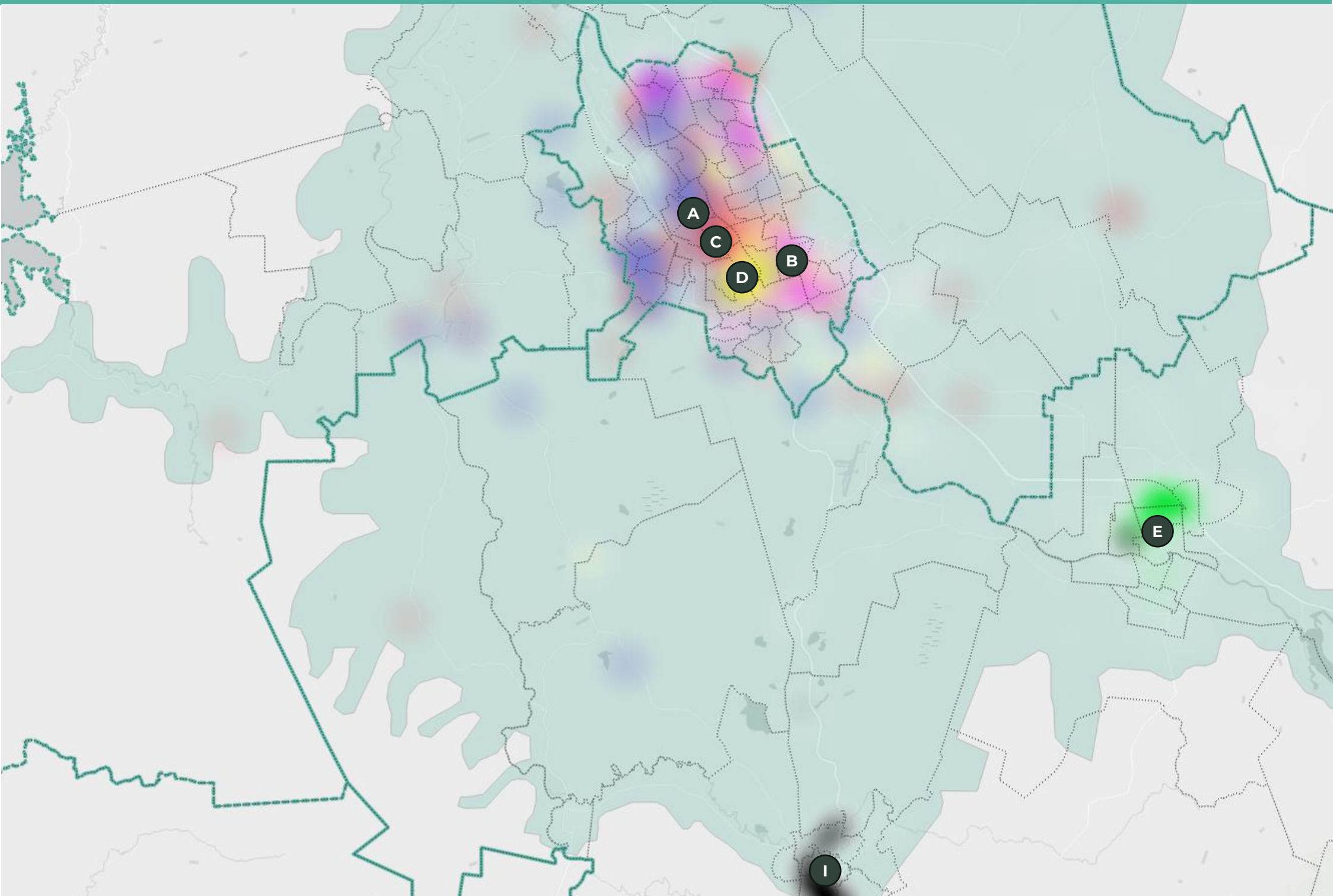
TABLE A.12 – BREAKDOWN OF TENNIS MEMBERSHIP BY QUADRANT IN HAMILTON CITY

QUADRANT	Beerescourt Tennis Club	Cambridge Racquets Club	Hamilton Squash and Tennis Club	Lugton Park Rackets Club	St Peters Tennis Club	Te Awamutu Tennis Club	TOTAL QUADRANT	MEMBERS PER 1,000 RESIDENTS
NE	19%		21%	39%	25%	0	**37%**	**2.0**
NW	42%		30%	4%	8%	0	**19%**	**1.1**
SE	2%		15%	26%	19%	0	**26%**	**1.9**
SW	19%		16%	9%	23%	0	**19%**	**1.2**
Hamilton-Based	**81%**	**5%**	**82%**	**78%**	**74%**	**0%**		

KEY: DARKER SHADING INDICATES A HIGHER PROPORTION OF CLUB MEMBERS FROM EACH QUADRANT

ORIGINAL DATA SOURCE: INDIVIDUAL TENNIS CLUBS

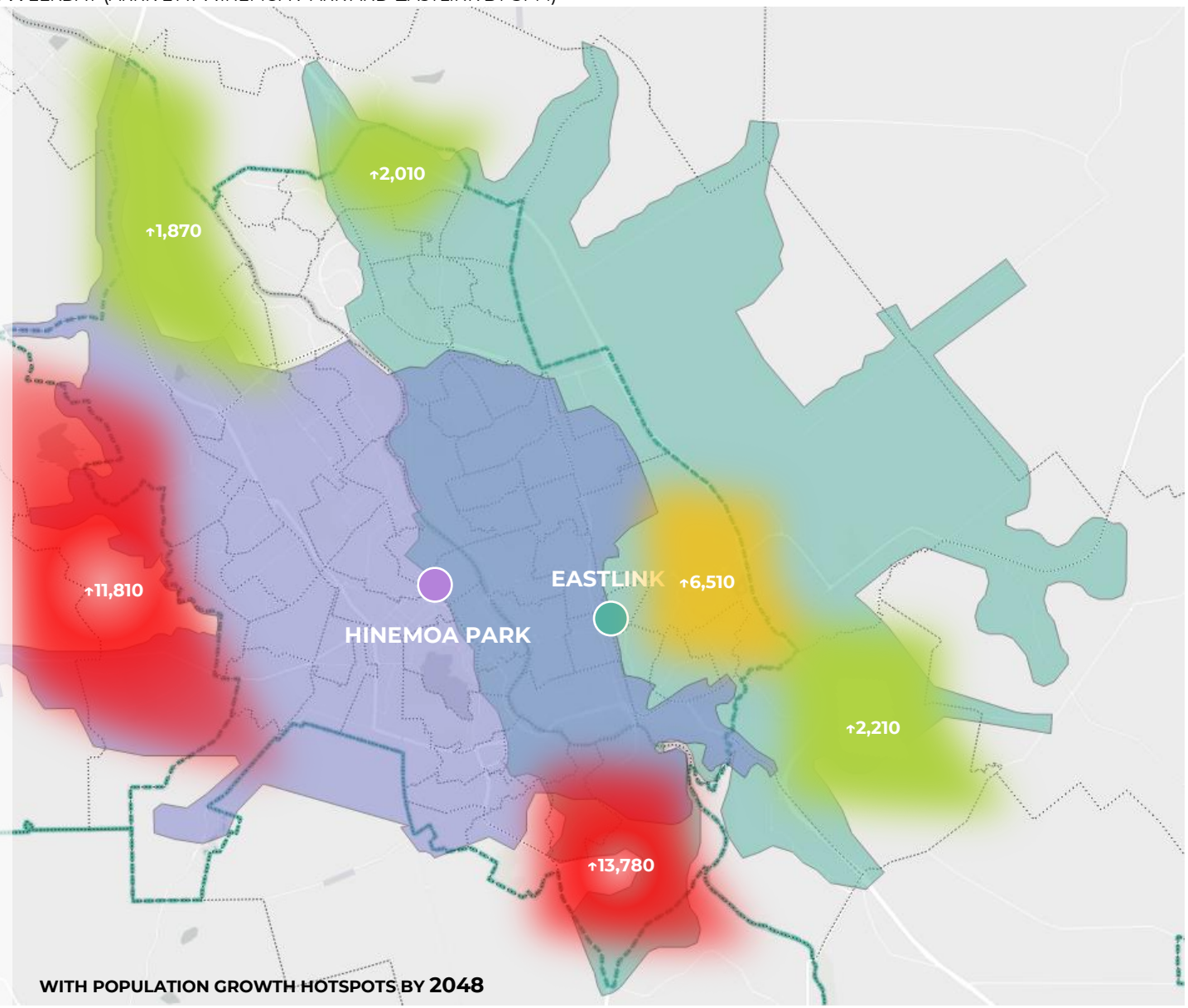
MAP A.5 – SPATIAL DISTRIBUTION OF TENNIS MEMBERS



A.6 STRATEGIC LOCATIONS

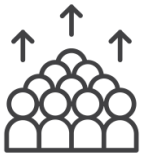
FIGURE A.6 – 15-MINUTE DRIVE TIMES ON A TYPICAL WEEKDAY (ARRIVE AT HINEMOA PARK AND EASTLINK BY 5PM)

- As two multi-racket sport sites with comparatively high levels of court provision, Hinemoa Park (Hamilton Squash and Tennis Club) and Eastlink (Lugton Park Rackets Club and Waikato Tennis Centre) are strategically well placed to serve Hamilton City. Their locations on opposite sides of the Waikato River provide strong coverage across the city, with relatively little overlap between their primary drivetime catchments.
- Collectively, the catchments of the two sites encompass 89% of squash members and 87% of tennis members residing in Hamilton City. Their catchments also extend beyond the city boundary, particularly to the east and south-east, and to a lesser extent to the west.
- The sites also extend to the large forecast population growth hotspots.
- A notable gap in catchment coverage remains in the north-west of Hamilton (where there is a population growth hotspot).
- When the drive-time catchment is extended to the typical regional facility catchment of approximately 30–45 minutes, the two sites provide extensive geographic coverage across the wider sub-region. This reinforces their potential strategic role as regional racket sport facilities.



A.7 OVERVIEW

The preceding sections provide important context on squash and tennis provision across the sub-region, with the key insights summarised below:



SIGNIFICANT POPULATION GROWTH FORECAST IN AND AROUND HAMILTON



AGEING FACILITIES WHICH HAVE SOME FUNCTIONAL CONSTRAINTS



LARGE SCALE DEVELOPMENTS PROPOSED IN HAMILTON (BOTH LARGE MULTISPORT SITES)



STRATEGIC PRIORITY TO INVESTIGATE OPPORTUNITIES IN HAMILTON TO ADDRESS THE NUMBER OF COURTS & THE QUALITY OF COURT PROVISION



MASTER PLANS SUPPORT & HIGHLIGHT DEVELOPMENT OPPORTUNITIES ACROSS TWO HAMILTON SITES



HINEMOA PARK & EASTLINK COMMUNITY HUB ARE STRATEGIC LOCATIONS TO SERVICE LOCAL & REGIONAL ACTIVITY & FUTURE GROWTH AREAS



RATIONALISATION OPPORTUNITIES MAY EXIST TO OPTIMISE THE NETWORK

These insights indicate that the initial focus for more detailed analysis should be **Hamilton-based provision**, particularly **Hinemoa Park and the Eastlink Community Hub**, both of which are important multi-racket sites.

While the following sections focus primarily on Hamilton, other key projects across the wider network include future court and building development investigations for **Te Awamutu Squash Club**, given its high membership relative to existing court provision, and for **Cambridge Racquets Club**, a large multi-racket club.

PART B:
HAMILTON FOCUS



Based on the insights from Part A, the primary focus of the more detailed analysis of squash and tennis provision in Hamilton centres on Hinemoa Park (Hamilton Squash and Tennis Club) and Eastlink Community Hub (Lugton Park Rackets Club and Waikato Tennis Trust). The key rationale for this focus includes:

a. Together, the sites account for the largest concentration of squash and tennis players in Hamilton.

b. Both sites account for a significant proportion of Hamilton's existing squash and tennis court network.

c. Both sites have master plans that provide for future development of squash and tennis.

d. Existing buildings at both sites have identified condition and/or functionality constraints.

e. The sites are strategically located to serve complementary local and regional catchments, providing broad geographic coverage across Hamilton.

f. Both sites are well positioned to serve areas with identified future population growth.

Additional analysis undertaken specific to these two sites covered in this section includes:

1. Participation Profiles

2. Court Utilisation Analysis

3. Future Court Demand Modelling

B.1 PARTICIPATION PROFILES

As outlined in Section A.4, inconsistencies exist between regional sports organisation membership figures reported by clubs and wider club-based participation figures. This section provides more detailed participation profiles for Hamilton Squash and Tennis Club and Lugton Park Rackets Club.

Based on available data from the two clubs, the following can be summarised:

- Overall, the two clubs serve around 1,000 squash and tennis members.
- Hamilton Squash and Tennis Club has a notably higher number of squash players, while Lugton Park Rackets Club has a higher number of tennis players. This broadly aligns with the respective levels of squash and tennis court provision at each site.
- There is limited participation data available over the past five years to draw meaningful conclusions about trends across the two clubs and sports. As outlined in Section A.4, regional sports organisation data indicate a decline in affiliated squash membership, alongside a decline in tennis membership at Hamilton and an increase in tennis membership at Lugton Park.
- Gender proportions within each sport are broadly consistent across the two clubs, although Lugton Park has a higher proportion of female tennis members.
- While age-profile data for Hamilton is more limited, Lugton Park has a notably higher proportion of members under 19. Conversely, Hamilton has higher proportions in the older age cohorts. Hamilton's older membership profile may, in part, reflect its corporate membership base and proximity to the Hamilton CBD.

HAMILTON SQUASH & TENNIS CLUB

365 SQUASH PLAYERS			36% FEMALE	64% MALE	Based on 92% of members
	11% AGED UNDER 19		37% AGED 20-39	52% AGED 40+	Based on 73% of members
214 TENNIS PLAYERS			30% FEMALE	70% MALE	Based on 87% of members
	2% AGED UNDER 19		21% AGED 20-39	77% AGED 40+	Based on 54% of members
459 UNIQUE MEMBERS					

LUGTON PARK RACKETS CLUB

179 SQUASH PLAYERS	78% MEMBER-BASED	38% FEMALE	62% MALE	
	34% AGED UNDER 19	27% AGED 20-39	39% AGED 40+	
304 TENNIS PLAYERS	84% MEMBER-BASED	44% FEMALE	56% MALE	
	43% AGED UNDER 19	17% AGED 20-39	40% AGED 40+	
484 UNIQUE MEMBERS				

Figures for Lugton Park Squash Club are based on 2026 membership as at March 31, 2026. To provide alignment with court utilisation data in Section B.2, 235 squash players from 2025 will be applied.

B.2 COURT UTILISATION

A detailed court utilisation analysis was conducted across the respective squash and tennis courts at Hamilton Squash and Tennis Club and at the Eastlink Community Hub, including Lugton Park Rackets Club and Waikato Tennis Centre (Perry Arena and outdoor courts).

For squash, the analysis included:

- Individual court bookings from 2021 to 2025,
- Court capacity modelling for both sites,
- Identification of peak demand periods,
- Utilisation rates by day and month from 2021 to 2025 – with particular focus on peak demand periods.

Because Lugton Park tennis bookings have been recorded only in the new booking system since 2025, all tennis analysis was conducted using a hybrid 12-month period from April 2025 to March 2026 to provide a full year of data. The analysis included:

- Individual court bookings from April 2025 to March 2026,
- Court capacity modelling for the Perry Centre (indoor courts) and the remaining outdoor courts located at Eastlink, taking into account floodlit court provision and seasonal daylight hours,
- Identification of peak demand periods,
- Utilisation rates by day and month.

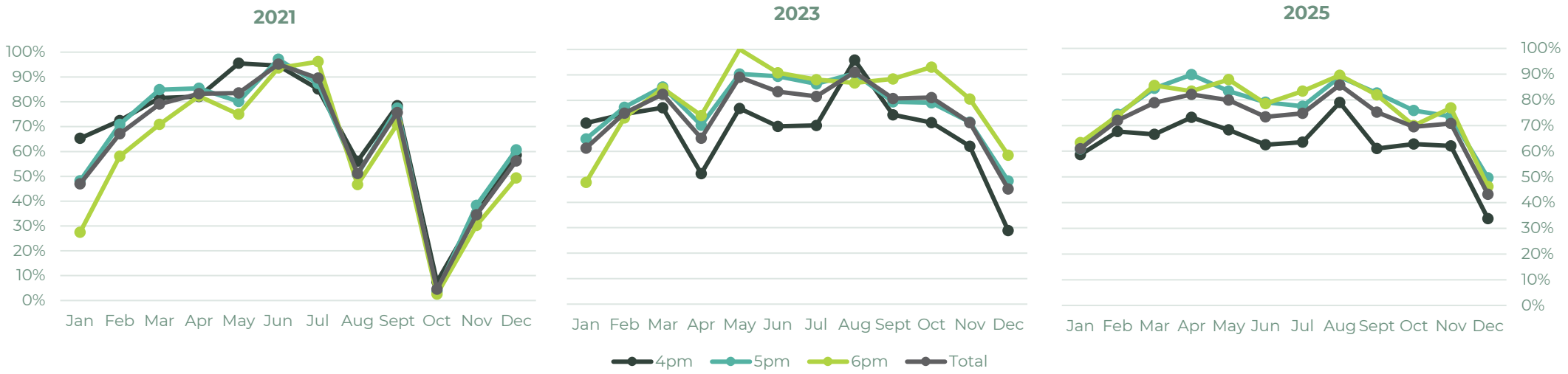
Specifically for Eastlink tennis-based provision, analysis has been broken down by the following:

1. Waikato Tennis Centre – Perry Arena indoor court utilisation analysis,
2. Waikato Tennis Centre – outdoor court utilisation analysis,
3. Lugton Park Rackets Club – outdoor court utilisation analysis,
4. Eastlink – overview of all outdoor courts above (site provision),
5. Eastlink – impact of reduction of tennis courts in line with the master plan.

We were unable to undertake the same level of detailed analysis for the tennis courts at Hamilton Squash and Tennis Club, as individual court booking data was unavailable. Instead, the club provided a typical weekly schedule and indicative utilisation information to support the analysis.

A summary of the court utilisation analysis for the respective court sites is outlined on the following pages.

FIGURE B.1 – SQUASH COURT UTILISATION RATES AT PEAK TIMES BY MONTH (4-7PM WEEKDAYS)



KEY INSIGHTS – HAMILTON SQUASH & TENNIS CLUB

- There are three **prominent booking times** for players: 6 am, 12 pm and between 4-7 pm. This trend has remained constant over the last 5 years.
- The **6 am and lunchtime spikes** may link to the site's central location to facilitate play.
- Overall, while there are fluctuations across the year, **the rate of court utilisation and total booked hours during peak times have generally declined** (although **utilisation rates remain relatively high**).
- There appears to be **some capacity constraints between 5-7 pm** (most prominently at the start and middle of the week).
- Overall, there is **available capacity during the weekend**.

FIGURE B.2 – SQUASH COURT BOOKING HOURS BY TIME SLOT

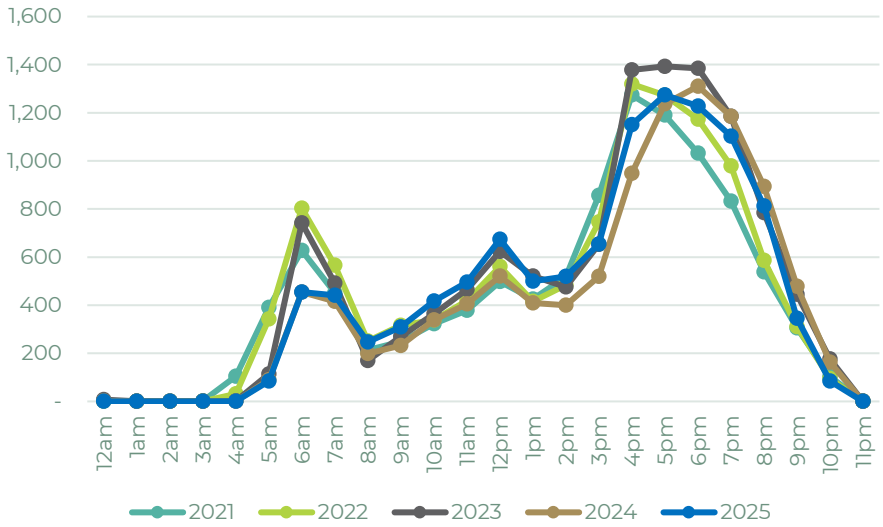
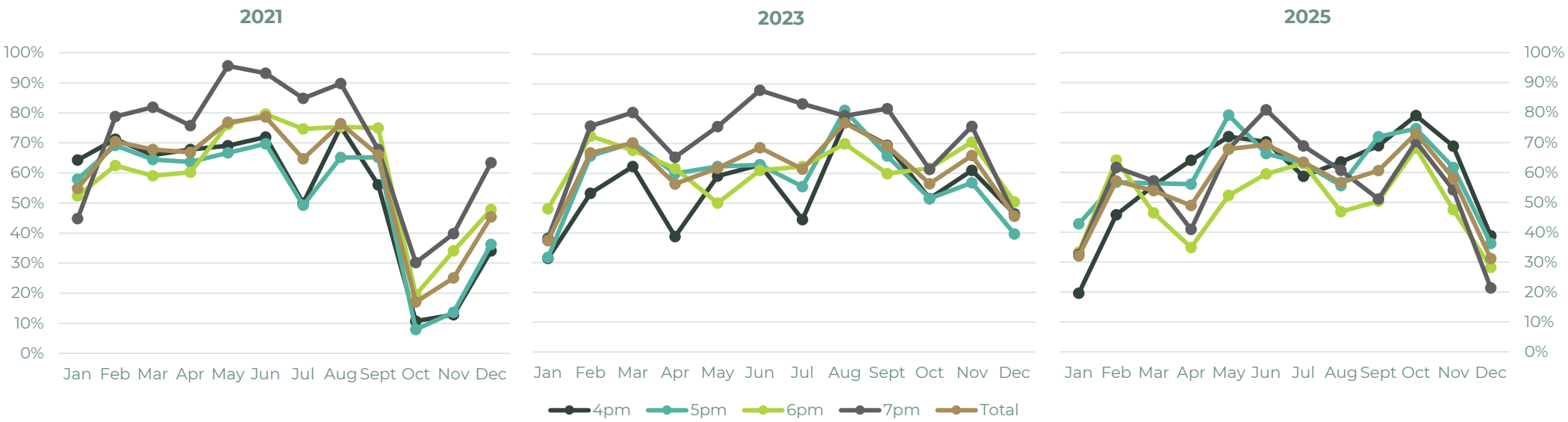


FIGURE B.3 – SQUASH COURT UTILISATION RATES AT PEAK TIMES BY MONTH (4-8PM WEEKDAYS)



KEY INSIGHTS – LUGTON PARK RACKETS CLUB

- Squash activity is **highest between 4-8 pm** (**extended peak period** compared to Hamilton due to the lower number of courts available).
- There has been a **recent spike in 6 am play**.
- Utilisation rates appear to be **relatively stable over the last 3 years**, following **decline since 2021**.
- The most **pronounced decline** has occurred in the **7-8 pm timeslot**.
- There appears to **be some capacity constraints at some peak timeslots during high demand months**, and most commonly associated with **early to midweek days**.
- Overall, there is **available capacity during the weekend**. Highest weekend demand is for **Sunday timeslots between 2-5 pm**, while **Saturdays** have higher rates between **10 am-1 pm**.

FIGURE B.4 – SQUASH COURT BOOKING HOURS BY TIME SLOT

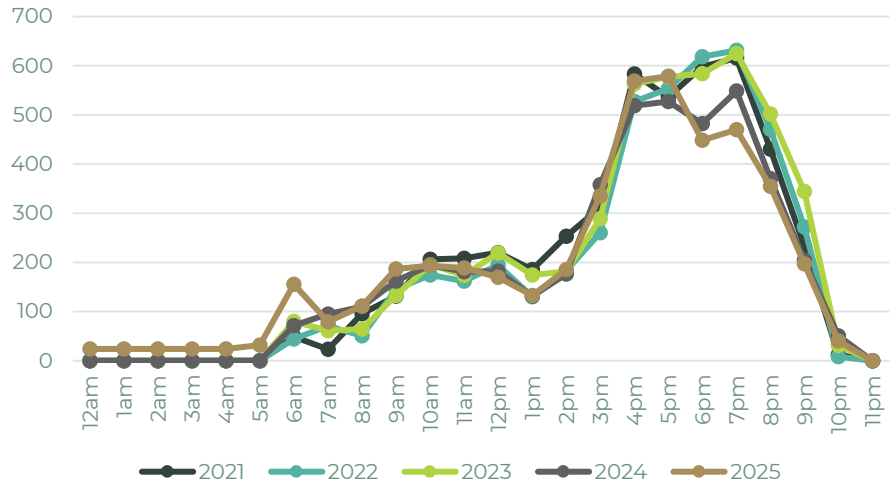
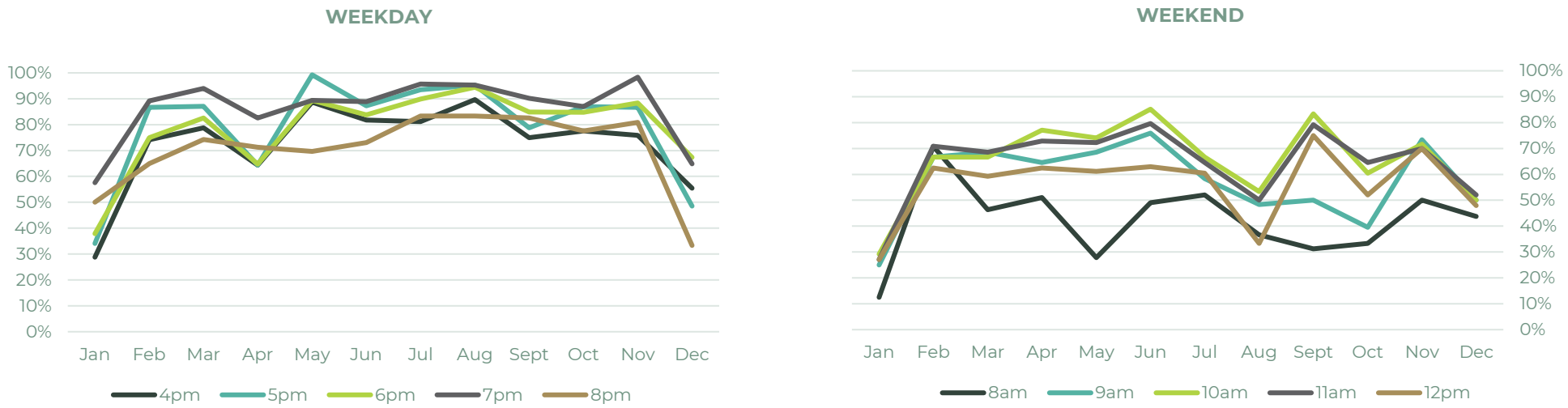


FIGURE B.5 – INDOOR TENNIS COURT UTILISATION RATES AT PEAK TIMES BY MONTH



KEY INSIGHTS – PERRY ARENA INDOOR TENNIS COURT UTILISATION

- During **weekday peak times** (4-9 pm), the indoor courts operate at **77% capacity**.
- When excluding January and December, the indoor courts operate at around **85% capacity during peak times**.
- There is a **slight elevation in utilisation during winter months**.
- There are likely **capacity constraints and competing demands** based on current use.
- There is also **relatively high demand from 9-10 pm**.
- Overall, there is **sufficient weekend capacity** available across the year. However, use is high between **9 am-1 pm on Saturdays**, regardless of season.
- There are **regular bookings on Tuesdays and Thursdays** from **10-11 am** throughout the year, but **notable capacity up to 3 pm**.

FIGURE B.6 – INDOOR TENNIS COURT BOOKING HOURS BY TIME SLOT – JUNE 2025

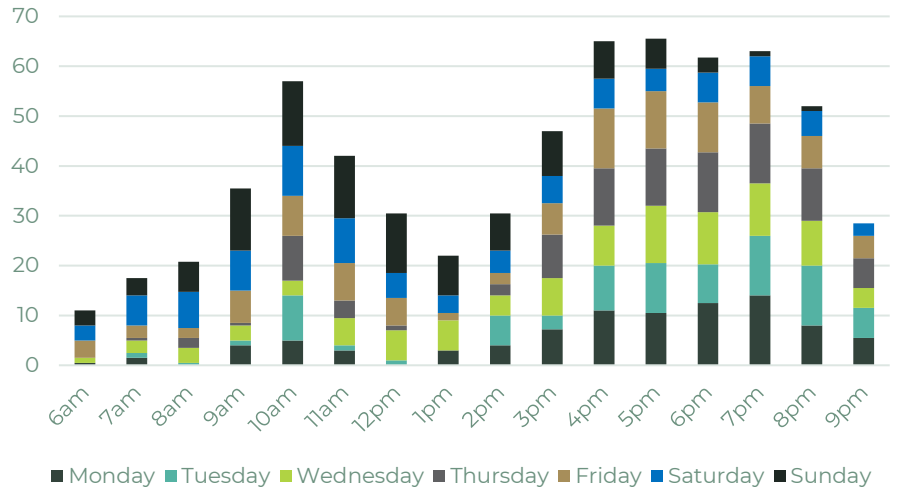
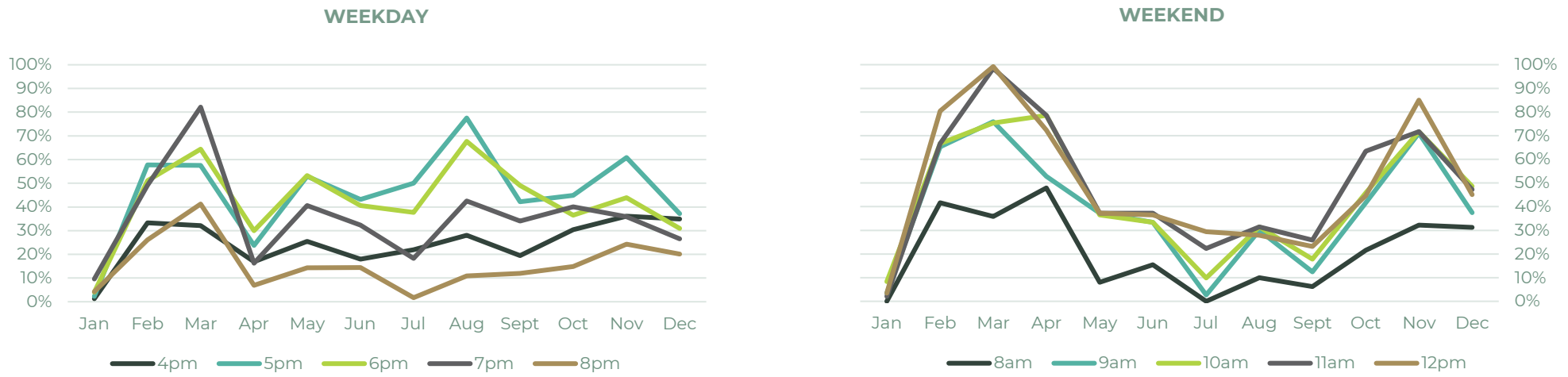


FIGURE B.7 – WTC OUTDOOR TENNIS COURT UTILISATION RATES AT PEAK TIMES BY MONTH



KEY INSIGHTS – WTC OUTDOOR COURT UTILISATION

- Overall, there is **sufficient outdoor court provision** to meet current weekday demand across the year (both floodlit and non-floodlit activity).
- While there are **some peak demand periods throughout the year**, there is **sufficient capacity to meet current demand and accommodate future growth**.
- There are **weekend pressures evident during March**, and in November to a lesser extent. These pressures are primarily experienced between **11 am-1 pm**, with more moderate levels between **9 am-11 am**.
- There is **notable capacity across the outdoor courts** for the remaining hours of each day and across non-peak months (late autumn, winter and early spring).

FIGURE B.8 – OUTDOOR TENNIS COURT BOOKING HOURS BY TIME SLOT – MARCH 2026

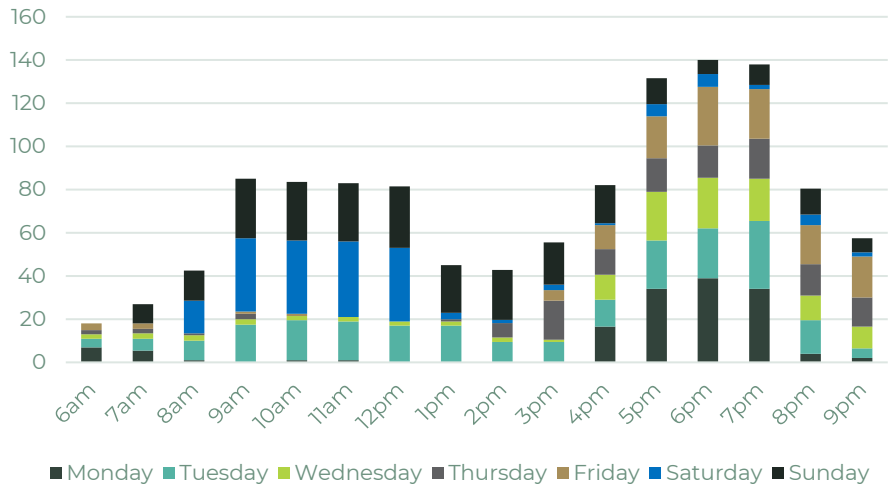
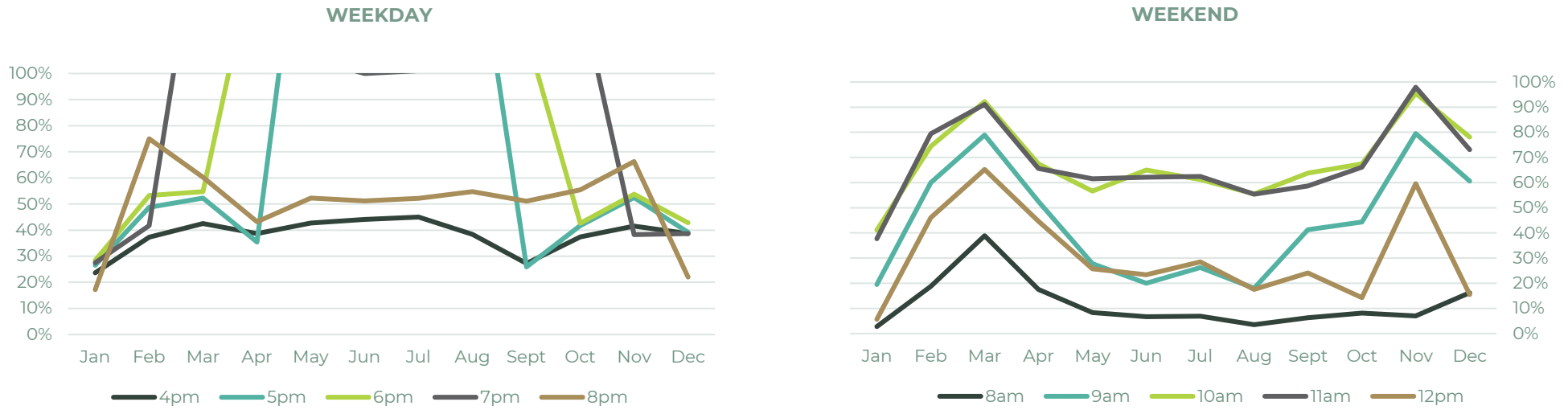


FIGURE B.9 –LUGTON PARK TENNIS COURT UTILISATION RATES AT PEAK TIMES BY MONTH



KEY INSIGHTS – LUGTON PARK OUTDOOR COURT UTILISATION

- Overall, there is **sufficient outdoor court provision during daylight savings on weekdays**.
- There is **significant demand for floodlit weekday hours, beyond what can be modelled by indicative supply hours** on the two lit courts.
- **Weekend demand peaks in March and November (between 10 am-12 pm)**, with relatively high levels in October, December, February and April.
- There is **relatively high use of the courts on Tuesdays and Wednesdays** between **9-11 am**.
- The **highest weekday demand** is typically between **4-6 pm**.
- Overall, there is **typically sufficient court provision outside floodlit hours in winter, late autumn and early spring**, while some court capacity **pressures may be evident on Saturday mornings in summer** (mainly centred around **10 am-12 pm**).

FIGURE B.10 – LUGTON PARK TENNIS COURT BOOKING HOURS BY TIME SLOT – MARCH

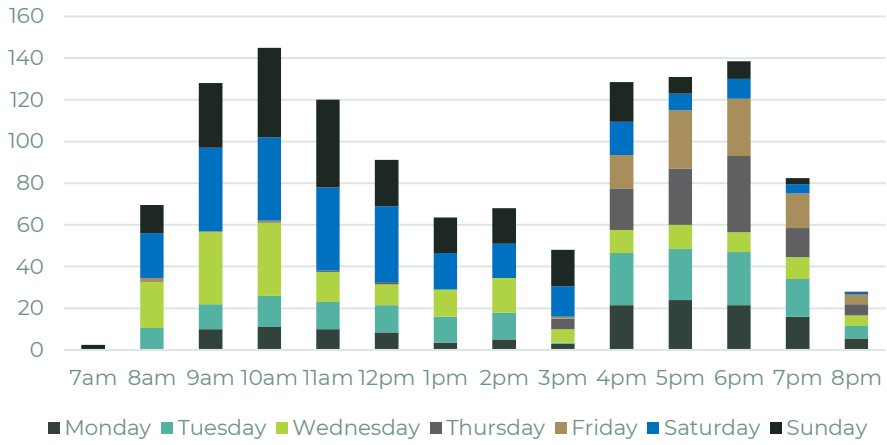


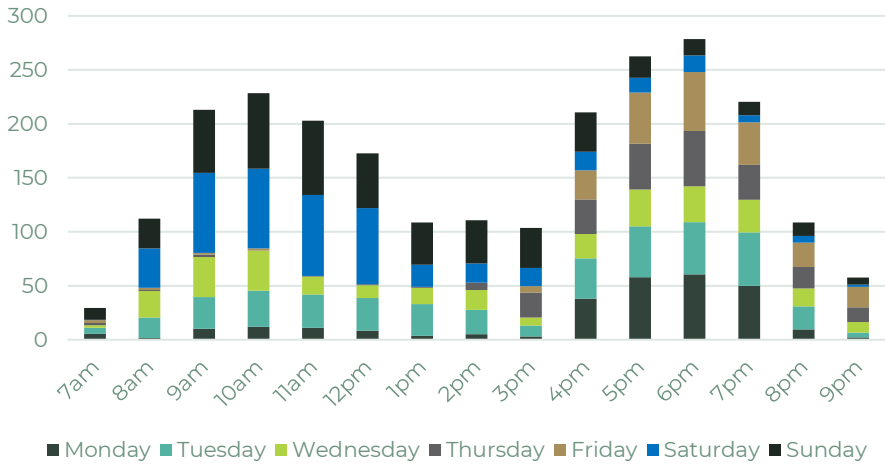
FIGURE B.11 –EASTLINK PRECINCT TENNIS COURT UTILISATION RATES AT PEAK TIMES BY MONTH



KEY INSIGHTS – EASTLINK PRECINCT OUTDOOR COURT UTILISATION

- Overall, current demand from Lugton Park Rackets Club and the Waikato Tennis Trust can be largely met across the entire court precinct (regardless of court ownership and management).
- Some additional court lighting may assist some of the demand pressures that are evident, without needing new court provision.
- The greatest demand across the site is between 4-7 pm on weekdays.
- While there is considerable demand for courts between 9 am-1 pm on Saturdays during the main tennis season. And relatively high levels on Sundays between 9-11 am.
- There is notable demand on Wednesdays between 9-11 am throughout the year.
- Further consideration may be required to meet tournament hosting requirements, which are outlined in Part C: the Way Forward.

FIGURE B.12 – LUGTON PARK TENNIS COURT BOOKING HOURS BY TIME SLOT – MARCH



B.3 FUTURE DEMAND MODELLING

Future court demand has been modelled under three scenarios to assess how potential changes in racket sport membership may affect future court utilisation and capacity requirements.

SCENARIO	DESCRIPTION
Stable Membership	Assumes membership remains at current levels, with existing court utilisation patterns continuing into the future.
Medium Membership Growth Projection	Applies a moderate level of membership growth, representing an intermediate position between the Stable Membership and High Membership Growth scenarios.
High Membership Growth Projection	Assumes membership grows broadly in line with forecast population change within the identified catchments for each racket sport. Current membership capture rates (members as a proportion of the resident population) within relevant Statistical Area 2 (SA2) areas are applied to forecast 2048 population.

Future membership and court demand for Eastlink and Hamilton Squash and Tennis Club were modelled, respectively, using the following methodology:

1. Club member address data was analysed at the SA2 level to identify the core geographic catchment for each racket sport.
2. Current membership capture rates were calculated for each relevant SA2, based on the number of members relative to the resident population.
3. These capture rates were applied to the forecast 2048 population to estimate potential future membership under the High Membership Growth Projection.
4. The projected rate of membership growth was applied to current court utilisation patterns to estimate the potential effect on peak-period court utilisation.
5. The Medium Membership Growth Projection was calculated as an intermediate growth scenario between Stable Membership and the High Membership Growth Projection.
6. A 75% utilisation threshold during identified peak periods was used as an indicator of potential capacity pressure. This recognises that some spare capacity is required to accommodate scheduling requirements, fluctuations in demand and operational flexibility, while also accounting for the utilisation level required to support financially sustainable facility provision.

An overview of the modelling is shown on the following page, including the level of court provision required to meet demand across the three scenarios. The court utilisation table outputs for the scenarios are provided in Appendix B.

SQUASH SCENARIO	OVERVIEW	DEMAND / CAPACITY ASSESSMENT	RECOMMENDED SQUASH COURT PROVISION
HAMILTON SQUASH AND TENNIS CLUB			
Stable Membership	**Members:** 365	Adding one court would help alleviate existing peak-period capacity pressures. With seven courts, only four weekday peak time slots by month would exceed the 75% utilisation threshold. Some capacity pressures are still likely to occur at particular times and on certain days of the week. These could largely be managed by spreading demand to periods before 5 pm and after 7 pm, and days when greater capacity is available.	**New:** 1 court **Total:** 7 courts
Medium Membership Growth Projection	**Catchment Growth Rate:** 15% **Current Members:** 365 **Additional Members by 2048:** 55	With the addition of one court, notable capacity pressures would remain at particular peak times, especially around the 5 pm and 6 pm time slots, when utilisation would regularly exceed 75%. Some of these pressures could be managed by spreading demand across a broader peak-period window. Adding two courts would provide greater capacity to accommodate projected demand. However, relatively few individual timeslots across a month would exceed 75%, and no modelled month exceeds 75% utilisation across the overall 4–6 pm peak period. This indicates that the need for a second additional court should be balanced against the financial sustainability of maintaining and renewing court and building provision.	**New:** up to 2 courts **Total:** up to 8 courts
High Membership Growth Projection	**Catchment Growth Rate:** 31% **Current Members:** 365 **Additional Members by 2048:** 114	Adding two courts would largely address projected weekday capacity pressures on a monthly basis. During peak months, however, utilisation at the critical 5 pm and 6 pm time slots are projected to exceed 75–80%, with some individual days potentially reaching capacity. A third additional court would provide sufficient capacity to address these constraints and improve scheduling flexibility. However, the need for a third court should be balanced against its financial sustainability, with projected monthly utilisation across the expanded nine-court facility ranging from approximately 38–75%.	**New:** up to 3 courts **Total:** up to 9 courts
LUGTON PARK RACKETS CLUB			
Stable Membership	**Members:** 235	Existing court provision is sufficient to accommodate current demand. Adding a further court would likely create an oversupply of capacity, with projected monthly utilisation ranging from approximately 24–55%. This relatively low level of utilisation could create financial sustainability risks.	**New:** 0 courts **Total:** 3 courts

SQUASH SCENARIO	OVERVIEW	DEMAND / CAPACITY ASSESSMENT	RECOMMENDED SQUASH COURT PROVISION
		Maximising use of current court provision should be the primary immediate focus.	
Medium Membership Growth Projection	**Catchment Growth Rate:** 21% **Current Members:** 235 **Additional Members by 2048:** 49	Existing court provision is expected to accommodate projected demand under the Medium Membership Growth scenario. Some capacity pressures may occur during particular time slots on higher-demand days. However, these are not considered sufficient to justify an additional court. Projected monthly utilisation ranges from approximately 28–66%. Any future expansion should therefore balance improved access and capacity against the financial sustainability of maintaining and renewing current and new assets.	**New:** 0 courts **Total:** 3 courts
High Membership Growth Projection	**Catchment Growth Rate:** 43% **Current Members:** 235 **Additional Members by 2048:** 102	Under the High Membership Growth scenario, an additional court may be required to provide sufficient capacity and flexibility across the year. Four courts would largely accommodate projected demand, although some capacity pressures may remain during the highest-demand months and individual peak time slots. Some of this demand could be managed by spreading use across a broader peak-period window and days with lower use.	**New:** 1 court **Total:** 4 courts

Demand modelling may be affected by future changes to the facility network, such as the consolidation of eastern squash provision. The modelling should therefore be revisited and updated as circumstances change to ensure it reflects potential network-wide impacts.

TESTING AGAINST NATIONAL METRICS

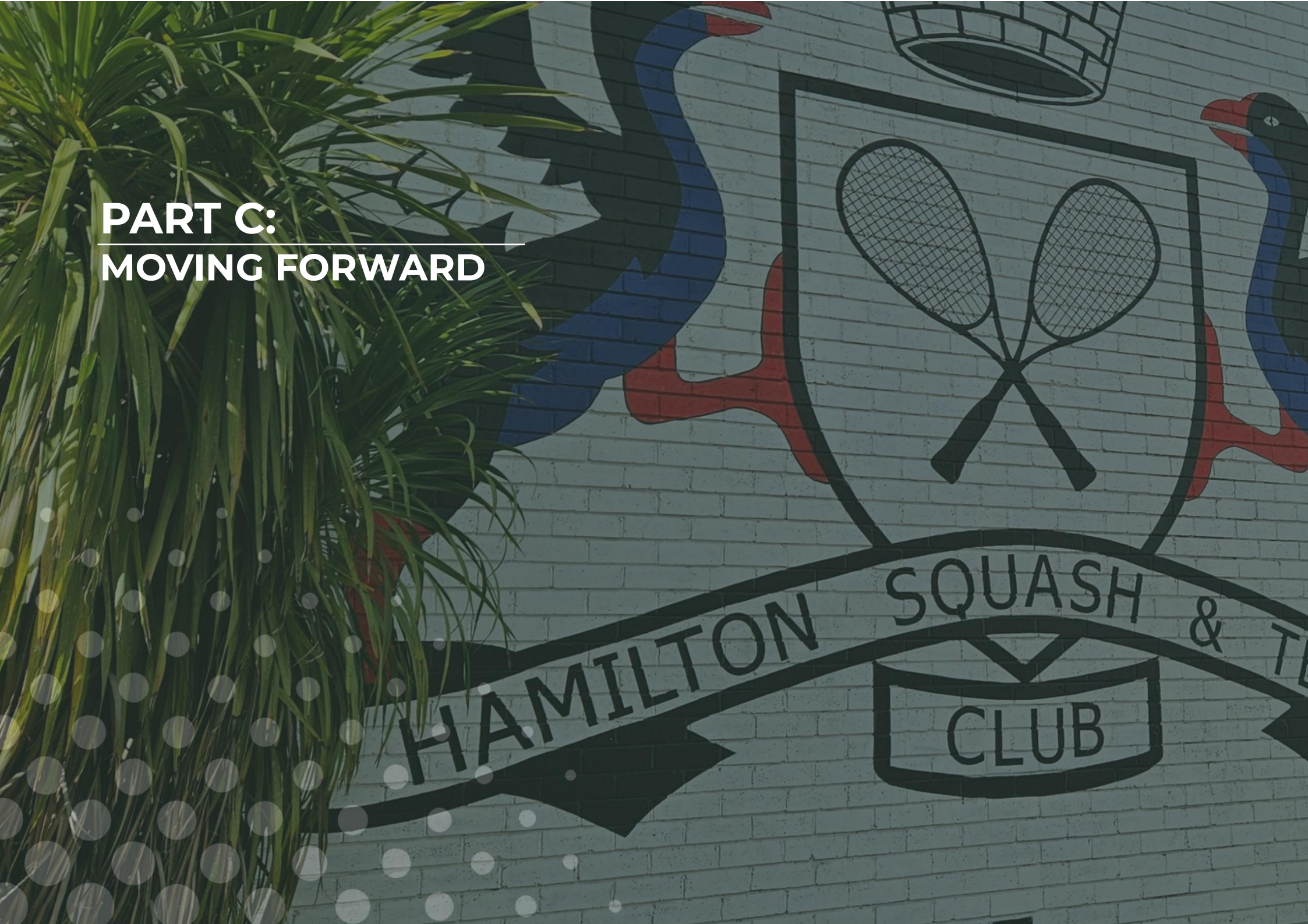
The following table applies the national squash provision metrics outlined in Section A.2 to the proposed squash court provision for Hamilton and the wider study area by 2048. The analysis indicates that the increase in court provision for Hamilton remains below the aim of 1 court per 8,500 residents (level of provision target of 1.0).

	CURRENT COURT PROVISION	CURRENT POPULATION	LEVEL OF PROVISION	POPULATION BY 2048	LEVEL OF PROVISION
Hamilton	13	174,741	0.63	236,000	0.47
Study Area	32	278,547	0.90	364,890	0.66
	PROPOSED COURT PROVISION	**CURRENT**	**LEVEL OF PROVISION**	**POPULATION BY 2048**	**LEVEL OF PROVISION**
Hamilton	16	174,741	0.78	236,000	0.58
Study Area	35	278,547	0.90	364,890	0.72

TENNIS SCENARIO	OVERVIEW	DEMAND / CAPACITY ASSESSMENT	RECOMMENDED TENNIS COURT PROVISION
EASTLINK COMMUNITY HUB			
Stable Membership	**Members:** 304	No additional courts are required. Providing floodlighting to an existing court would increase capacity and offer greater flexibility across the precinct. Consideration should also be given to multi-marking selected courts for complementary activities such as pickleball. Longer-term opportunities for padel could be explored as part of developing a broader racket sports hub, subject to demonstrated demand and consideration of existing provision elsewhere in Hamilton.	**New:** 0 courts **Outdoor:** 10 floodlit courts; 9 non-floodlit **Indoor:** 3
Medium Membership Growth Projection	**Catchment Growth Rate:** 13% **Current Members:** 304 **Additional Members by 2048:** 40	No additional courts are required. Providing floodlighting to two existing courts would increase peak-period capacity and largely meet projected demand, particularly in winter, late autumn and early spring.	**New:** 0 courts **Outdoor:** 11 floodlit courts; 8 non-floodlit **Indoor:** 3
High Membership Growth Projection	Based on population growth forecast of Lugton Park Rackets Club catchment (based on current capture rates within SA2 areas – used as a proxy for the entire site). **Catchment Growth Rate:** 26% **Current Members:** 304 **Additional Members by 2048:** 80	No additional courts are required. Floodlighting at least two existing courts would largely meet demand during peak periods, while lighting a third court would provide sufficient capacity to accommodate projected peak demand and offer additional operational flexibility. Some capacity pressures are expected during weekend peak periods over the primary summer season. However, these can largely be accommodated by spreading demand across a broader peak-period window. Consideration should also be given to one or two covered, floodlit courts to complement the indoor centre, improve year-round opportunities and provide additional capacity as participation grows.	**New:** 0 courts **Outdoor:** 12 floodlit courts (1-2 potentially covered); 7 non-floodlit **Indoor:** 3
Master Plan Changes to Court Provision	Proposed master plan reduces outdoor tennis provision from 19 to 16 courts. This includes replacing four existing courts, two of which are floodlit, with one new floodlit show court.	Modelling indicates that a 16-court configuration would generally provide sufficient capacity across the growth scenarios, provided an appropriate level of floodlit provision is retained. The reduction should therefore occur primarily through non-floodlit courts. Some capacity pressures would remain during the busiest summer weekend periods, particularly under the High Membership Growth Projection. These could largely be managed by spreading demand across a broader peak-period window, although scheduling flexibility would become more constrained.	**Minimum requirement of at least:** **Outdoor:** 12 floodlit courts (with the show court also covered); 4 non-floodlit **Indoor:** 3 indoor

TENNIS SCENARIO	OVERVIEW	DEMAND / CAPACITY ASSESSMENT	RECOMMENDED TENNIS COURT PROVISION
HAMILTON SQUASH AND TENNIS CLUB*			
Stable Membership	**Members:** 214	Existing court capacity is sufficient to accommodate current demand throughout the year. Opportunities should continue to be explored to increase use of available capacity for complementary activities such as pickleball.	**New:** 0 courts **Total:** 8 courts
Medium Membership Growth Projection	**Catchment Growth Rate:** 16% **Current Members:** 214 **Additional Members by 2048:** 34	Existing court capacity is sufficient to accommodate projected demand throughout the year. This is based on club-provided court utilisation estimates (current scheduling and use), with projected membership growth applied to current court-hour use. Opportunities should continue to be explored to increase use of available capacity for complementary activities such as pickleball.	**New:** 0 courts **Total:** 8 courts
High Membership Growth Projection	**Catchment Growth Rate:** 32% **Current Members:** 214 **Additional Members by 2048:** 69	Even under the High Membership Growth Projection, there is sufficient existing court capacity to accommodate projected peak-time demand throughout the year. This is based on club-provided court utilisation estimates, with projected membership growth applied to current court-hour use. However, there will likely be capacity pressures on certain days and times.	**New:** 0 courts **Total:** 8 courts

*Court utilisation data was not available. Indicative scheduling and court demand were estimated by the club to inform future modelling (indicative utilisation rate of 70% when in use). Specific utilisation data will be needed in the future if a change in tennis court provision is being proposed.



PART C:
MOVING FORWARD

C.1 HOW TO RESPOND

Consider a range of capital and operational responses to address the needs and challenges identified through this study. In a constrained funding environment, the priority should be to **optimise existing facilities and available capacity before progressing significant new capital development**.

CAPITAL RESPONSES

Potential capital responses include:

- **Optimising existing assets.** Maximise value from the existing facility network before considering significant new development. This requires understanding the condition and remaining useful life of existing assets, alongside an assessment of the relative costs and benefits of upgrading, repurposing or replacing existing court and ancillary facilities.
- **Considering different facility network models.** Future provision does not necessarily need to replicate the existing club and site structure. Potential approaches include:
  1. **Centralised model** – concentrating the majority of court provision at one principal racket sport hub.
  2. **Hub-and-spoke model** – a major regional facility supported by smaller satellite club or community venues.
  3. **Multiple key sites** – retaining several strategically located facilities, potentially supported by satellite venues, to provide appropriate geographic coverage across Hamilton.
- **Recognising the different requirements of each racket sport**. The preferred response may vary between tennis and squash, depending on existing facility provision, utilisation, projected demand, geographic requirements and operating models.
- **Considering consolidation and partnerships.** While widespread facility rationalisation is not immediately required, opportunities exist for greater consolidation or amalgamation over time. Partnerships with other facility providers should also be explored where they can improve access, reduce duplication or provide more sustainable solutions. This includes potential partnerships with the University of Waikato, particularly given its proximity to Eastlink.

OPERATIONAL RESPONSES

Not all current or future needs require a capital response. There is also potential to improve how the existing network is coordinated and utilised.

A more coordinated approach across racket sport facilities could help direct activity to sites and times where capacity is available. This requires a shift from considering demand solely on a site-by-site or club-by-club basis to a broader network approach focused on participation outcomes and the collective needs of each sport.

Supporting governance and management arrangements could also be considered to improve coordination across multiple sites. This does not necessarily require clubs or existing entities to amalgamate. Rather, greater collaboration could enable more effective use of facilities, expertise and resources, while supporting coordinated programming, asset management, investment and funding strategies.

WHAT IS NEEDED

At a network level, future racket sport provision across Hamilton should seek to ensure:

- The **right number of courts** are provided to accommodate current and projected future demand.
- Courts are **located in the right places**, recognising accessibility, existing provision and forecast changes in the size and spatial distribution of Hamilton's population.
- Facilities operate as a **complementary network**, with available capacity utilised effectively across sites.
- Partnership opportunities are maximised, including opportunities with other court and facility providers such as the University of Waikato.
- **Rationalisation or consolidation is considered** where appropriate, particularly where this could result in better utilisation, improved facility quality or more sustainable provision.
- Facilities are **fit-for-purpose**, supporting organisational requirements, participant needs and opportunities to retain and grow participation.

- **Existing assets are optimised before significant new development occurs,** with consideration of upgrades, lighting, covered provision, repurposing and other measures to increase the effective capacity and appeal of existing courts and supporting ancillary spaces.
- **Future developments are viable and financially sustainable**, considering not only initial capital costs but also ongoing operating, maintenance and long-term renewal requirements.

The following sections set out the recommended future network response and subsequent actions, drawing on the insights and analysis presented in the previous sections. This includes indicative spatial concepts that provide a starting point for considering how current and future needs could be met across the respective sites. These concepts are further shown in Appendix C.

SQUASH COURT PROVISION - HOW TO RESPOND?

1. **Maintain eastern and western squash provision** - Retaining provision on both sides of Hamilton provides important geographic coverage and reflects existing participation and travel patterns. While a centralised regional racket sport centre at Eastlink offers strategic and operational benefits (complementing badminton and tennis), concentrating squash provision at a single site also presents risks. In particular, it may not adequately respond to existing use patterns, including demand driven by proximity to the CBD, it may negatively affect participation and accessibility for communities in western Hamilton, it would not maximise the value of existing assets, and it could create viability and affordability challenges in the current constrained funding environment. This needs additional planning and feasibility analysis to understand the practicalities and viability of potential developments to ensure value-for-money investment.
2. **Retain squash provision in the north-west of Hamilton** to complement the principal eastern and western facilities and provide appropriate geographic coverage and accessibility across the city.
3. Investment should **focus on ensuring existing squash facilities are fit-for-purpose** and provide a **quality participant experience**. Explore innovative solutions such as doubles courts to meet changing delivery needs and provide flexibility for other potential users.
4. **Additional court provision** should be considered **in line with the demand modelling and utilisation analysis** identified for each site (where viable and financially sustainable) – as shown in the map below.
5. While **consolidation of eastern squash provision is not currently required, it should remain a longer-term option should circumstances change (relating to clubs and sites, not reducing overall court numbers)**. Potential triggers include sustained membership decline, deteriorating facility conditions, financial or operational challenges, lease expiry, significant redevelopment requirements, or opportunities to partner with other providers, such as the University of Waikato.

   Any future consolidation of squash provision at Eastlink should be considered within the context of the wider network and demonstrate clear participation and demand, the strategic role Eastlink could play, and the potential facility and financial benefits. As part of the proposed next steps, engage with Ruakura Squash Club and the University of Waikato to explore potential longer-term partnership and consolidation opportunities, recognising that circumstances may allow these to progress earlier.

WESTERN PROVISION

+2 courts (total of 8 courts)
COURT MODELLING BY 2048

EASTERN PROVISION

+1 court (total of 4 courts)
LOCAL PROVISION

OR

+3 courts with rationalisation and/or partnership (total of 6 courts)
COURT MODELLING BY 2048

TENNIS COURT PROVISION - HOW TO RESPOND?

1. **Adopt a hub-and-spoke approach to future tennis provision** - Continue to develop the Eastlink precinct as Hamilton's principal tennis hub, complemented by local tennis club sites distributed across the city. This approach provides opportunities to concentrate higher-level facilities, programmes and investment at Eastlink while retaining accessible local provision and established club activity within surrounding communities.

2. **Maintain the existing geographic spread of tennis provision across Hamilton, while allowing for future network rationalisation** - Retain the existing network of tennis facilities to support geographic coverage, local accessibility and sufficient capacity to accommodate current and projected future demand. Demand modelling indicates that the existing network has sufficient overall capacity, with the priority being to optimise the quality and utilisation of provision rather than increase total court numbers. Should circumstances change at individual clubs (e.g. declining membership, financial challenges or significant capital investment requirements), opportunities to rationalise provision should be explored, with Eastlink positioned to absorb demand, particularly from sites within a 15-minute drive time. Any rationalisation should be considered at a network level to ensure appropriate geographic coverage and accessibility are maintained.

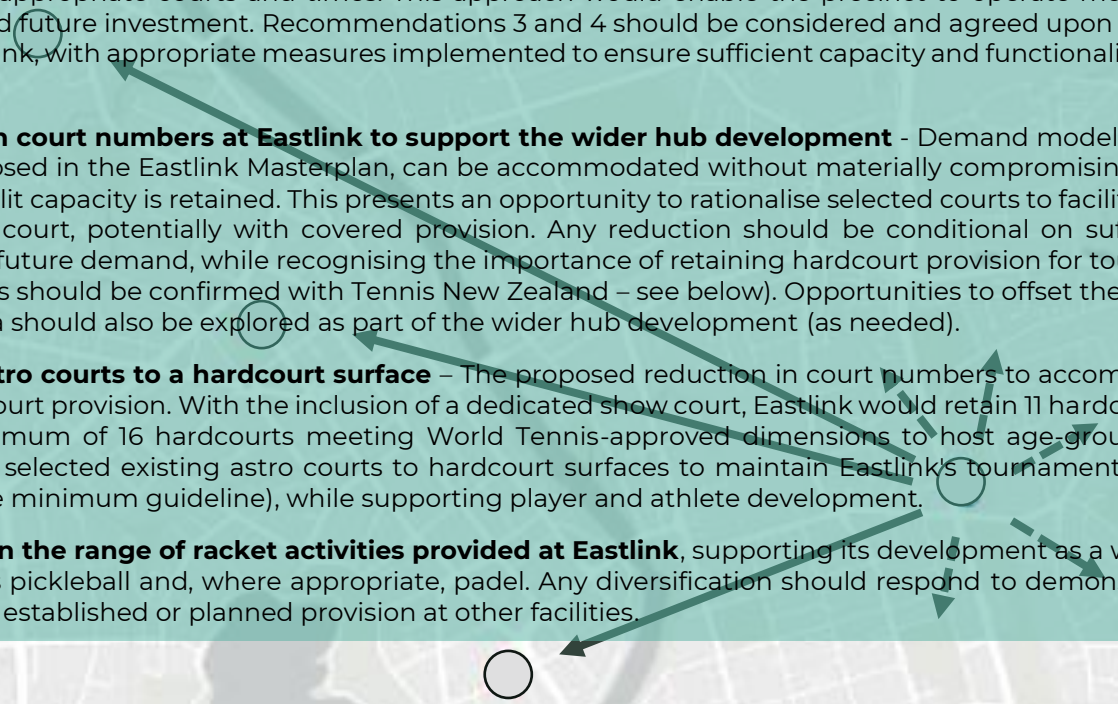
3. **Increase floodlit court provision at Eastlink** to enhance peak-period capacity and extend playable hours, particularly during winter and shoulder seasons. Opportunities for covered outdoor courts should also be explored to improve year-round accessibility, weather resilience and complement the existing indoor court provision.

4. **Manage Eastlink as an integrated tennis hub** – Tennis provision across Eastlink should be considered and managed collectively rather than as separate or isolated facility components. Coordinated oversight of court use, programming and bookings is required to optimise available capacity across the precinct and ensure demand is directed to the most appropriate courts and times. This approach would enable the precinct to operate more effectively as a single tennis hub and maximise the value of existing and future investment. Recommendations 3 and 4 should be considered and agreed upon prior to any prospective changes to court numbers or configuration at Eastlink, with appropriate measures implemented to ensure sufficient capacity and functionality are maintained throughout any staged development.

5. **Allow for a targeted reduction in court numbers at Eastlink to support the wider hub development** - Demand modelling indicates that a reduction in outdoor tennis courts at Eastlink, as proposed in the Eastlink Masterplan, can be accommodated without materially compromising the precinct's ability to meet projected demand, provided sufficient floodlit capacity is retained. This presents an opportunity to rationalise selected courts to facilitate the wider hub building development and establish a dedicated show court, potentially with covered provision. Any reduction should be conditional on sufficient floodlit capacity and flexibility to accommodate peak-periods and future demand, while recognising the importance of retaining hardcourt provision for tournament hosting and player and athlete development (these requirements should be confirmed with Tennis New Zealand – see below). Opportunities to offset the loss of courts through reconfiguration of the Don Bruce Development Area should also be explored as part of the wider hub development (as needed).

6. **Consider converting existing astro courts to a hardcourt surface** – The proposed reduction in court numbers to accommodate the wider hub development will result in the loss of existing hardcourt provision. With the inclusion of a dedicated show court, Eastlink would retain 11 hardcourts (currently 14). Tennis New Zealand's facility guidelines identify a minimum of 16 hardcourts meeting World Tennis-approved dimensions to host age-group championships. Consideration should therefore be given to converting selected existing astro courts to hardcourt surfaces to maintain Eastlink's tournament-hosting capability (although noting the current 14 hardcourts is below the minimum guideline), while supporting player and athlete development.

7. **Explore opportunities to broaden the range of racket activities provided at Eastlink**, supporting its development as a wider racket sport hub. This could include complementary activities such as pickleball and, where appropriate, padel. Any diversification should respond to demonstrated demand and complement rather than unnecessarily compete with established or planned provision at other facilities.



C.2 POTENTIAL SPATIAL APPROACHES

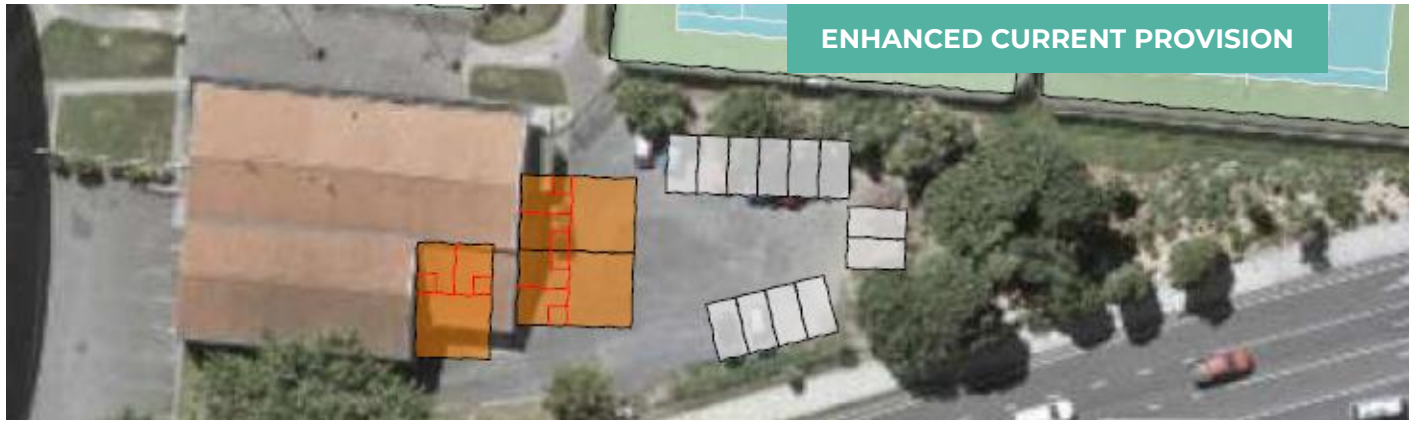
EASTLINK COMMUNITY HUB

Enhancing Current Provision

- The existing squash facility has sufficient space to accommodate additional courts, enabling a response to projected future demand.
- While expanding the existing facility is physically feasible, its location is less aligned with the wider Eastlink master plan vision, which seeks to consolidate facilities and activity around a shared hub to improve integration, accessibility and servicing across the precinct.
- Retaining and expanding squash at its current location may therefore limit opportunities to realise the longer-term benefits of a more integrated racket sport and community hub but may be more financially viable given other priorities for the site.

New Provision

- The original Eastlink master plan concept has been refined to accommodate the potential future provision of six squash courts, enabling squash to be integrated into the proposed shared hub. Opportunities may exist to establish a regional squash hub as part of a regional rackets centre, complementing badminton and tennis facilities.
- This approach enables the delivery of modern, fit-for-purpose squash facilities as part of a more integrated racket sport and community facility, while retaining the ability to respond to projected future demand.
- A dedicated tennis show court has also been incorporated, consistent with the broader master plan vision.
- Given the scale and proximity of the proposed surrounding buildings, shading could affect the usability and performance of an uncovered show court. It is therefore proposed that the show court be covered to increase year-round utilisation, help support demand pressures on the indoor courts, improve weather resilience and help protect and maintain the playing surface over its lifecycle.





HAMILTON SQUASH AND TENNIS CLUB

Enhancing Current Provision

- The existing facility has sufficient space to accommodate multiple additional squash courts, enabling a response to projected future demand.
- However, the existing building has a number of functional and configuration constraints. Simply adding more courts would not address these issues and could exacerbate them.
- Given the scale of existing provision, constructing additional courts alongside the current facility could be a viable approach and could be staged in response to demonstrated demand.
- This approach would, however, also require significant investment to upgrade the existing building to improve its functionality, integration with any new courts, and the overall participant experience. A cost-benefit analysis will be required.

New Provision

- A range of redevelopment options could be accommodated on the site. The spatial option shown seeks to reposition the facility to better serve both tennis and squash, while creating a more consolidated development footprint within Hinemoa Park.
- The proposed location also offers opportunities to strengthen physical and visual connections to adjacent public spaces, consistent with the Hamilton West Town Belt Masterplan's direction.
- The spatial plan accommodates the key functional spaces identified in previous concepts developed by the club, while providing eight squash courts, consistent with future demand and utilisation modelling.
- Comprehensive redevelopment would enable existing functionality and configuration issues to be addressed through an integrated design, delivering high-quality, fit-for-purpose court and ancillary provision.
- The option would support future participation growth while consolidating the facility footprint and limiting the extent of built development across Hinemoa Park.





C.3 PROPOSED NEXT ACTIONS

To further investigate and advance potential facility responses at Eastlink and Hinemoa Park, the following actions are recommended:

1. **Socialise the study findings with key stakeholders.** Present and discuss the Hamilton Squash and Tennis Optimal Facility Network Study findings with the respective club committees, boards and key project partners to ensure a shared understanding of the identified network needs, opportunities and recommended direction.

2. **Present the study findings to Hamilton City Council.** Present the findings and recommended network response to Hamilton City Council to inform future planning, investment decisions and alignment with wider Council priorities.

3. **Undertake a coordinated facility planning and feasibility phase for Eastlink and Hinemoa Park.**

   Use the insights, analysis and findings from this study as the foundation for a coordinated facility planning and feasibility phase covering both the Eastlink Hub Development and the Hamilton Squash and Tennis Club at Hinemoa Park.

   Rather than treating each site as a standalone project, the next phase should assess the sites concurrently within the context of the optimal facility network. This should enable the identification of site-specific development responses while also testing how investment across the two sites can collectively deliver the most effective and sustainable network outcome.

   The work should include two site-specific workstreams, supported by a common assessment framework, and investigate:

   - Building and facility condition, including required works, remaining useful life, and indicative costs for upgrades, renewals and remediation.
   - Stakeholder and user views on the existing provision, future facility needs and travel preferences.
   - Potential partnerships, shared provision and/or rationalisation opportunities.
   - Refinement and assessment of spatial and development options.
   - The appropriate scale, configuration and timing of squash and tennis provision across both sites.
   - Capital and whole-of-life costs.
   - Cost-benefit analysis comparing enhancement of existing facilities with partial or full redevelopment.
   - Project viability, affordability and long-term financial sustainability, including potential operating models.
   - Potential ownership, governance and management structures, including opportunities for shared or coordinated arrangements across the network.

   The assessment should identify a **preferred development response across the two sites**.

   This network study has been deliberately structured to provide the strategic and evidence base for the next phase of planning. This should minimise duplication and enable subsequent work to focus on site-level development options, costs and viability, while maintaining a network-wide perspective.

4. **Develop a coordinated network development approach**

   Drawing on the site-specific assessments, develop a coordinated network approach for squash and tennis provision across Eastlink and at Hinemoa Park.

   This should identify opportunities for complementary facility provision, coordinated programming, operational efficiencies, shared governance or management arrangements, partnerships and any potential longer-term rationalisation or consolidation opportunities.

   Importantly, investment decisions at one site should consider the implications for the other, particularly when changes to court numbers, facility quality, programming or operating arrangements may affect future demand and provision across the network.

5. **Confirm capital development priorities and sequencing**

Reconvene the Hamilton Squash and Tennis Optimal Facility Network Project Steering Group after completing the coordinated planning and feasibility phase to review the findings and agree on preferred capital development priorities, sequencing, and next steps.

This should consider project readiness, relative need, available funding opportunities, dependencies between the two sites, and the ability to stage investment in response to demonstrated demand.

OVERVIEW OF THE PROPOSED WAY FORWARD

What do we know?

- Existing and projected court demand and capacity
- Identified facility needs, gaps and opportunities
- Potential development responses at Eastlink and Hinemoa Park

FROM HERE

What do we still need to understand?

TECHNICAL AND PRACTICAL ASSESSMENT ACROSS BOTH SITES

- Facility condition and remaining useful life (and subsequent investment needed)
- User insights and preferences
- Development options, scale and configuration (refinement)
- Capital costs, viability and long-term sustainability
- Opportunities for shared provision, partnership and consolidation
- Governance and management considerations
- Comparative assessment of development and investment options

What will this enable?

EVIDENCE-BASED DEVELOPMENT AND INVESTMENT DIRECTION

A prioritised and coordinated facility development programme, identifying what is required and where, potential staging and sequencing, and where investment should be directed.

APPENDIX



APPENDIX A – FACILITY INVENTORY

TABLE A.1 – OVERVIEW OF SQUASH FACILITY PROVISION WITHIN THE 40-MINUTE DRIVE TIME OF HAMILTON

<table>
<tr><th>MAP REF</th><th>SITE</th><th>LOCATION</th><th>TERRITORIAL AUTHORITY</th><th>LAND OWNERSHIP</th><th>COURT & BUILDING OWNERSHIP</th><th>OVERVIEW OF FACILITIES</th></tr>
<tr><td colspan="7">HAMILTON-BASED</td></tr>
<tr><td>A</td><td>Eastlink Community Hub</td><td>Lugton Park - 60 Old Farm Road, Hamilton East, Hamilton</td><td>Hamilton City Council</td><td>Council</td><td>Lugton Park Rackets Club</td><td>COURTS:
3 standard squash courts
Multisport: 3 indoor tennis courts and 19 outdoor tennis courts
BUILDING:
3 squash courts, mezzanine with viewing area to both squash and tennis courts, lounge areas, toilets and changing rooms (which also service the Perry Centre).
CONDITION – Built in the 1980’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Average</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: demolition of existing squash courts with the provision for 6 new squash courts – integrated with a new and repositioned hub pavilion.</td></tr>
<tr><td>B</td><td>Frankton Squash Club (no longer affiliated)</td><td>Swarbrick Park, Rifle Range Road, Dinsdale, Hamilton</td><td>Hamilton City Council</td><td>Council</td><td>Frankton Squash Club</td><td>COURTS:
2 standard squash courts
BUILDING:
No available details
CONDITION – Built in the 1960’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Average</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
<tr><td>C</td><td>Hamilton Squash and Tennis Club</td><td>Hinemoa Park, 325 Tristram Street, Hamilton Central, Hamilton</td><td>Hamilton City Council</td><td>Council</td><td>Hamilton Squash and Tennis Club</td><td>COURTS:
5 standard squash courts
1 glass back court
Multisport: 8 outdoor tennis courts</td></tr>
</table>

<table>
<tr><th>MAP REF</th><th>SITE</th><th>LOCATION</th><th>TERRITORIAL AUTHORITY</th><th>LAND OWNERSHIP</th><th>COURT & BUILDING OWNERSHIP</th><th>OVERVIEW OF FACILITIES</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td>BUILDING:
6 squash courts with mezzanine, including separate bar and lounges for squash and tennis, pro shop, kitchen, changing rooms, toilets and fitness gym. Second storey deck extending from the tennis lounge/bar facing towards the courts.
CONDITION – Built in the 1970’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Poor</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: new development of a 9-court squash facility and support facilities on the parcel of land adjacent to the existing building.</td></tr>
<tr><td>D</td><td>Ruakura Squash Club</td><td>Ruakura Campus, Ruakura Road, Hamilton</td><td>Hamilton City Council</td><td>Tainui Holdings Group</td><td>Private</td><td>COURTS:
2 standard squash courts
BUILDING:
No available details
CONDITION – Built in the 1980’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Average</td><td>Good</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
<tr><td>E</td><td>Te Rapa Squash Club</td><td>78 Vickery Street, St Andrews, Hamilton</td><td>Hamilton City Council</td><td>Council</td><td>Te Rapa Squash Club</td><td>COURTS:
2 standard squash courts
BUILDING:
Multisport: with Te Rapa Rugby Sports Club. No available details
CONDITION – Built in the 1950’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Average</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
</table>

<table>
<tr><th>MAP REF</th><th>SITE</th><th>LOCATION</th><th>TERRITORIAL AUTHORITY</th><th>LAND OWNERSHIP</th><th>COURT & BUILDING OWNERSHIP</th><th>OVERVIEW OF FACILITIES</th></tr>
<tr><td colspan="7">WIDER-CATCHMENT (40-MINUTE DRIVE TIME FROM HAMILTON CENTRAL)</td></tr>
<tr><td>F</td><td>Cambridge Raquets Club</td><td>63 Thornton Road, Cambridge</td><td>Waipā District Council</td><td>Council</td><td>Cambridge Racquets Club</td><td>COURTS:
3 standard squash courts
1 glass back court
Multisport: 8 outdoor tennis courts
BUILDING:
Multisport: Changing rooms, kitchen, lounge and bar, pro shop and 4 squash courts.
CONDITION – Built in the 1980’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Average</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: building upgrades to include: new glass back (total of 2 glass back squash courts), lift and accessible facilities, new multi-function space, external storage, laundry facilities, some roof replacement, covered tennis pavilion, combined kitchen and bar.</td></tr>
<tr><td>G</td><td>Huntly Squash Club</td><td>Wight Street, Huntly</td><td>Waikato District Council</td><td>Club</td><td>Huntly Squash Club</td><td>COURTS:
2 standard squash courts
BUILDING:
No available details
CONDITION – Built in the 1960’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Average</td><td>Poor</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
<tr><td>H</td><td>Leamington Rugby and Squash Club</td><td>36 Carlyle Street, Cambridge</td><td>Waipā District Council</td><td>Council</td><td>Leamington Rugby and Squash Club</td><td>COURTS:
2 standard squash courts
1 glass back court
BUILDING:
Multisport: Large clubhouse with mezzanine area viewing the squash courts, including a lounge and bar, separate changing rooms for squash and rugby, rugby hall and bar.</td></tr>
</table>

<table>
<tr><th>MAP REF</th><th>SITE</th><th>LOCATION</th><th>TERRITORIAL AUTHORITY</th><th>LAND OWNERSHIP</th><th>COURT & BUILDING OWNERSHIP</th><th>OVERVIEW OF FACILITIES</th></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td>CONDITION – Built in the 1980’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Good</td><td>Good</td><td>Good</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
<tr><td>I</td><td>Morrinsville Squash Club</td><td>3 Allen Street, Morrinsville</td><td>Matamata-Piako District Council</td><td>Club</td><td>Morrinsville Squash Club</td><td>COURTS:
2 standard squash courts
1 glass back court
BUILDING:
No available details
CONDITION – Built in the 1960’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Excellent</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
<tr><td>J</td><td>Ngaruawahia Squash Racquets Club</td><td>Lower Waikato Esplanade, Ngāruawāhia</td><td>Waikato District Council</td><td>Council</td><td>Ngaruawahia Squash Racquets Club</td><td>COURTS:
2 standard squash courts
BUILDING:
No available details
CONDITION – Built in the 1970’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Poor</td><td>Good</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
<tr><td>K</td><td>Taupiri Rugby Squash Club</td><td>Murphy Lane, Taupiri</td><td>Waikato District Council</td><td>Club</td><td>Taupiri Rugby Squash Club</td><td>COURTS:
2 standard squash courts
BUILDING:
Multisport: No available details
CONDITION – Built in the 1960’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Average</td><td>Average</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
</table>

<table>
<tr><th>MAP REF</th><th>SITE</th><th>LOCATION</th><th>TERRITORIAL AUTHORITY</th><th>LAND OWNERSHIP</th><th>COURT & BUILDING OWNERSHIP</th><th>OVERVIEW OF FACILITIES</th></tr>
<tr><td></td><td colspan="6">Development Proposals: new roof and décor upgrades planned</td></tr>
<tr><td>L</td><td>Te Awamutu Squash Club</td><td>327 Churchill Street, Te Awamutu</td><td>Waipā District Council</td><td>Council</td><td>Te Awamutu Tennis Club</td><td>COURTS:
3 standard squash courts
BUILDING:
No available details
CONDITION – Built in the 1960’s:<table><tr><th>Building</th><th>Courts</th><th>Ancillary</th></tr><tr><td>Good</td><td>Good</td><td>Average</td></tr><tr><td colspan="3">Club-assessed from the Squash NZ National Facility Strategy</td></tr></table></td></tr>
<tr><td></td><td colspan="6">Development Proposals: n/a</td></tr>
</table>

Club and centre sites only – excludes school and casual public court provision

TABLE A.2 – OVERVIEW OF TENNIS FACILITY PROVISION WITHIN THE 40-MINUTE DRIVE TIME OF HAMILTON

MAP REF	SITE	LOCATION	TERRITORIAL AUTHORITY	LAND OWNERSHIP	COURT & BUILDING OWNERSHIP	OVERVIEW OF FACILITIES
HAMILTON-BASED						
A	Beerescourt Tennis Court	68 Maeroa Road, Maeroa, Hamilton	Hamilton City Council	Council	Beerescourt Tennis Court	**COURTS:** 2 outdoor hardcourts – not floodlit 4 outdoor astro courts – not floodlit **BUILDING:** Clubroom
	Development Proposals: identified need of the club to address the court foundations.					
B	Eastlink Community Hub	Lugton Park - 60 Old Farm Road, Hamilton East, Hamilton	Hamilton City Council	Council	Waikato Tennis Trust	**COURTS:** 3 indoor hardcourts – all floodlit **Multisport: multi-markings for 8-12 pickleball courts** 9 outdoor hardcourts – 7 floodlit **BUILDING:** Indoor court facility with reception, office and meeting room (toilets are accessed through the Lugton Park Rackets Club)
					Lugton Park Rackets Club	**COURTS:** 2 outdoor hardcourts – not floodlit 8 outdoor astro courts – 2 floodlit Don Bruce Development Area – astro (not lit) **Multisport: 3 squash courts** **BUILDING:** 3 squash courts, mezzanine with viewing area to both squash and tennis courts, lounge areas, toilets and changing rooms (which services the Perry Centre).
	Development Proposals: new shared hub pavilion for squash, tennis and other users. Reduction of three tennis courts with a new show court established.					
C	Hamilton Squash and Tennis Club	Hinemoa Park, 325 Tristram Street, Hamilton Central, Hamilton	Hamilton City Council	Council	Hamilton Squash and Tennis Club	**COURTS:** 8 outdoor astro courts – all floodlit **Multisport: 6 squash courts** **BUILDING:** 6 squash courts with mezzanine, including separate bar and lounges for squash and tennis, pro shop, kitchen, changing rooms, toilets and fitness gym. Second storey deck extending from the tennis lounge/bar facing towards the courts.
	Development Proposals: new clubroom development with squash courts on the parcel of land adjacent to the existing building.					

MAP REF	SITE	LOCATION	TERRITORIAL AUTHORITY	LAND OWNERSHIP	COURT & BUILDING OWNERSHIP	OVERVIEW OF FACILITIES
D	St Peter's Tennis Club	Palmerston Street, Hamilton Lake, Hamilton	Hamilton City Council	Council	St Peter's Tennis Club	**COURTS:** 6 outdoor astro courts – all floodlit 1 outdoor hardcourt – floodlit (with 2 pickleball court markings) **BUILDING:** 2-storey building with changing rooms and toilets and a small fitness gym. Upstairs comprises a lounge, bar and veranda which overlooks the courts.
	Development Proposals: n/a					
WIDER-CATCHMENT (40-MINUTE DRIVE TIME FROM HAMILTON CENTRAL)						
E	Cambridge Racquets Club	63 Thornton Road, Cambridge	Waipā District Council	Council	Cambridge Racquets Club	**COURTS:** 4 outdoor astro courts – all floodlit 4 outdoor hardcourts – all floodlit (resurfaced in 2023) **Multisport: 4 squash courts** **BUILDING:** Changing rooms, kitchen, lounge and bar, pro shop and 4 squash courts.
	Development Proposals: building upgrades to include: new glass back (total of 2 glass back squash courts), lift and accessible facilities, new multi-function space, external storage, laundry facilities, some roof replacement, covered tennis pavilion, combined kitchen and bar.					
F	Gordonton Tennis Club	Gordonton Reserve - 1077 Gordonton Road, Gordonton	Waikato District Council	Council	Gordonton Tennis Club	**COURTS:** 3 outdoor astro courts – all floodlit **BUILDING:** Small clubhouse building with decking area
	Development Proposals: n/a					
G	Kainui Tennis Club	330 Kainui Road, Taupiri	Waikato District Council	Council	Kainui Tennis Club	**COURTS:** 2 outdoor astro courts – both floodlit **BUILDING:** Small clubhouse building
	Development Proposals: n/a					
H	Morrinsville Tennis Club	Morrinsville Recreation Ground - 42 Cureton Street, Morrinsville	Matamata-Piako District Council	Council	Council	**COURTS:** 3 outdoor acrylic-painted courts – all floodlit 3 outdoor asphalt courts – all floodlit + asphalt site for more courts **BUILDING:** 2-storey building with a viewing deck over the courts

MAP REF	SITE	LOCATION	TERRITORIAL AUTHORITY	LAND OWNERSHIP	COURT & BUILDING OWNERSHIP	OVERVIEW OF FACILITIES
	Development Proposals: n/a					
I	Te Awamutu Tennis Club	Victoria Park – 263 Teasdale Street, Te Awamutu	Waipā District Council	Council	Te Awamutu Tennis Club	**COURTS:** 3 outdoor astro courts – all floodlit **BUILDING:** Clubroom building with covered deck facing the courts.
					Waipā District Council	**COURTS:** 4 outdoor concrete – not floodlit
	Development Proposals: n/a					

Club and centre sites only – excludes school and casual public court provision

APPENDIX B – FUTURE UTILISATION & COURT MODELLING

SQUASH

HAMILTON SQUASH AND TENNIS CLUB (BY 2048)

	STABLE MEMBERSHIP SCENARIO: 7 COURTS				MEDIUM GROWTH SCENARIO: 8 COURTS				HIGH GROWTH SCENARIO: 9 COURTS			
	WEEKDAY PEAK TIMES				WEEKDAY PEAK TIMES				WEEKDAY PEAK TIMES			
	4pm	5pm	6pm	Total	4pm	5pm	6pm	Total	4pm	5pm	6pm	Total
Jan	50%	52%	54%	**52%**	51%	53%	55%	**53%**	51%	53%	55%	**53%**
Feb	58%	64%	63%	**62%**	58%	64%	64%	**62%**	59%	65%	65%	**63%**
Mar	57%	72%	73%	**68%**	57%	73%	74%	**68%**	58%	74%	75%	**69%**
Apr	63%	77%	71%	**70%**	63%	77%	72%	**71%**	64%	79%	73%	**72%**
May	60%	74%	78%	**71%**	61%	74%	78%	**71%**	62%	75%	79%	**72%**
Jun	55%	69%	69%	**64%**	55%	70%	69%	**65%**	56%	71%	70%	**66%**
Jul	51%	62%	67%	**60%**	51%	63%	68%	**61%**	52%	64%	69%	**61%**
Aug	68%	76%	77%	**74%**	68%	77%	77%	**74%**	69%	78%	78%	**75%**
Sept	52%	71%	70%	**64%**	53%	71%	71%	**65%**	53%	72%	72%	**66%**
Oct	54%	65%	60%	**60%**	54%	65%	60%	**60%**	55%	66%	61%	**61%**
Nov	53%	63%	66%	**61%**	54%	63%	66%	**61%**	54%	64%	67%	**62%**
Dec	29%	43%	40%	**37%**	29%	43%	40%	**37%**	30%	43%	40%	**38%**
Total	**54%**	**65%**	**65%**	**62%**	**48%**	**58%**	**58%**	**55%**	**49%**	**59%**	**58%**	**55%**

KEY: DARKER SHADING INDICATES HIGHER COURT UTILISATION WITHIN INDIVIDUAL WEEKDAY PEAK TIME SLOTS ACROSS THE YEAR

LUGTON PARK RACKETS CLUB (BY 2048)

	STABLE MEMBERSHIP SCENARIO: 4 COURTS					MEDIUM GROWTH SCENARIO: 4 COURTS					HIGH GROWTH SCENARIO: 4 COURTS				
	WEEKDAY PEAK TIMES					WEEKDAY PEAK TIMES					WEEKDAY PEAK TIMES				
	4pm	5pm	6pm	7pm	Total	4pm	5pm	6pm	7pm	Total	4pm	5pm	6pm	7pm	Total
Jan	15%	32%	25%	24%	**24%**	18%	39%	30%	30%	**29%**	21%	46%	36%	35%	**35%**
Feb	34%	42%	48%	46%	**43%**	42%	51%	58%	56%	**52%**	49%	61%	69%	66%	**61%**
Mar	42%	42%	35%	43%	**40%**	50%	51%	42%	52%	**49%**	60%	61%	50%	61%	**58%**
Apr	48%	42%	26%	31%	**37%**	58%	51%	32%	37%	**44%**	69%	60%	38%	44%	**53%**
May	54%	59%	39%	51%	**51%**	65%	72%	47%	62%	**62%**	77%	85%	56%	73%	**73%**
Jun	53%	50%	45%	61%	**52%**	64%	60%	54%	73%	**63%**	76%	71%	64%	87%	**75%**
Jul	44%	47%	47%	52%	**48%**	53%	57%	57%	62%	**58%**	63%	68%	68%	74%	**68%**
Aug	48%	42%	35%	46%	**42%**	58%	50%	42%	55%	**51%**	68%	60%	50%	65%	**61%**
Sept	52%	54%	38%	38%	**45%**	63%	65%	46%	46%	**55%**	74%	77%	54%	55%	**65%**
Oct	59%	56%	51%	53%	**55%**	72%	68%	62%	64%	**66%**	85%	80%	73%	76%	**79%**
Nov	52%	46%	36%	41%	**44%**	62%	56%	43%	49%	**53%**	74%	66%	51%	58%	**62%**
Dec	29%	27%	21%	16%	**23%**	35%	33%	26%	19%	**28%**	42%	39%	30%	23%	**34%**
Total	**44%**	**45%**	**37%**	**42%**	**42%**	**53%**	**54%**	**45%**	**50%**	**51%**	**63%**	**65%**	**53%**	**60%**	**60%**

KEY: DARKER SHADING INDICATES HIGHER COURT UTILISATION WITHIN INDIVIDUAL WEEKDAY PEAK TIME SLOTS ACROSS THE YEAR

NOTE: THE TABLES ABOVE PRESENT ONLY THE FOUR-COURT SCENARIOS TO ILLUSTRATE THE IMPACT OF ADDING AN ADDITIONAL COURT ON UTILISATION RATES.

TENNIS

EASTLINK COMMUNITY HUB – OUTDOOR COURT MODELLING (BY 2048)

STABLE MEMBERSHIP SCENARIO: 10 FLOODLIT COURTS; 9 NON-FLOODLIT COURTS

	WEEKDAY PEAK TIMES						WEEKEND PEAK TIMES					
	4pm	5pm	6pm	7pm	8pm	Total	8am	9am	10am	11am	12pm	Total
Jan	13%	15%	17%	19%	10%	**15%**	2%	13%	28%	23%	5%	**14%**
Feb	35%	53%	52%	45%	33%	**45%**	30%	62%	71%	73%	54%	**58%**
Mar	38%	55%	59%	92%	41%	**55%**	37%	77%	84%	84%	71%	**71%**
Apr	28%	30%	51%	33%	14%	**31%**	32%	53%	64%	63%	50%	**53%**
May	35%	76%	64%	50%	20%	**47%**	8%	28%	43%	46%	27%	**31%**
Jun	32%	63%	49%	43%	20%	**40%**	11%	23%	46%	46%	26%	**30%**
Jul	34%	68%	48%	33%	12%	**38%**	4%	15%	36%	41%	26%	**24%**
Aug	33%	87%	70%	50%	19%	**49%**	7%	21%	41%	41%	19%	**26%**
Sept	24%	34%	57%	45%	19%	**34%**	6%	28%	40%	40%	21%	**27%**
Oct	34%	43%	40%	54%	22%	**39%**	14%	43%	57%	58%	24%	**39%**
Nov	39%	56%	49%	37%	30%	**44%**	19%	76%	84%	85%	63%	**65%**
Dec	37%	38%	37%	33%	20%	**33%**	23%	50%	64%	61%	30%	**46%**
Total	**32%**	**47%**	**47%**	**42%**	**21%**	**38%**	**16%**	**41%**	**55%**	**56%**	**35%**	**41%**

KEY: DARKER SHADING INDICATES HIGHER COURT UTILISATION WITHIN INDIVIDUAL PEAK TIME SLOTS ACROSS THE YEAR

MEDIUM GROWTH SCENARIO: 11 FLOODLIT COURTS; 8 NON-FLOODLIT COURTS

	WEEKDAY PEAK TIMES						WEEKEND PEAK TIMES					
	4pm	5pm	6pm	7pm	8pm	Total	8am	9am	10am	11am	12pm	Total
Jan	17%	19%	21%	24%	13%	**19%**	2%	15%	32%	26%	6%	**16%**
Feb	45%	67%	66%	57%	38%	**56%**	33%	71%	80%	83%	61%	**66%**
Mar	48%	69%	75%	105%	47%	**67%**	42%	88%	95%	95%	80%	**80%**
Apr	36%	38%	59%	38%	16%	**37%**	36%	59%	73%	72%	57%	**59%**
May	44%	87%	74%	57%	24%	**55%**	9%	32%	49%	52%	31%	**35%**
Jun	40%	73%	57%	49%	23%	**47%**	12%	26%	53%	52%	29%	**34%**
Jul	43%	78%	55%	38%	13%	**45%**	4%	17%	41%	46%	29%	**27%**
Aug	42%	100%	81%	58%	21%	**58%**	7%	23%	46%	46%	22%	**29%**
Sept	30%	43%	66%	52%	21%	**41%**	7%	31%	45%	46%	24%	**31%**
Oct	43%	55%	50%	62%	25%	**48%**	16%	49%	65%	66%	27%	**45%**
Nov	49%	71%	62%	47%	35%	**55%**	21%	85%	95%	97%	71%	**74%**
Dec	47%	48%	47%	42%	25%	**42%**	26%	56%	72%	69%	33%	**51%**
Total	**40%**	**58%**	**58%**	**50%**	**24%**	**47%**	**18%**	**46%**	**63%**	**63%**	**40%**	**46%**

HIGH GROWTH SCENARIO: 12 FLOODLIT COURTS; 7 NON-FLOODLIT COURTS

	WEEKDAY PEAK TIMES						WEEKEND PEAK TIMES					
	4pm	5pm	6pm	7pm	8pm	Total	8am	9am	10am	11am	12pm	Total
Jan	16%	19%	21%	24%	13%	**19%**	2%	17%	36%	29%	6%	**18%**
Feb	45%	67%	66%	57%	35%	**55%**	37%	79%	89%	93%	68%	**73%**
Mar	47%	69%	75%	96%	43%	**66%**	47%	98%	106%	106%	89%	**89%**
Apr	36%	38%	54%	35%	14%	**36%**	40%	66%	81%	80%	63%	**66%**
May	44%	80%	67%	52%	22%	**52%**	10%	36%	55%	58%	34%	**39%**
Jun	40%	67%	52%	45%	21%	**44%**	14%	29%	59%	59%	32%	**38%**
Jul	43%	71%	51%	35%	12%	**42%**	5%	19%	45%	52%	33%	**31%**
Aug	42%	92%	74%	53%	20%	**55%**	8%	26%	51%	51%	25%	**32%**
Sept	30%	42%	60%	47%	20%	**39%**	8%	35%	51%	51%	27%	**34%**
Oct	43%	55%	50%	57%	23%	**46%**	18%	54%	72%	73%	30%	**50%**
Nov	49%	71%	62%	47%	32%	**54%**	24%	95%	106%	108%	79%	**83%**
Dec	47%	48%	47%	42%	25%	**42%**	29%	63%	81%	77%	37%	**57%**
Total	**40%**	**57%**	**56%**	**48%**	**23%**	**45%**	**20%**	**52%**	**70%**	**70%**	**44%**	**51%**

KEY: DARKER SHADING INDICATES HIGHER COURT UTILISATION WITHIN INDIVIDUAL WEEKDAY PEAK TIME SLOTS ACROSS THE YEAR

EASTLINK MASTER PLAN CHANGES: HIGH GROWTH SCENARIO: 12 FLOODLIT COURTS; 4 NON-FLOODLIT COURTS

	WEEKDAY PEAK TIMES						WEEKEND PEAK TIMES					
	4pm	5pm	6pm	7pm	8pm	Total	8am	9am	10am	11am	12pm	Total
Jan	20%	23%	25%	29%	15%	**22%**	2%	20%	42%	35%	7%	**21%**
Feb	53%	79%	78%	68%	35%	**64%**	44%	94%	106%	110%	81%	**87%**
Mar	56%	82%	89%	96%	43%	**74%**	56%	116%	126%	126%	106%	**106%**
Apr	42%	45%	54%	35%	14%	**39%**	48%	79%	97%	95%	75%	**79%**
May	52%	80%	67%	52%	22%	**54%**	12%	42%	65%	69%	41%	**46%**
Jun	48%	67%	52%	45%	21%	**47%**	16%	34%	70%	70%	39%	**46%**
Jul	51%	71%	51%	35%	12%	**44%**	5%	22%	54%	62%	39%	**36%**
Aug	50%	92%	74%	53%	20%	**57%**	10%	31%	61%	61%	29%	**38%**
Sept	35%	50%	60%	47%	20%	**43%**	9%	41%	60%	61%	32%	**41%**
Oct	51%	65%	60%	57%	23%	**52%**	22%	65%	86%	87%	36%	**59%**
Nov	58%	85%	74%	56%	32%	**62%**	28%	113%	126%	128%	94%	**98%**
Dec	55%	57%	56%	49%	30%	**50%**	35%	74%	96%	91%	44%	**68%**
Total	**48%**	**65%**	**62%**	**51%**	**24%**	**50%**	**24%**	**61%**	**83%**	**83%**	**53%**	**61%**

KEY: DARKER SHADING INDICATES HIGHER COURT UTILISATION WITHIN INDIVIDUAL WEEKDAY PEAK TIME SLOTS ACROSS THE YEAR

APPENDIX C – INDICATIVE SPATIAL CONCEPTS

KEY

SQUASH COURTS

TENNIS COURTS

GYM



RevID	ChID	Revision	Date
01 - WIP		Work in Progress	

Work in Progress

HAMILTON SQUASH AND TENNIS

HAMILTON

PROGRESS ISSUE

Title
EASTLINK SITE OPTION A

Date
3/08/2026

Scale
1:500 @A3

Client
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ref no.
26023

sheet no.
A0102A

revision

KEY

SQUASH COURTS

TENNIS COURTS

GYM

HUB PAVILION

INLINE SPORTS EXTENSION

NO 1 COVERED TENNIS COURT



RevID	ChID	Revision	Date

HAMILTON SQUASH AND TENNIS

HAMILTON

PROGRESS ISSUE

Title
EASTLINK SITE OPTION B

Date
3/08/2026

Scale
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sheet no.
A0102B

revision

KEY

SQUASH COURTS

CIRCULATION AND STAIRS

FITNESS CENTRE

RECEPTION AND PROSHOP

CHANGE ROOMS AND TOILETS

FUNCTION SPACES AND MEETING ROOMS

SERVICES AND STORAGE

TERRACE AND STAIRS

TENNIS COURTS



RevID	ChID	Revision	Date
01 - WIP		Work in Progress	

Work in Progress

HAMILTON SQUASH AND TENNIS

HAMILTON

PROGRESS ISSUE

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325 TRISTRAM STREET SITE OPTION A

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TENNIS COURTS



RevID	ChID	Revision	Date

HAMILTON SQUASH AND TENNIS

HAMILTON

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325 TRISTRAM STREET SITE OPTION B

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