

# **OPEN**

# **MINUTE ITEM**

# **ATTACHMENTS**

**Ordinary meeting of the  
Governance Committee**

**Thursday 6 September 2018  
Commencing at 9.00a.m.  
Council Chamber**

**Civic House**

**110 Trafalgar Street, Nelson**

**TABLE OF CONTENTS**

**PAGE**

<b>4.1 Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building</b>	
A. A2054767 - Public Input Erica Richards and James Scoltock, Vertical Limits - tabled documents	2

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

05 September 2018

Hello Nikki and thank you again for your time and consideration.

A few questions have been raised that we would like to respond to about our interest in the Reliance Building:

- We have not, as yet, submitted a formal expression of interest in the Reliance Building as, until very recently, we were under the impression that the Building would not be available for lease. If you could please advise me of the process necessary to make such a formal expression then we will do so with all haste.
- It is our understanding that there are several options to explore with regards to the building: purchase, commercial lease or community lease. We are willing to look at all three of these options but require more information to determine which option would be the most viable for us. It is important for us to communicate that we are willing to explore whatever option will enable us to continue to operate and continue to provide our community with what we consider to be a very valuable resource. We have already obtained legal advice on the steps necessary to restructure our business as a charitable trust and are prepared to take those steps if it provides us with opportunities that would otherwise be unavailable. Again, we cannot emphasize enough our commitment to our community.
- We understand that the Reliance Building is zoned industrial and that in order to operate we will need to apply for resource consent. We are also aware of the need for sufficient parking. We would suggest the removal of some of the less sound buildings from the Rocks Road side of the site in order to create space to accommodate that need for parking.
- With regards to whether or not we will be needing financial support from Council, that entirely depends on the costs associated with acquiring the building which is information that we do not have at the moment. We have operated without any outside assistance at our current location and imagine that we will continue being able to do so as long as our expenses do not drastically change.

Thank You,

James Scoltock and Erica Richards

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

29 August 2018

Our thanks go out to Nelson City Council for giving us the opportunity to make a presentation to the Sports and Recreation Committee on 21 August 2018. I have attached below a copy of the information provided to the attending counsellors for your records and perusal.

In our presentation we made an appeal for financial assistance in aiding us to construct and outfit a purpose built new climbing center. We communicated to the committee that we have come to this request as a result of being unable to find a suitable building, either for purchase or lease, that we can move our climbing gym into.

It is important to note, that in pursuit of a new building we have looked at multiple options including NCC owned properties. One such property, the Reliance Building, was especially appealing to us. We contacted Council to determine it's availability. We were told that it is currently leased and that it would not be available when that lease expires in a year's time as it is likely to be pulled down.

It since came to our attention that the leaseholder of the Reliance Building is the Nelson/Whakatu-Menzshed and we have been in communications with their secretary. He has been very open to and interested in working with us as he sees us as not dissimilar to his own organization in that they both are community focused ventures. We are currently in the process of approaching the board of the Nelson/Whakatu-Menzshed, upon the secretary's advice and encouragement, to determine if they would be willing to share part of the building with us.

As stated in the attached letter, our current lease at 34 Vanguard Street expires on 31 December 2018. Having said that, Gibbons, the property owner, has presented us with an offer to dismantle and move our current internal structures if we would be willing to vacate early (September). This is by far the most straightforward and reasonable option as the expense and logistics of us moving the climbing gym ourselves is cost prohibitive and unrealistic. So, as you can see, there is a sense of urgency to our situation.

We understand that the Reliance Building is incorporated in Council's Waterfront Redevelopment Plan. We believe that an Indoor Rock Climbing Center would be an asset to that plan. We envision that the adaptive reusing of a heritage warehouse like the Reliance Building to house our climbing gym would help to create a hub in that waterfront redevelopment plan and would most certainly be a draw for Nelsonians and tourists alike. As an example of how a climbing gym can occupy and enhance waterfront property, Fergs Kayaks at 6 Queens Wharf in Wellington has successfully operated since 1990.

Nelson is well known to be a center for adventure sports and climbing is one such sport that continues to grow at a rapid rate. The reasons for this are many however perhaps one of the most compelling is its inclusion in the 2020 Olympics. It is also a sport that is unique in it's accessibility to a wide range of age and skill levels. Additionally, it is relevant to point out that, unlike many of the other adventure sports, indoor rock climbing is not weather dependent as can be evidenced by the high volume of customers on rainy days.

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak  
about exploring the option of leasing or purchasing the Reliance Engineering  
Building: Attachment 1

29 August 2018

We thank you for your consideration and time and look forward to hearing back from you.

James Scoltock and Erica Richards

Vertical Limits Nelson  
34 Vanguard Street  
Nelson 7010  
027 463 6975  
verticallimitsnelson@gmail.com

A2054767

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

Thank you for your time in considering our approach to Nelson City Council.

**VERTICAL LIMITS**

Vertical Limits is an indoor rock climbing gym that has been a part of our Nelson community since the end of 2001. Over the years it has had some financial difficulties. I took over the assets and the Vertical Limits brand in May 2016 as I believed it was a valuable resource for our community, used by many individuals, community groups and schools across our region.

Indoor climbing is a growing sport, is gaining a higher profile through various television programs and is to be included at the next Olympics in Tokyo 2020. Over the past two years, with a strong team of local volunteers we have transformed Vertical Limits and the brand into a family friendly environment for all ages; a safe resource for schools and other community groups to use. We operate with a mix of paid employees and volunteers and are achieving a break-even result.

As stated above, we believe that Vertical Limits is a valuable resource to our community. We currently have over 350 members with more joining every day. We are committed to investing in our young athletes and as such run four separate kids clubs with approximately 70 kids attending each week: a junior kid's for ages 4-7, a senior kid's club for ages 7-10, an intermediate kid's club for ages 11-13, and a youth night for ages 14-18. Additionally, our facilities are regularly used by a wide variety of community groups from local schools to Big Brother, Big Sister to businesses using our gym for team building exercises (please see the attached list for a more comprehensive list of the community groups that frequently use our establishment). During school terms 2 and 3 we have on average 250 students per week visiting Vertical Limits as part of the Outdoor Education Programs offered by their local colleges. With the advent of working holidays and the popularity of New Zealand as a travel destination, we have many customers who are young travellers looking to experience some of the adventure sports that Nelson has to offer. And lastly, we provide families with a safe (all staff have NZOIA qualifications), fun and challenging activity that appeals to all ages, young and old alike. To demonstrate just how valuable we are to our community, we have included with this letter several letters from various community groups expressing their support.

**CURRENT SITUATION**

We currently lease a building from Gibbons that we have been in for the past 17 years, however, that lease expires in December 2018 and cannot be renewed as the site is being redeveloped. Over the past 18 months, we have attempted to secure a new

A2054767

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

building to buy or lease. Finding a suitable building, needing height for a climbing wall and in an accessible location has proved difficult, in fact impossible. We have therefore invested in the purchase of some land at [78 Vanguard Street](#) in Nelson with the vision to build a new fit for purpose centre.

### NEW CENTRE

We have been quite fortunate in finding a suitable site right in the heart of Nelson's Central Business District. We believe that our current location helps to contribute to a vibrant and lively Nelson and enjoy that many of our customers arrive by foot or by bicycle and will continue to do so if we succeed in building our new center. It is our vision that this new center will add a further allure to Nelson in that we aspire to build a gym with some key features such as a competitive boulder wall and a speed climbing wall. These features, in addition to the sport climbing that we already provide, will both enable us to train our competitive climbers on all disciplines included in the Olympic Games as well as host both national and international competitions.

Having purchased the land, we are now looking at how to finance the building of this new center. This is a huge undertaking which will require some outside support in order to be realized; the business just does not generate enough revenue to make building the new center independently viable. Our estimate of the total expense of the building is approximately \$2,000,000 which includes the cost of the land (\$420,000), the cost of the building shell (\$1,000,000) and the cost of the outfitting (\$600,000 which includes services and interior outfitting). We have contacted numerous local businesses seeking support and have been very excited by the support received to date. A list of confirmed support is attached below.

In addition to local businesses, we are also seeking the support of you, our local Council, to help with the financial outlay of our community project. Specifically, we are requesting \$1,000,000, half of which would go to the building shell with the other half going towards the outfitting of the building. Although currently a Limited Liability Company, we are currently exploring the option to restructure our business as a Charitable Trust which would not only better reflect our commitment to our community but also enable us to seek grants and other fundraising opportunities.

We appreciate your time and consideration,

James Scoltock

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

## **COMMUNITY GROUPS**

### **Schools**

- Broadgreen Intermediate
- Community College Nelson
- Garin College
- Hira School
- Hope School
- Mapua School
- Marlborough Community College
- Marlborough Girls College
- Motueka High School
- Nayland College
- Nelson College
- Nelson College for Girls
- Nelson Intermediate
- Ngatimoti School
- NMIT Fishers Training
- NMIT Outdoor Recreation Program
- Queen Charlotte College
- Riverlands School
- Tapawera School
- Te Aho O Te Kura Pounamu-The Correspondence School
- Tuiatemantangi School
- Waimea College
- Young Parents School

### **Other Community Groups and Businesses**

- 23 Squadron Air Training Corps
- Abel Tasman Canyons
- Adult Learning
- Big Brothers, Big Sisters Nelson/Tasman
- Brownies
- CAMHS Day Program
- Department of Conversation
- Diabetes NZ Nelson Youth Branch
- Goleman

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

- Haka Tours
- Iron Duke Sea Scouts
- Marshall Builders
- McCashins Brewery Kitchen and Bar
- Motueka Church of Christ
- Nelson Aquatics Ltd
- Nelson Cadet Forces
- Nelson South Swimming Club
- NMDHB Mental Health Services
- NZOIA
- On Track, Adult Learning Support
- Post Haste
- Proton
- Red Cross
- Redwood Town Taekwon-do
- Richmond St. Johns
- Stoke Scouts
- Study Nelson
- Tasman Hockey Club
- Tasman Leisure Ltd
- Te Piki Oranga Ltd
- Team D
- Torpedo 7
- United Swimming Club
- Whenua Iti
- Woodbourne ILP
- YMCA Nelson



Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

#### **CONFIRMED LOCAL SUPPORT**

- Nelson Pine
- Allied Concrete
- Freeman Roofing
- Hubbers Flooring
- GM Electrical
- Telfer Electrical Nelson
- Andrew Eggers Plumbing
- C & F Legal
- Greg Winn Contracting
- Staig and Smith,
- Chambers and Jakkett Ltd.
- Barton Architecture
- POTIUS Building Systems Ltd
- Gavin Robertson Engineer

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak  
about exploring the option of leasing or purchasing the Reliance Engineering  
Building: Attachment 1

Dear potential supporter of Vertical Limits climbing gym.

I've been visiting Vertical Limits for over ten years now, during which time it has had three sets of owners, and been through various ebbs and flows. I've always enjoyed being able to climb there, but I'd consider its current management as a high point, of motivation, commitment and involvement.

Since I've been climbing there, group after group of youngsters have grown up there to teenagers and young adults. It's obviously been an important venue for them, to hang out after school while 'pulling plastic'. That seems to me to be such an important role for this place, somewhere that Nelson youth can come to, outside school, and mix with older and younger people, partaking in an active and healthy activity. They're not always climbing, half the time they're flirting and chatting, but what better environment to be doing that? And of course they do climb, and go on to represent Nelson and even New Zealand in climbing and bouldering events.

So, selfishly I'd be gutted to lose access to indoor climbing facilities. But more than that, I'd be disappointed if Nelson lost this venue for young nelsonians to hang out in a community-supervised active healthy environment.

If you are able in any way to support the plans for the future of Vertical Limits, in whatever way you are able, I would urge you to work with James Scoltock's team in Erica and Nico, to ensure the continuation of this important facility.

Many thanks in advance,

Eric Goodwin

25 Toitoti St  
Nelson

A2054767

Item 4.1: Erica Richards and James Scoltock, from Vertical Limits, wish to speak about exploring the option of leasing or purchasing the Reliance Engineering Building: Attachment 1

# Nelson College for Girls



Letter of Support

James Scoltock  
Vertical Limits Climbing Gym  
Nelson

3/2/18

Dear James

I coordinate the Outdoor Education programme for Nelson College for Girls. All our year groups (total around 160 students) have rock climbing included in their curriculum of study/activity and come regularly during the year to get the practical training required for field trips at the end of their respective programmes.

Nelson is quite void of quality natural rock to climb on. Thank you for providing the facilities that enable us to provide our students with an excellent training opportunity. Our goal is to get our students to a level of experience that they can confidently choose to climb indoor or on natural rock independently. Having Vertical Limits available to us allows continual success in that goal. I am thrilled to see that a good number of our students continue on with climbing beyond school supervision and join the vertical limits club (a fantastic extension to their learning). Additionally, the gym is a great informal social hub where our students meet and hang out to climb with friends.

Thank you James for working hard to make sure that your facility meets our educational needs. Our students require opportunities to practice top roping, bouldering, leading and abseiling. These resources have been well maintained and kept up to date. Without this facility we would be unable to offer the NCEA unit standards our students currently study for so I sincerely hope that you manage to keep Vertical Limits running for the community.

Regards,

Andy MacDonald (HoD)  
Outdoor Education  
Nelson College for Girls

Tel: +64 3 548 3104 | email: [admin@ncg.school.nz](mailto:admin@ncg.school.nz) | [www.ncg.school.nz](http://www.ncg.school.nz) | P O Box 842, Nelson, 7040, New Zealand

Tel: +64 3 548 3104 | email: [admin@ncg.school.nz](mailto:admin@ncg.school.nz) | [www.ncg.school.nz](http://www.ncg.school.nz) | P O Box 842, Nelson, 7040, New Zealand

A2054767