



FACILITY MIX REPORT FOR THE WANAKA SPORTS FACILITY

Consultation Draft

**Prepared for the
Queenstown Lakes District Council**

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Report Disclaimer

In preparing this report it has been necessary to make a number of assumptions on the basis of the information supplied to the Global Leisure Group Limited in the course of investigations. The information contained in this paper has been conscientiously prepared based on consultation feedback, an understanding of trends in the leisure sector, and in particular trends in recreation facility provision.

The author did not carry out an audit or verification of the information supplied during the preparation of this report, unless otherwise stated in the report. Whilst due care was taken during enquiries, Global Leisure Group Limited does not take any responsibility for any errors nor mis-statements in the report arising from information supplied to the author during the preparation of this report.

Caution

The recommended facilities contained in this report are a draft for consultation only and are subject to change through:

- **The current consultation process**
- **Staging – only some elements such as the indoor courts and the aquatic centre are currently shown as being staged. The first stage is not yet defined.**
- **Funding – Council and the Wanaka community will determine the funding to be made available for this project through the Council Long Term Plan Process during the first half of 2012.**

Table of Contents

1. Introduction	1
2. Community Consultation	1
3. Catchment Population	2
4. Trends	4
5. Current Supply.....	4
6. Consultation/User Demand	7
6.1. Residents questionnaire feedback.....	7
6.2. Focus groups with school age residents.....	8
6.3. Organised sport membership trends	8
6.4. Organised sport needs assessment	10
6.5. Centre of Excellence for Sport	14
6.6. Woodward Camp	14
6.7. Fitness Centre Facility	15
7. Policy Specification.....	15
7.1. Purpose and Objectives of the WSF.....	15
7.2. Proposed Use Hierarchy for Main Sports Hall	16
8. Facility Mix	17
8.1. Functional Specification	17
8.2. Centre of Excellence for Sport	18
8.3. Future proofing the facility mix	19
8.4. Detailed specification of main building.....	19
8.5. Transport and Parking	22
8.6. Energy, Water and Resource Efficiency	22

1. Introduction

Queenstown Lakes District Council (the Council) commissioned Global Leisure Limited (GLG) to complete a recreation planning study for the Wanaka Sports Facility (WSC) within the new Three Parks zone off SH6. This report includes:

- A summary of the priority needs drawn from analysis of the community consultation feedback
- The recommended facilities mix based on the needs analysis and best practice in facility provision
- A concept site plan covering all facilities and the entire site.

The report and plan identify recommended facilities, site planning, land footprints, heights and clearances, internal and external circulation, etc for the indoor and outdoor sports that will comprise the Wanaka Sports Facility.

The planned aquatic facility was the subject of a similar report completed in 2008, the intention is for this report to be reviewed as part of the detailed feasibility study closer to 2022, the scheduled construction of the facility. Council intends to keep the existing pool operating until it is replaced and is considering installing a re-locatable learner's pool alongside it.¹ Accordingly, this report does not address this component of the development beyond identifying a 3,000 m² land footprint for the aquatic facility, its location on the site and a suitable quantity of parking provision for users of the facility.

2. Community Consultation

The community consultation was multifaceted to meet the requirements of Council and the Project Steering Group for a high level of community and user group engagement. The following engagement processes were used to achieve this outcome:

- a questionnaire to gather feedback from interested residents (71 responses were received)
- a questionnaire sent to 49 contacts for sport and recreation stakeholder organisations known to be active in Wanaka (13 responses received)
- meetings or phone interviews with stakeholder organisations
- meetings or phone interviews with Principal of Holy Family School, Principal and BOT Chair of Wanaka Primary School and Principal, BOT Chair and Sports Coordinator at Mt Aspiring College
- three focus groups with primary and secondary school students
- a public workshop for interested residents (25 participants)

¹ There is land to accommodate a learners pool built as an addition to the side of the existing swimming pool building. The learners pool would be re-locatable when the new Wanaka aquatic facility is built..

3. Catchment Population

The main catchment for the Wanaka sports facility is the resident population within Upper Clutha, effectively the Wanaka Ward area including the Cardrona Valley and the Hawea Basin. Beyond this catchment there is likely to be limited patronage because of shorter distances to alternative similar facilities in Alexandra, Cromwell and Queenstown. It should be noted that facilities in these other urban centres such as the full-size artificial hockey turf provide the only option for Upper Clutha residents to play their chosen sport.

Domestic and overseas visitors are usually excluded from the catchment population used to assess likely usage of community facilities. Generally this visitor throughput is treated as added value due to facilities being provided by local authorities for residents in the first instance. There are also a large number of private residences in Upper Clutha that are only occupied for parts of the year and these visitors are likely to use the Wanaka sports facility on an occasional basis only. Some domestic and overseas athletes are likely to use some elements of the facility and their numbers are likely to fluctuate significantly across the seasons.

The primary purpose of the facility is to meet local resident demand and therefore demand projections used in this report are focused on the usually resident population of Wanaka and the Hawea Basin.

The population projections for Upper Clutha calculated in QLDC's Growth Projections (March 2011) report are based on Statistics NZ's medium series 2006 – 2031 (2006 Base) projection, rather than the high series 2006 – 2021 (2001 Base) projections used in earlier planning. As the new medium series (2006 Base) closely matches the high series (2001 Base) used in past projections, the medium series (2006 Base) is considered more accurate for assessing future population projections for the Wanaka Ward (p29).

The 2011 projections indicate that in the 20 years between 2011 and 2031 an additional 5,260 residents will settle in Upper Clutha or a 56.6% increase in the usually resident population. As a point of interest the entire Queenstown Lakes District usually resident population 20 years ago (in 1991) was 9,984. The Upper Clutha population in 1991 was 2,751 residents, this represents a 237.7% increase in the resident population over the past 20 years.

The QLDC Growth Projections (March 2011) report on page 27 provided the following data for Upper Clutha (Wanaka Ward), which incorporates the Census Units of Hawea, Wanaka and Matukitiuki:

Population	2006	2011	2016	2021	2026	2031
Residents						
Total	7,350	9,290	10,670	12,010	13,290	14,550
Annual % change	8.67%	4.80%	2.81%	2.39%	2.05%	1.83%
Employment						
Total FTE's	3,797	4,860	5,652	6,442	7,219	8,003
Ratio (Residents/FTE)	1.94	1.91	1.89	1.86	1.84	1.82
Visitors						
Total	3,971	4,160	4,308	4,515	4,723	4,931

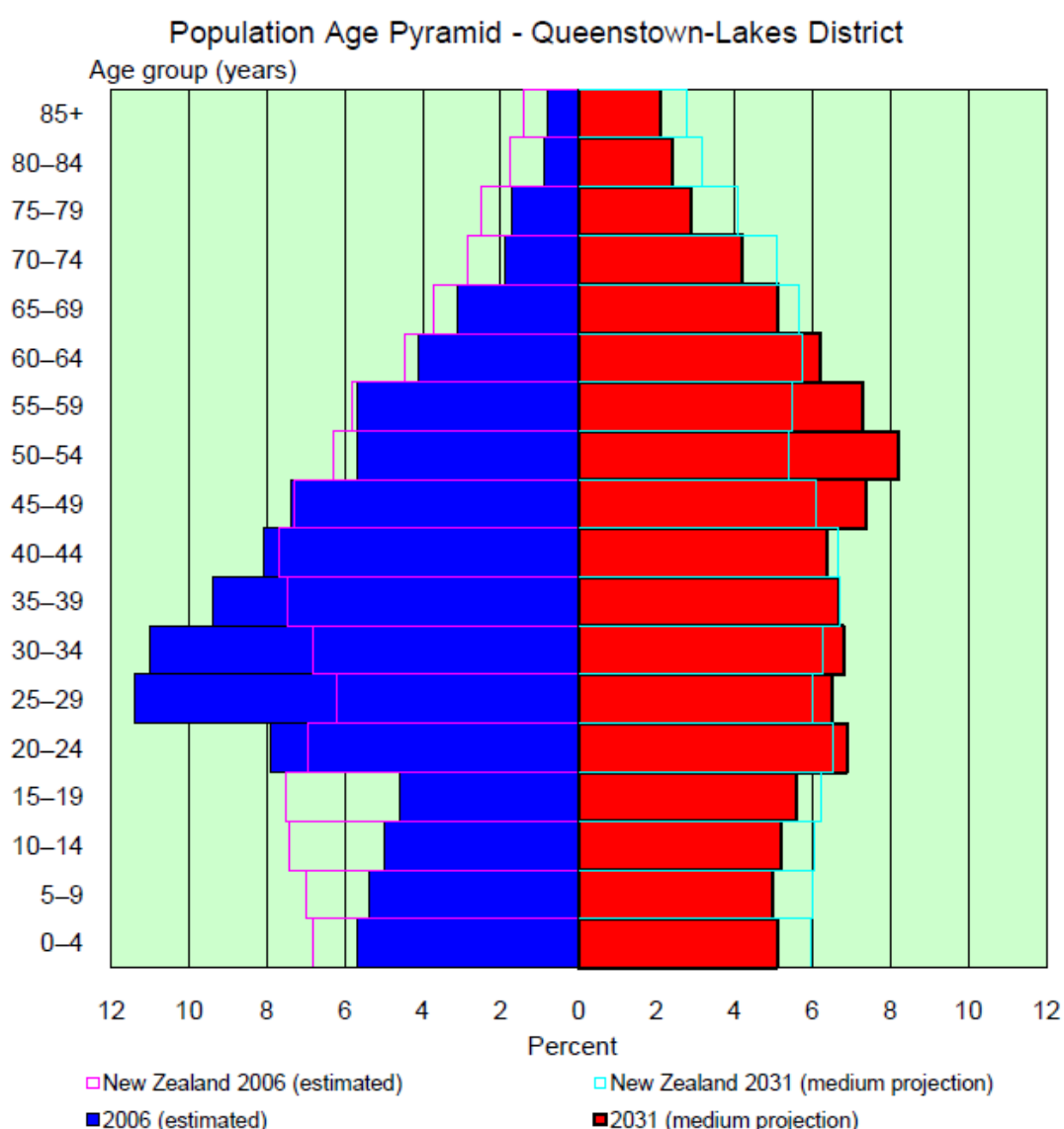
NB: Total FTEs refers to the number of full-time equivalent workers who are not permanent residents but are based in Wanaka through tourism employment opportunities. The report states:

Recent trends show that the usually resident population to FTE ratio has been declining over time and it has been assumed that this trend will continue. This results in the FTE's more than doubling from 2006 to 2031. (p. 29)

Temporary workers (FTEs) are likely to use some of the facilities at the WSF, particularly if a fitness gym and centre of excellence training facilities are developed.

It should be noted that the population of the Wakatipu Basin was 10,671 in 1996 when development of the Queenstown Event Centre was well advanced (it opened in 1997) and this population is comparable with the current usually resident population in the Upper Clutha of 9,290 residents.

The following graph from page 8 of the QLDC Growth Projections report (March 2011) highlights the changing age structure projections for the Queenstown Lakes District, compared to NZ as a whole. The QLDC median age is projected to move from 34.5 years to 41.7 years. The under 15 year's age is a significant user group for sport and recreation facilities. The proportion of this age group in the resident population is projected to reduce and be below the New Zealand average by 2031. The 45 to 64-year-old age group is projected to proportionately increase in the age profile and be above the New Zealand average by 2031. The proportion of residents over 65 years of age will also increase but will be below the New Zealand average by 2031.



The changing shape of the above age profile between 2011 and 2031 needs to be considered with the planned facility mix for the new Wanaka Sports Facility. The Steering Group believes the projection understates the 20 to 45 age group based on what Wanaka offers in terms of lifestyle and employment opportunities continuing to attract this age group as it has done in the past. However, an increase in the proportion of older adults in the

upper Clutha population is anticipated. The importance of the development of the aquatic facility is reinforced by the change in age profile because of the inclusive nature of these facilities sometimes referred to as “cradle to grave use”. The growth in masters sport amongst older adults requires facilities that have appropriate levels of service and are easier on the body (such as courts with a sprung wooden floor, warmer than older indoor sports facilities) and with suitable social facilities.

4. Trends

Integrated sports hubs as planned for Wanaka are increasingly common in New Zealand and a brief description of five examples is provided below. It should be noted that all have an aquatic facility co-located with an indoor stadium and a fitness centre. Some but not all have sports fields co-located because land was available at these sites.

- The Gore Multi-Sports Complex comprises an indoor aquatic facility, a 4-court stadium with permanent spectator seating and an ice rink with several sports fields adjacent to the complex. It has a catchment of about 7,000 residents in Gore and about 12,000 in the District. This has been a staged development.
- Waipukurau Sports Complex comprises an indoor aquatic facility, indoor stadium and fitness centre and multi-use room. It has a main catchment of about 4,000 in Waipukurau with about 13,000 in the Central Hawkes Bay District. This has been a staged development.
- Marlborough Stadium and Aquatic Centre comprises a aquatic facility completely redeveloped in 2010/11, a 3-court indoor stadium with retractable seating units, fitness centre, four squash courts, sports administration offices and Subway food outlet. It has a main catchment population of just over 28,000 in Blenheim and about 45,000 in the District. This has been a staged development.
- Te Awamutu Events and Leisure Centre comprises an indoor aquatic facility, a 2-court stadium with retractable seating units and a fitness centre. The main catchment of 14,000 residents in Te Awamutu and about 42,500 in the Waipa District.
- Queenstown Events Centre comprises an indoor aquatic facility, a 2-court stadium with retractable spectator seating units, a fitness centre, sports fields and several multi-use rooms of varying sizes. The main catchment is the Wakatipu Basin with about 16,000 residents. This has been a staged development. QEC has been operating for several years with a shortfall in capacity and the addition of 2 more courts is planned to meet this unmet need.

There are many parallels between Wanaka and Queenstown with regard to provision of a major hub sports facility. The population base of the Wanaka area is similar to that when the Queenstown Events Centre was built in 1997. The Queenstown Events Centre site was perceived as isolated at the time of construction and for many years afterwards. This is likely to be the case with the Wanaka Sports Facility site. In addition, The Queenstown Events Centre was perceived as oversized in the initial years after opening. However, by the mid-2000s the facility was encountering capacity issues with regard to the winter peak demand period for the indoor stadium. This was within 10 years of the 50 year planned life of this type facility. Since the Queenstown Events Centre was constructed the operating environment for indoor facilities has changed. Demands on indoor court space have increased through the emergence of Futsal (indoor football) as a major new demand and the increasing demand from netball. The addition of two courts to the existing two court stadium at Queenstown Events Centre has been planned since 2008 and is a response to these demands.

5. Current Supply

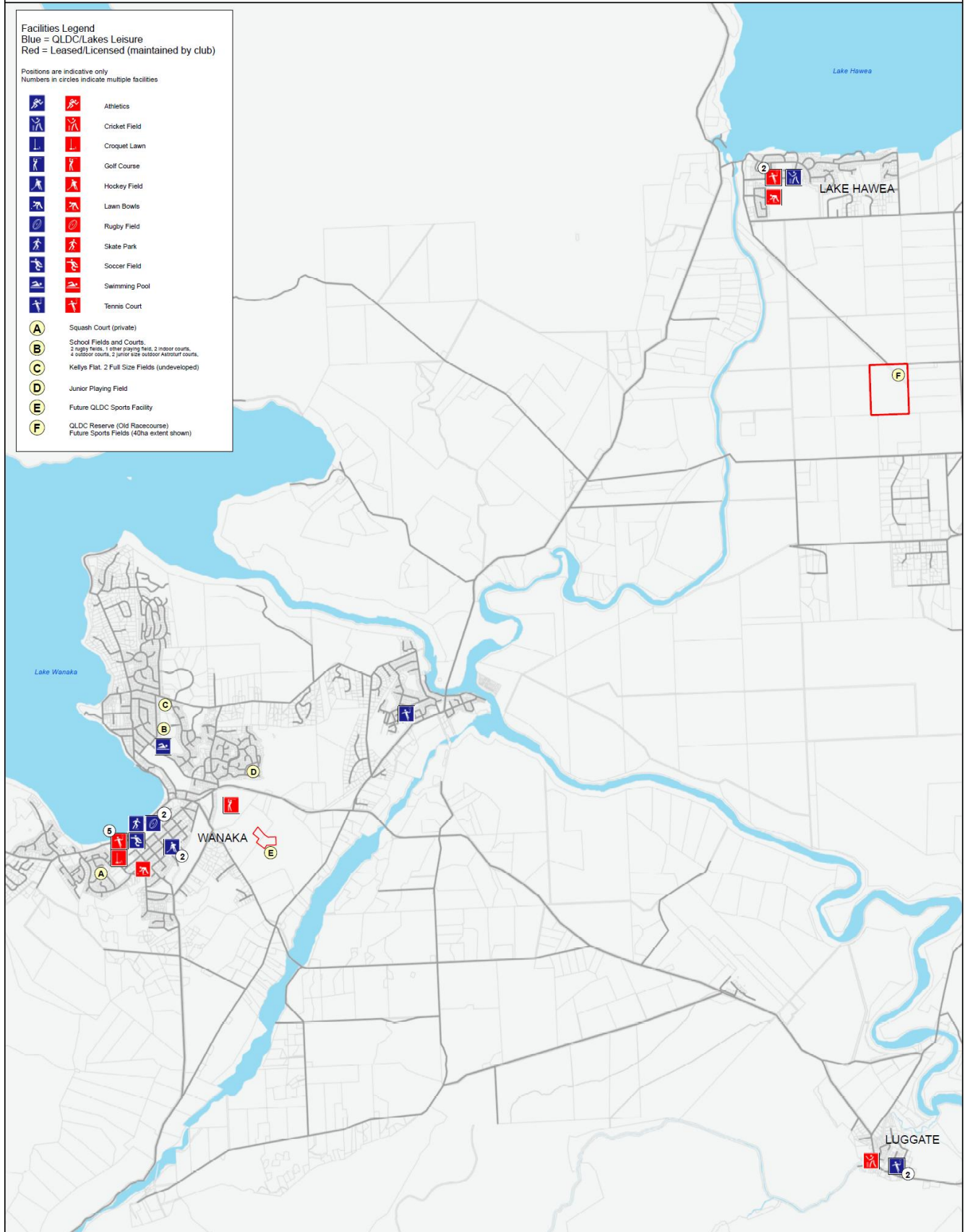
An analysis of the current supply of recreation and sport facilities that perform the same functions to those planned for the Wanaka Sports Facility is summarised below:

- The College single court stadium has extremely high community use by national standards with some sports games being scheduled very late in the evening (last round start at 9:30 p.m.). The court also does not comply with the dimensions of a full size for netball or basketball court both in terms of court size and safety run-off.
- Additional indoor capacity has recently been developed of the new Wanaka Primary School with the opening of a large multipurpose hall. The hall does not comply with the dimensions of a full-sized netball or basketball court both in terms of court size and safety run-off. The clear height to the ceiling does not appear to comply with the minimum requirements for volleyball. However, the multipurpose hall is suitable for use by junior grades of netball and basketball and for practice purposes for most if not all grades of basketball and netball. The facility is suitable for Futsal. The facility is available for community use. However, storage space for community users is not available at present. This could be provided as part of the final stage of the multipurpose hall development but will need to be fully funded by the community.
- Wanaka has two commercial fitness centres operating at present (Physique Health & Fitness and ProActive Health & Fitness). Both commercial fitness centres are heavily reliant on the international ski, snowboard and alpine market to sustain their operations. They also have capacity to accommodate more members than are currently registered with each fitness centre.
- Sports field provision is a mix of fields on Council reserves and school properties both of which get extensive use. The quality of field surface is variable. However, due to Wanaka's dry climate there are few cancellations because of wet ground conditions. An identified shortfall in provision is the lack of toilet facilities to serve users of some fields.

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QLDC GIS 2011

Wanaka Area Recreational Facilities



6. Consultation/User Demand

This section provides commentary on research and consultation with residents and stakeholder organisations and an assessment of demand based on the findings of the investigations.

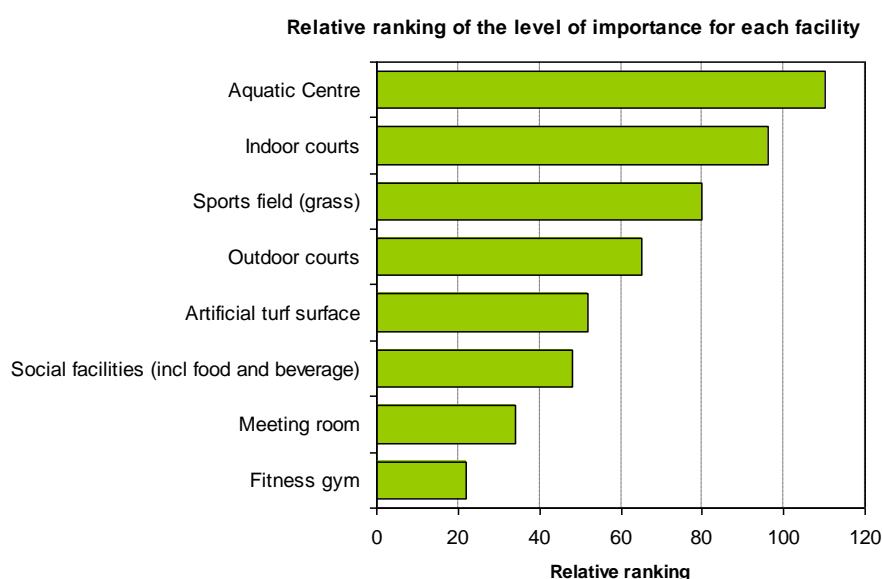
6.1. Residents questionnaire feedback

The following is a summary of key points from interested residents who returned questionnaires. Please note this was NOT a random sample survey and percentages relate to these respondents and are not applicable to the wider community. An analysis of the profile of the respondents indicates a large proportion are currently involved with sport either directly or through other household members:

- 71 respondents completed the community questionnaire
- 55% were females, 76.8% fell within the 30 – 59 year old age groups and 82.4% work on either a full-time or part-time basis
- 72.5% were from Wanaka township
- 77.5% of respondents, or members of their household, are members of one or more sports club. The key sports that respondents, or members of their household, are club members of, were: football and netball, followed by basketball, rugby, and swimming
- Nearly all (96.7%) respondents indicated that they or members of their household would use the new sports facility.
- Ten respondents suggested that the Council should 'get on with it' as the community needs it [WSF] now

Key findings from the responses received regarding the facility mix include:

- The Aquatic Centre and Indoor Courts had the highest number of respondents who considered these facilities to be 'Very Important' (55 and 43 respondents respectively).
- The Fitness Gym has the highest number of respondents (7 respondents) who thought this facility to be 'Not at all important'.
- Overall, none of the facilities that respondents were asked to rank were considered unimportant (if adding together the ranking assigned to each level of importance, i.e. Very Important = 2, Important =1, Neither Important or Unimportant = 0, Unimportant = -1, Not at all Important = -2).



- 25 respondents considered a number of other facilities should be included at the WSF. 5 respondents suggested that a trampolining room with foam pits should be included for snow sport training.
- 47 respondents provided comments or suggestions on the facilities at the proposed WSF. The key requirements or comments for each of the proposed facilities were:
 - Outdoor courts - floodlights, public hoops and viewing areas
 - Sports fields – should include football fields, viewing areas and floodlights
 - Artificial turfs – hockey turfs (particularly full-sized) and floodlights
 - Fitness Gym – not needed as already well catered for in Wanaka
 - Aquatic Centre – size of the pool needs to be considered
 - Indoor courts – needs to cater for a variety of codes now and into the future
 - Social facilities – need café / option of healthy food and catering
 - Meeting rooms – divided between whether the meeting room should only cater for club meetings (i.e. small in size) or it should be a conference facility (i.e. larger in size / break out rooms)

6.2. Focus groups with school age residents

School age residents were also consulted through three focus groups (with year 6, year 9 and year 13). Their perspective on needs regarding new facilities included:

- the priority winter recreation activity was skiing and snowboarding for all ages
- the priority summer recreation activity was swimming in lake/pool for all ages
- the college gymnasium is always booked, so nowhere [indoors] to muck around with friends

Their perspective regarding new facilities needed in Wanaka included:

- the Aquatic Centre was the clear priority
- more indoor facilities including courts, trampoline and foam pit, dance space or studio and fitness centre
- an ice rink also featured
- athletics (track and field)
- covered skate area
- bike park for primary school aged residents because teenagers dominate existing one
- the facilities should be environmentally friendly
- lockable lockers
- playground with flying fox
- outdoor picnic/barbecue area
- stage for music events that are too big for the Lake Wanaka Centre

6.3. Organised sport membership trends

The overall trend for organised sport membership within the Wanaka community over the past five years has been for increases across most sports that have provided data. The sports are also projecting increases in membership over the next five years. In discussions with the sports codes the projected increase is based on both population increase and on improved facilities attracting new membership.

NB: In November 2010 a survey by Dave Buckingham from Wanaka Tennis Club obtained membership information from local sports clubs. These have been included as appropriate and highlighted (*italics*). Junior members are under 18 yr olds, and projected membership is for the next 20 years.

Table 1: Membership of sports organisations in Wanaka

Name of Organisation	Current fee-paying membership?	Membership 5 years ago, and why has it changed?	Projected membership in 5 years' time and why?
OUTDOOR COURTS			
Wanaka Tennis Inc	400	200	Unknown (<i>500 in 20 yrs time</i>)
OUTDOOR TURF			
Wanaka Associated Football Club	200	160. Growth in football in general as well as adding younger players to the club.	230. Football has been steadily growing in NZ for some time. In addition we are starting spring football and futsal has recently been added to the club.
Upper Clutha Hockey Club	64 players (49 juniors & 15 seniors)	Approx. 100 players	<i>169 juniors & 96 seniors (or more if full-size turf available) by 2030</i>
<i>Cricket</i>	<i>80 juniors & 22 seniors</i>		<i>150 juniors & 33 seniors</i>
OUTDOOR OTHER			
Wanaka Skate & BMX Club	195 on Facebook page	About the same	1000 depending if facebook is still around
Bike Wanaka Inc	60-80	40	200- Club currently working to increase profile and provide more events and places to ride. Recreational MTB as growing at a rapid rate in NZ.
Wanaka Croquet Club	30	25. Advertising and recruitment efforts	30, continual recruitment effort needed to replace aging membership
INDOOR COURTS			
Netball Upper Clutha	41 teams (12 Primary, 6 intermediate, 23 senior), approx. 410 players		
Pioneer Netball Club	3 teams	More players playing then. Several ex-club members have left and expressed their frustrations of lack of indoor training facilities and the resulting existence of late night games.	5 teams but if more indoor courts could be 7-8 teams.
Wanaka Basketball Club	13 teams <i>In addition school basketball had 16 mini-ball teams and 2 college teams.</i>	10 men's teams and 12 women's teams. Today we are less at 7 men's and 6 women's teams. This is due to having to fit many games into each night we were allocated gym time with some games not starting till 10pm and finishing after 11pm week nights. Also have to pay for venue – have been unsuccessful in obtaining any grant funding the past 2 years.	I would expect to see team numbers back to 12 teams for men and 12 teams for women. <i>4 junior teams & 24 senior teams in the basketball Club. School basketball teams based on school rolls.</i>

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Name of Organisation	Current fee-paying membership?	Membership 5 years ago, and why has it changed?	Projected membership in 5 years' time and why?
INDOOR OTHER			
Wanaka Snowsports Club	365	200 growth in winter snow sports facilities in the region	400-500, expect continued growth for Wanaka as a hub for winter snow sports
Aspiring Gymsports Club	70-100 gymnasts participating each term (we are busier in winter) in 9 x 1 hr classes	60 - 70 gymnasts. We are limited by coach availability and physical space limiting the number participating in a class. We have had 90% of our classes full for several years now. We are a popular recreational choice with the 4-9 year old age group and many of our gymnasts have registered after a recommendation from someone already at the club.	As a non-profit organisation (incorporated society) we keep our fees as low as possible (i.e. just to cover our overheads and purchase of new equipment). We have only increased our fees once in the last three years (by \$5 - aligned with the GST increase). We need to keep it affordable for our club members (or their parents!)
<i>Badminton</i>	<i>15 juniors & 15 seniors</i>		<i>30 juniors & 30 seniors</i>
<i>Futsal</i>	<i>112 juniors & 96 seniors (14 jnr teams & 12 snr teams)</i>		<i>200 juniors & 200 senior players</i>
AQUATICS			
Wanaka Swim Club	60	35. Promotion of the swim club	100 if we were to have bigger and better facilities allowing more of the children in our community to swim

6.4. Organised sport needs assessment

Feedback indicates that Wanaka is still strongly seasonal in the operation of organised sport. In winter this is complicated by the snow season drawing participants away from weekend activity in the traditional organised winter sports. However, sport is increasingly becoming a year round activity elsewhere in New Zealand. Basketball in several regions already operates in all 4 school terms with little differentiation between 'winter' and 'summer' terms and the summer low demand period for indoor facilities is shortening. This year-round activity may become more commonplace in Wanaka in the future. However, feedback from sports organisations would indicate that this is unlikely in the foreseeable future.

The strong seasonality of participation patterns in organised sport means that the sharing of sports fields by summer and winter codes is still viable. In the future it is likely that there will be pressure on some fields from use for sport activities not currently offered in Wanaka such as summer football.

The limited supply of indoor court space means that netball and basketball have been forced to schedule games to start as late as 9:30 p.m. on a regular basis including games involving school age players. This is very late in the evening by national standards and is likely to have suppressed participation because of the inconvenient timing and compound that by the requirement for some teams to travel home to Cromwell and even Arrowtown after the game. The recently completed Netball NZ Facilities Strategy has a guideline of 20 winter based netball teams per court as the desired level of provision in a facility dedicated to

netball use. A netball facility with 30 netball teams per court is assessed as operating at full capacity. Based on current demand of 41 netball teams and 31 basketball teams there is current demand for 3 courts at the preferred level of provision.

Table 2: Summary of Likely Sport Use and Need Assessment

Name of Organisation	Likely Use of WSF	Assessment of need
Wanaka Tennis Inc	Occasionally use of outdoor courts when additional courts are required for tournaments. Winter use of any indoor court capacity on a bookings basis	The tennis club is particularly interested in potential use of the indoor court facility for tennis. Currently the club operates year-round at its existing courts. The artificial court surfaces preferred for indoor tennis are compatible with some sports such as Futsal and lower grade netball. However, sprung wooden floors used for higher-level netball, basketball and volleyball are not suitable for use by tennis. There will be need for neighbourhood provision of a tennis court available at all times for casual use by the residents in the local area.
Wanaka Associated Football Club	Assuming higher quality fields are provided at WSF then football will fully utilise during the seasonal competition and pre-season training in preference to lower quality fields elsewhere in Wanaka. A floodlit field would have significant additional use for training and in the future night games. The club would utilise social facilities, storage, changing room and ablution facilities as its "clubrooms"	Football has grown to be a significant sport in Wanaka. The quality of field surface has significant impact on the quality of game experience for players. Currently football lacks a high quality sports field with clubrooms, changing rooms and toilets. The WSF would provide football with a comparable level of service to that of many other sports active in Wanaka such as rugby and cricket. Futsal is growing rapidly in New Zealand and Wanaka is catching up with this trend. The additional indoor and outdoor courts planned in the WSF will enable Futsal to grow and operate efficiently with several games happening concurrently like other court based sports. Futsal will also
Upper Clutha Hockey Club	Hockey would move entirely to the WSF if a suitable sand based artificial turf surface was provided. Main use would be for team practices during the pre-season and winter competitions. In addition, the hockey club would use the surface for small sided social competitions and hockey games for its most junior grades.	Field Hockey requires an artificial turf surface to play on. The full-size artificial turf at Cromwell meets the needs for competition hockey in Central Otago. An additional full-size turf would threaten the viability of the Cromwell turf. Accordingly, the Upper Clutha Hockey Club has a need for a local practice facility in Wanaka that is of sufficient size to practice penalty corners and enable small sided games to be played by its junior grades. Ideally, the surface should be the same as the full-size turf at Cromwell which is currently a sand based turf and likely to remain so rather than a water turf because of the icing issue. Currently, the hockey club uses the part size turf located at the former primary school site in Warren St for training and practices. Access to this turf is unrestricted at present but access is likely to end when ownership of the former primary school site transfers to a new owner at some point in the next few years. The new artificial surfaced courts at the new Wanaka Primary School could be an option to meet this need. However, it currently lacks floodlighting which is essential for effective use of the surface for evening training and is uncertain as to ability to gain resource consent for floodlights. Provision for a part size sand based artificial hockey surface should be included. The WSF would provide hockey with clubrooms, changing rooms and toilets that are not available at its current site. Hockey would then have a comparable level of service to that of many other sports active in Wanaka such as rugby, cricket and tennis.

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Name of Organisation	Likely Use of WSF	Assessment of need
Wanaka Skate & BMX Club	Move some of the club activities if a suitable skate and BMX facility	Wanaka has a substantial skate park in a high profile central location in Wanaka. However, the Club lacks a half pipe structure that is planned for Pembroke Park. The half pipe structure would occupy an area about the equivalent of half a tennis court. The preferred solution is to develop the half-pipe as an extension to the existing major skate park on Pembroke Park rather than fragmenting provision on two sites. However, skate and BMX facilities are popular and would provide a significant informal recreation option at WSF. Some small scale neighbourhood facilities could be included as part of the casual recreation provision at WSF.
Bike Wanaka Inc	Bike Wanaka would move some of its activities to WSF such as use of meeting rooms, social area and training facilities	<p>Bike Wanaka recognises it has an excellent facility shared with skaters at Pembroke Park. However, it is advocating for a "Kids MTB track" around the outside of the new park, a half pipe structure outdoors and an indoor foam pit for both skiers and MTBers to practice jump tricks. Provision for a limited scale MTB track as part of an integrated provision for skate and bike activities will increase the attractiveness of the Park to these users, some of whom may not participate in organised sport. Provision for these activities will also provide a local informal recreation option within the new community forming around the Park.</p> <p>Provision of a foam pit within the indoor facility and shared with other user groups will meet the needs of both general participants and the training needs of high performance trick bike athletes.</p> <p>The WSF would provide Bike Wanaka with a social area/members lounge/clubrooms and meeting rooms that are not available at the skate park in Pembroke Park. Bike Wanaka would then have a comparable level of service to that of many other sports clubs active in Wanaka such as rugby, cricket and tennis.</p>
Wanaka Croquet Club	Move some training activities to use the sand based artificial turf surface for winter training	The present croquet lawns are closed for the winter to protect the surface. The sand based artificial surface could meet the need for an occasional winter training facility - either without modification simply for shooting practice or with some means of installing one or more croquet hoops.
Netball Upper Clutha (NUC)	NUC would move its competitions entirely to the WSF. This would include NUC senior games currently played indoors at the Mt Aspiring College/Community Gymnasium on a Thursday and Friday night plus all junior games currently played on the outdoor courts at the College on Saturday mornings.	<p>Currently NUC has been forced to use demand management measures such as shortening games from 60 min to 40 min to accommodate its competitions within the time available at the College gymnasium. Warm-ups and warm downs have to be undertaken outdoor courts which are very poorly lit because of the restricted time available having to be used for games. This is well below the level of service provided at many other netball centres in the wider region.</p> <p>The relocation of netball to a new facility with more indoor courts reflects a trend throughout the country of netball increasingly being played in indoor facilities, mostly on sprung wooden floors. Training and playing indoors is essential for player development, particularly those who wish to progress to representative and higher levels of netball. Playing indoors changes the expectations of players and their supporters. Provision of the equivalent of two indoor courts dedicated to netball use is needed for the sport to continue to prosper and for NUC to offer comparable levels of service compared to other sports such as basketball and other netball centres in the region.</p> <p>The WSF would provide NUC with a social area/members lounge/clubrooms and meeting rooms that are not available at the College gymnasium and outdoor courts. NUC would then have a comparable level of service to that of many other sports active in Wanaka such as rugby, cricket and tennis.</p>
Pioneer Netball Club	Move entirely	The Pioneer Netball Club provides a useful insight into the impacts of the shortage of indoor court capacity in Wanaka. The club is forced to rotate its 3 senior teams between outdoor training and

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Name of Organisation	Likely Use of WSF	Assessment of need
		<p>indoor training because the time available for team training is restricted to 1 hour per week.</p> <p>The WSF would provide Pioneer Netball Club with a social area/members lounge/clubrooms and meeting rooms that are not available at the College gymnasium and outdoor courts. The Club would then have a comparable level of service to that of many other sports clubs active in Wanaka such as rugby, cricket and tennis.</p>
Wanaka Basketball Club	The Basketball Club would move its competitions entirely to the Wanaka Sports Facility.	<p>The limited time available in the College gymnasium is insufficient for the Club to run full length games and have practice time for all our teams and players. The decline in participation in basketball is contrary to the national trend of increasing participation in the sport (registered membership has doubled over past decade). This should at least in part be attributed to the limited court capacity forcing late evening games to be scheduled. The Club cannot hold club events/tournaments because of the College policy regarding no food, drink, or alcohol in the gymnasium. Provision of the equivalent of one indoor court largely dedicated to basketball use is needed for the sport to prosper.</p> <p>The WSF would provide the Basketball Club with a social area/members lounge/clubrooms and meeting rooms that are not available at the College gymnasium.</p>
Wanaka Snowsports Club	Move some of our activities	Could possibly use facility for club meetings
Aspiring Gymsports Club	The Club would use the sports hall for one off events such as displays and our annual competition. Current weekly use is 10-12 hours per week in school term time, in 'after school' hours.	The Club is currently sharing activity space with other users. This requires the set up and take down and storage of their equipment. This is inefficient in terms of volunteer time and has health and safety risks regarding the movement of equipment. Increasingly around New Zealand dedicated gymnastics centres are being developed with equipment permanently set out to eliminate these issues. Gymnastics like swimming and athletics is a foundation sport for developing fundamental movement skills in children. There is a need to plan for the inclusion of a gymnastics space within the Wanaka Sports Facility. Initially this would be for recreational gymnastics which requires limited equipment. In the future a dedicated gymnastics space is likely to be required as part of a further development of the WSF.
Wanaka Swim Club	Move entirely	The Club has outgrown the current facility and are unable to grow as a club.
Snow Sports NZ	Move entirely	Snow Sports NZ currently shares temporary office premises with HPSNZ Winter Programme staff. Snow Sports NZ are keen to share premises on a similar basis at the WSF.

All sports known to Council and/or Sport Central Otago with an active group or club in Wanaka were offered the opportunity to respond to questionnaires and meet with the Recreation Planner. Several sports did not take up the opportunity. The Recreation Planner had a phone discussion with the president of the Squash Club who indicated that the club would remain at its current site and facility.

6.5. Centre of Excellence for Sport

Locating a Centre of Excellence facility in Wanaka close to accommodation and other services is preferred by High Performance Sport New Zealand (HPSNZ). Being part of or close to the Wanaka Sports Facility hub is also preferred because of the cost benefits of shared use of community facilities.

The HPSNZ Centre of Excellence will be a significant economic generator for the Wanaka community through attracting longer stay visitors (athletes and supporting professionals) as well as some staff as permanent residents. The HPSNZ Centre of Excellence will provide enhanced development opportunities for talented athletes from the Upper Clutha and wider regional resident population to progress through to the highest levels of their sport. There are likely to be benefits to Mt Aspiring College in adding value in its sport programme.

What became apparent during the consultation with HPSNZ was the need on a few occasions during the snow season to relocate back to the indoor facility at short notice when the mountain closes. Advice from HPSNZ is that this “on demand” use of facilities by high performance athletes would be the exception rather than the rule. Most use would be programmed and booked just like any other hirer. Therefore, it would be viable to share these facilities with general community use such as the gymnastics club. On rare occasions HPSNZ and other high performance programmes may need these facilities on demand for short periods particularly during the snow season. This would be planned within the HP programme and an arrangement with the gymnastics club to be “bumped” during this period could be arranged.

The HPSNZ winter programme would have a peak load of 40 athletes using the Centre of Excellence at the Wanaka Sports Facility. The HPSNZ programme operates all year round. However, major use for the winter programme is from May to October. In the summer months (October to March) it is envisaged that other HPSNZ groups from other sports such as triathlon will utilise the facility with the altitude training possibilities at the Snow Farm as a big draw card. The land footprint for the Centre of Excellence is relatively small being estimated at between 1,000 and 1,200 m² including the equivalent of a netball court for the indoor activity space as well as offices and other ancillary spaces.

Centres of Excellence used by HPSNZ programmes elsewhere in the country have received capital grants from Central Government and Local Government to support their establishment. HPSNZ also contributes towards operational costs through leases and facility hire arrangements.

6.6. Woodward Camp

There is an initiative to develop a Woodward Camp in Wanaka. This is a commercial venture and is seeking to be located close to the WSF. The ideal solution appears to require approximately 5 ha of land to provide for indoor and outdoor facilities and tracks. However, discussions with the Woodward Project Manager indicates that 1 ha of land will be viable for provision of the intensive use areas, mostly indoor facilities with other tracks provided further afield. The Woodward Camp, would be a significant economic generator for Wanaka through attracting longer stay visitors (athletes and supporting professionals) as well as staff as permanent residents. The Woodward Camp could also provide enhanced development opportunities for talented athletes from the resident population to progress through to the highest levels of their sport.

Clustering the Woodward Camp alongside the WSF has potential to deliver added value for both facilities by creating a major activity hub. Fortunately there is land adjacent to the WSF site that is available for purchase and presents an ideal opportunity for the Woodward Camp to locate next door. Inclusion of the Woodward Camp on part of the WSF site has been considered and is not recommended because:

- The land has been taken by Council for community sport and recreational purposes as part of the usual development contributions approach to new developments.
- WSF site is limited to 5.5 ha and meeting identified community needs will take up the available land.
- Providing exclusive use of at least 1 ha of public recreation land for a commercial activity such as the Woodward Camp is difficult to justify compared to providing land for not-for-profit use by community sport organisations.

6.7. Fitness Centre Facility

The inclusion of a fitness centre is a strong trend in large integrated complexes developed in recent years similar to the Wanaka Sports Facility concept. The facility mix for the planned aquatic facility was determined in a study completed in 2008 and is not repeated here.² The facility mix in the 2008 report included a fitness centre as a priority component. The timing of development of a fitness centre could be part of the initial development or could coincide with the planned development of the aquatic centre. The fitness gym will be accessed from the main reception concourse and include:

- weights, cardio and exercise class spaces
- changing rooms and ablution facilities that are additional and separate to other change facilities in the complex

7. Policy Specification

This section of the report describes the purpose, objectives, and use hierarchy of the planned WSF.

7.1. Purpose and Objectives of the WSF

The primary purpose of the WSF is to provide a facility that will increase community participation in regular sports activity and informal recreation including pay as you play by Upper Clutha residents and to enable residents to develop their skills and abilities. The intention is for the WSF to become the hub for "built sports" for the Wanaka community whilst sports with less intensive use i.e. those using sports fields or larger areas of land will operate at other parks and reserves in the Upper Clutha area. "Built sports" are those requiring significant capital investment such as indoor sports, aquatic sports and those using artificial surfaces. This approach is driven by the decision of Council to locate the future aquatic centre at WSF and the on-going economic and social benefits of co-locating other major capital facilities within an integrated complex. The intent is for the WSF to become a significant social hub for residents in the Wanaka community, particularly those living within close proximity to the facility.

The WSF will also be a neighbourhood park for the immediate residential population and this has been considered in the proposed mix of facilities and activities such as the inclusion of a playground and outdoor court area available at all times for informal casual use.

Tourism Lake Wanaka and the Wanaka Chamber of Commerce have advocated for including capability for spectator events as well as for large flat floor events such as a major dinner function in the design of the facility. Schools in Wanaka will also use the facility for events where a larger capacity than their own facilities or the Lake Wanaka Centre can accommodate such as Mt Aspiring College for prize-givings (seating capacity for 450

² Review of Usage Projections and Facility Mix for Wanaka Aquatic Complex report (August 2008) was prepared for the Wanaka Aquatic Centre Working Party

persons). It is recognized that events will bring in significant revenue for the facility and may become critical to maintaining the affordability of the facility for community sport users. A balance is required between the needs for revenue from events and continuity of access for community sport activities. The balance will be determined by the policy settings of Council regarding financial performance of the facility.

The objectives of the WSF in keeping with the above rationale are:

1. To provide for regular and consistent access for community sports participation (comprising competition, development, training and practice activities) as the priority use of WSF
2. To provide a vibrant sporting and social hub for community life
3. To complement existing provision for sport and recreation in the District and wider region
4. To provide an environment that meets the foreseeable performance requirements of sport and other hirers and is attractive and comfortable for participants and their supporters
5. To provide affordable access to the facility for users over the life of the facility by minimising operational costs through quality design and construction
6. To manage the facility in a sustainable manner and to ensure maintenance of the facility
7. To provide spectator facilities to meet the needs of inter-club sport and community events
8. To complement the event venue purpose of the Lake Wanaka Centre.
9. To support high performance sport in Wanaka (with use on a full cost recovery basis)

7.2. Proposed Use Hierarchy for Main Sports Hall

The following activities are the suggested uses of the main sports hall in the WSF that are consistent with the purpose and objectives as above. Changes to these suggested principles may be required over the useful life of the facility and will need to be negotiated and mutually agreed with any current users. However, it is recommended that Council reserves the right to reallocate access with reasonable notice.

The suggested use during school terms is:

1. Games as part of regular indoor sport club competition leagues or social leagues (all grades and formats)
2. Regular sports development, training or practice by regular hirers including 'pay as you play'
3. Major sport tournament or sports festival use outside the regular sport leagues³ In addition, the annual tournament week for national secondary school championships which occurs during term 3 of the school year would take priority over the above priorities.
4. Ad hoc hires for participation events or training
5. Non-sporting or physical activity purposes

Exceptions to the above suggestions would be arranged with agreement of regular hirers of the booked time involved.

³ Where notification of dates occurs prior to confirmation of competition and social league dates for the coming season

Use during breaks between school terms would be by negotiation. We would anticipate that major sport tournaments or sports festival use would usually take precedence over other uses.

8. Facility Mix

The projected growth in resident population by over 50% or an additional 5,260 by 2031 has been factored into the initial development and future proofing of the site and facilities. The similarity of current population of the Upper Clutha to that of the Wakatipu Basin when the Queenstown Event Centre opened in 1997 has been factored into the recommended facility mix described below. Contemporary trends in provision have also been considered as well as the unique aspects of the Wanaka community and its alpine setting.

8.1. Functional Specification

The functional specification describes the purpose and scale of various spaces needed to meet the requirements of users. The specification provides sufficient detail to guide refinement of the concept design including key features of the facility to make it capable of hosting interclub level sport.

8.1.1. *Indoor activity spaces*

Key components of the activity spaces in the indoor community sport facility include:

- A sports hall with 3 netball/ basketball courts with provision to expand to 5 courts in the future and accessed from the main concourse
- A shared space dedicated for use by gymnastics and the centre of excellence with a floor area approximately equivalent to a netball court accommodating an indoor dry slope, 2 x foam pits, 2 x trampolines, harnesses for aerial awareness, 30 m sprint track and run-off, gymnastics exercise floor and some gymnastics equipment.
- Retractable seating tower for spectators located at one end of the sports hall to provide side on viewing of the main court (additional 2m length to sports hall to accommodate tower)
- Future aquatic centre that will be accessed from the main concourse
- Future fitness gym with weights, cardio and exercise class spaces accessed from the main concourse

8.1.2. *Outdoor activity spaces*

Key components of the outdoor activity spaces include:

- a full size No. 1 football field with a high quality turf and floodlights
- a play space available at all times for casual public recreational use
- an outdoor paved or artificial turf court area available at all times for casual public recreational use
- a sand filled artificial turf area of 60m long by 40m wide. This area will be fully fenced and floodlit area. This same area can be used by several codes including hockey, tennis, netball, basketball and futsal football:
 - markings and goals for a part size hockey field (approx. 1/3 of full size with run-off safety space) for nursery level and social hockey and a full-sized shooting circle for practices.
 - markings and poles for 3 netball courts in side by side configuration
 - markings and mobile frames with nets for 3 - 4 tennis courts in side by side configuration
 - markings and goals for Futsal

- the all-weather surface is likely to be used at times by senior football and rugby for training activities when not already booked by the main users
- safety margins/ run-off for above codes are included within the area
- storage for roll away tennis nets, Futsal and hockey goals beyond safety run-off areas is included within the fenced area
- a wide perimeter track that connects with the local cycle and walkway network. This may include a fitness trail with exercise stations at intervals around the track and possible use for training purposes such as off-season cross country skiing
- if land is available, develop a part-size or full size No. 2 football field for games and training with floodlights (this is likely to be interim use of land that will be used for more intensive uses such as extension of built facilities or possibly grass replaced with artificial grass surface in the future)

8.1.3. Core support facilities

Key components of the core facilities within the main building include:

- Upper level members lounge overlooking main sports hall and if possible the number one field
- Possibly an additional function room with shared food and beverage services with members lounge
- Meeting /seminar room dividable into two smaller meeting spaces
- Provision for vending machines within concourse area
- Provision for café on main concourse, when demand warrants
- 2 changing rooms and ablution facilities for use by outdoor users
- 2 changing rooms and ablution facilities for use by indoor court users
- 2 changing rooms and ablution facilities for use by gymnastics users (use for events by arrangement)
- Aquatic facility change rooms will be additional and separate
- Fitness gym changing rooms and ablution facilities will be additional and separate
- Storage with direct access to the main sports hall for equipment used in the main sports hall
- Storage with direct access to the outdoor areas to store equipment used in these outdoor areas

8.2. Centre of Excellence for Sport

Facilities for exclusive use by the HPSNZ at Wanaka include:

- Staff offices for 15-20 people
- Treatment rooms
- Athletes change, locker and ablutions area
- Athletes lounge with kitchenette for relaxation
- Equipment store and repair space (large enough for snow equipment and bikes)

Community facilities in which the HPSNZ would book time include:

- Meeting/seminar room
- A gymnasium with a floor area approximately equivalent to a netball court including space for 2 x foam pits, 2 x trampolines, harnesses for aerial awareness, and if feasible an indoor 30m dry slope.
- 30m indoor sprint track
- 25 m lane pool, this is not critical but useful to note that the new aquatic facility should consider 8 lanes if HP camps and other sports are to consider using the facility without upsetting the local sport and recreational use.
- Hot and cold pools
- Some deep water of approximately 2 m depth within the pool
- Outdoor 400 m grass running circuit is desirable but not essential

- A covered or indoor skate bowl and ramp would be advantageous

Facilities that can be co-located for shared for economies and scale include:

- Reception, office systems such as computer networks, networked printers, staff locker room with toilet and shower, etc.
- Set back reception in concourse to allow business/retail space at frontage for Physio and other sport related businesses providing income opportunities.
- Parking

8.3. Future proofing the facility mix

The concept of just-in-time development staging for the new facility will deliver benefits in terms of appropriate scale of investment. However, to future proof the facility the layout of the site needs to ensure that expansion of the indoor facility through the extension of the facility to add more courts and other indoor spaces is essential.

It is challenging to be able to accurately predict what activities will become popular beyond the foreseeable future. These could be well-established sports and recreation activities, or derivatives of these activities or yet to be invented activities.

Through careful planning many of these activities could be accommodated in the future extensions to the indoor facility and/or surrounding park and use the core facilities and services that are in the initial development such as main reception, food and beverage services, change rooms and retail/merchandising. Some services such as changing rooms and ablutions may require additional provision as part of these extensions.

Further specialised indoor activity spaces may need to be added in the future such as a dedicated table tennis hall or squash courts. Inclusion of a main concourse providing access to the main sports hall and other activity spaces including those not yet conceived as needed is a critical element in this future proofing. There may be part of this concourse that is redundant and is not included in the early stages of development or is used for an alternative purpose that needs a long narrow space such as indoor cricket nets or shooting range or even used for table tennis. In the long term this concourse will become the main spine providing access to activity spaces on both sides. An upper level on this concourse would provide for viewing into the activity spaces for supporters and spectators.

8.4. Detailed specification of main building

Table 3: Functional specification of main building

FEATURE	RECOMMENDED LEVEL OF PROVISION
Main Sports Hall Floor Size:	An efficient 3 court layout with 4 m safety run-off areas around courts with 6m separations between courts in side by side layout. Provision for storage of retractable seating tower along end wall (to side of one court) requires an additional 2 m in length of the main hall. plus 2m circulation along length of main sports hall. Main sports hall will have a floor area of approximately 2,720 m ² (40 m wide by 68 m long). This may be slightly reduced if circulation is achieved through a corridor outside of main sports hall reducing the span to 38 m.
Gymnastics/ Centre Of Excellence Space	Floor area of approximately 1,000-1,200 m ² to accommodate shared space dedicated for use by gymnastics and the centre of excellence with space for 2 x foam pits, 2 x trampolines, harnesses for aerial awareness and an exercise floor (12 m by 12 m) for gymnastics and other users (e.g. martial arts). Some other gymnastics equipment set out most of the time. If feasible an indoor 30m dry slope.

FEATURE	RECOMMENDED LEVEL OF PROVISION
Flooring:	<p>The floor is the key feature of any indoor sports facility and care needs to be taken in selection of the floor. There are also significant cost implications depending on the performance required of the floor.</p> <p>DIN rated sprung wooden floor able to withstand vehicle and scissor lift loadings through use of under laid battens or similar system. The wood must be of good quality and durable (thickness).</p> <p>Permanent court markings would be provided for community courts for netball, basketball and volleyball only. Markings for different court layouts for tournaments or feature court configuration would use temporary application of tape.</p> <p>The smaller separations of community and commercial format indoor sport compared to national standard courts means multiple layouts of mounting and fixing points for poles for netball and volleyball should be installed in the floor to maximise future use options and flexibility. In addition, basketball requirements for movable backboards will need to be considered.</p>
Main Sports Hall Ceiling Height:	<p>9.0m clear unobstructed height for the entire area of the main sports floor and Gymnastics/ Centre of Excellence space</p> <ul style="list-style-type: none"> Volleyball has advised that 9.0 m for national tournaments is preferred but 7 m for club volleyball is acceptable. Netball clear height is 8.3 m. Basketball clear height is 7.0 m.
Dividers:	<p>Ideally the main floor should be able to be divided so that a netball or a basketball court can operate concurrently or an equivalent area for volleyball can operate at the same time as either netball or basketball on the second court.</p> <p>Solid curtain divisions from floor to at least 3 m height with netting above 3m to close to ceiling between courts to prevent visual and loose ball interference between courts.</p> <p>A recent innovation is development of technology to enable the use of drop down netting anchored to the floor to convert the facility to commercial format indoor netball, indoor cricket and indoor soccer. The roof structure will need to make provision for hanging these nets and their winches and associated wiring.</p>
Equipment (Score benches, Poles and Backboards):	<ul style="list-style-type: none"> Removable poles for netball and volleyball. Retractable backboards for basketball. Movable backboards for miniball and other formats of basketball using smaller court areas. 3 score benches shared by netball and basketball and power sources for equipment on benches.
Electronic Scoreboard:	<ul style="list-style-type: none"> An electronic scoreboard with shot timer, game time and team scores on wall at each end of each court (i.e. 4 units).
Seating:	<p><u>Participation centre format:</u></p> <p>Provision of floor space for 2 lowest rows of seats in a tower of moveable retractable seating to be rolled out without interfering with safety run-off or circulation.</p> <p><u>Event centre format:</u></p> <p>One tower of seating located at end of the facility and mezzanine floor providing a combined capacity of up to 450 seats. Lowest tier seating to be sufficiently elevated to provide clear view over any additional temporary seating or corporate areas set out on floor of facility.</p> <p>One court will be occupied by the seating on side of the feature court when it is rolled out for spectator games and other events. This requires the floor to be able to cope with the weight loading of the seating tower travelling into position and weight load of spectators when in use.</p>
Lighting:	<ul style="list-style-type: none"> Lighting to 1,100 LUX illumination at floor level consistently across entire court area. Full control over natural light levels over courts. Separate switching and dimming to

FEATURE	RECOMMENDED LEVEL OF PROVISION
	<p>enable flexibility in using banks of lights.</p> <ul style="list-style-type: none"> Use of natural light desired but defused (with no direct sunlight visible from main floor at any time of day or season). Preferred that globes are positioned so they can be safely accessed for maintenance and renewal from the roof structure eliminating the need to use cherry pickers.
PA System:	Suitable for general communication throughout main building and for commentary at events.
Acoustics:	<ul style="list-style-type: none"> Provide adequate acoustic surfacing for activity noise and PA system. Minimise the transfer of noise from inside the building to outside and vice versa e.g. rain on roof.
Toilets:	<ul style="list-style-type: none"> Toilets to planning authority standards for normal participation occupancy. Portable toilets to be used for one-off events exceeding this capacity.
Storage	<ul style="list-style-type: none"> Basketball – storage for approximately 2-6 movable backboards Volleyball – storage for 6 pole and net sets and storage for 6 large umpire stands Netball – storage for 6 poles Storage for 3 score benches for shared use by court sports Plus all have miscellaneous equipment storage needs Storage for gymnastics and Centre of Excellence
Change Facilities	<ul style="list-style-type: none"> 2 x secure change rooms with access to a minimum of 6 showers and 2 toilets each with good access to main indoor court area. 2 x umpires/ referees rooms with toilet and shower in each Access corridor from 2 x team and 1 x referee change rooms opening onto outdoor field and can be locked off from rest of facility. 2 x change rooms and 2 showers and 2 toilets each for use by gymnastics users (use for events by arrangement) Staff change room with lockers, toilet and showers
Reception/ entrance and concourse:	Entrances at both ends of concourse with reception at one point on concourse for normal operation. Reception to have a direct view of both entrances and into main hall for supervision purposes.
Lounge	Members lounge for maximum of 250 pax and able to be divided into two separate areas with moveable wall so a members lounge is available except in exceptional circumstances
Meeting /seminar room	Room for maximum of 40 pax that can be able to be divided into two separate areas with moveable wall
Offices:	<p>Two offices for use by hirers as activity control centres located on ground floor (preferred that all have view of main floor). One in use at any one time, other in readiness mode or set up of entering hirer or take down of vacating hirer.</p> <p>Facility management offices (2)</p> <p>Offices for 20-25 people including HPSNZ and possibly other sport organisations such as Snow Sports NZ</p>
Food & Beverage Service:	<ul style="list-style-type: none"> Provision for ease of access for externally supplied catering to main sports hall and other function spaces. Vending machines in concourse or café (including healthy food options). Kitchen with instant boiling water supply for hot drinks.

FEATURE	RECOMMENDED LEVEL OF PROVISION
	<ul style="list-style-type: none"> Chillers for food and beverage storage.
Car parking:	Car parking to planning authority standards for usual participation load with overflow parking for spectator events using the 450 seat capacity as guideline. The parking areas shall have a suitable sealed surface and all spaces are to be marked in paint
Security:	Satisfactory uninterrupted flood lighting of car parks that prevents shadowing from foliage and buildings.
Energy Efficiency	High thermal insulation efficiency is essential. Optimise use of natural light.
Power	Separate power metering for any tenants
Appearance and Cladding	Minimise the “bulk” of the building through use of subdued/recessive colours that will blend with the surrounding area is suggested.

8.5. Transport and Parking

Parking provision to be specified when visitor load is settled.

8.6. Energy, Water and Resource Efficiency

It is proposed that this building should be energy, water and resource efficient and where possible should be built of materials that do not harm the environment or the people who will use it. A healthy indoor climate should be provided. It is envisaged that the design will reflect environmental and sustainability principles throughout.

- Simple solutions and passive systems are preferable to high-tech options.
- The building should be inviting and safely accessible for all people including children, older persons and those with disabilities. The design should result in a building that is adaptable to changing uses, durable and easy to maintain.
- The building shall have a long design life, and a form and layout that are inherently flexible allowing for a variety of uses.
- Maximising the energy efficiency of the finished building should be a key factor when determining the form, orientation and materials of the building using passive heating, cooling and ventilation systems as much as possible in preference to air conditioning systems.
- Maximising the use of natural light and designing artificial light to complement natural light. All areas where people will have workstation requirements should have access to natural light and ventilation.
- Compliance with NZS 4243:1996 as a minimum using appropriate fixtures and fittings to reduce energy consumption where possible. Overall this building should not consume more than 150 kWh per m² per year (total energy use, including gas and any other fuels, but excluding passive solar energy). The maximum load for this building should not exceed 320 kWh where possible (excluding aquatic centre).
- Compliance with the AAA rating criteria for water efficiency in Australian Standard SAA MP 64-1995 as a minimum using appropriate fixtures and fittings to reduce water consumption where possible.
- The overall lifecycle costs (environmental and financial) should be considered when choosing building materials.
- The building should be designed to reduce waste generation during construction and operation.
- Where possible minimise storm water run-off from the site by reducing impermeable surfaces and by providing innovative storm water retention and treatment.
- The amount of construction earth works and vegetation clearance should be minimised as far as practicable.

- Ensure safe and appropriate access for all people to all facilities in the building. This includes providing a safe access route from disabled car parks to all public areas in the building and providing appropriate toilet and changing facilities.
- A consideration of solar hot water systems, skylights and/or photovoltaic cells in the roof design where there is sufficient north facing roof space.
- Improve the thermal efficiency of the building to exceed minimum standards where possible to reduce heating & cooling loads.
- Separate meters for main hall and ancillary sections of the building should be provided for.