

QLDC Council
29 September 2016

Report for Agenda Item: 8

Department: Property & Infrastructure

Development of sports fields at the Wanaka Recreation Centre

Purpose

The purpose of this report is to consider funding irrigation and turf works from Wanaka reserve improvement development contributions to establish sports fields at the Wanaka Recreation Centre in the 2016/17 financial year.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Agree** to include a new capital project to develop two sports fields at the Wanaka Recreation Centre with a budget of \$260,000 for the 2016/17 financial year.
3. Agree to fund Wanaka Improvement Development Contributions.
4. **Note** the requirement to include an additional \$40,000 per annum operational cost to maintain the new sports fields for 2017/18 and beyond.

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12/09/2016

Reviewed and Authorised by:



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19/09/2016

Background

- 1 The Wanaka Recreation Centre was opened to the public in July 2016. Later this year an artificial turf for hockey, netball and tennis will be completed, and an aquatic facility will be completed in 2017.
- 2 An area has been identified on the Wanaka Recreation Centre Masterplan (the masterplan) for two future sports fields but no funding has been identified in the 2016/17 Annual Plan or the 2015 – 2025 Long Term Plan for their development.

In accordance with the Council's currently agreed scope of works, the area shown for fields has been left in a 'paddock' state, not suitable for playing football or other ball team sports.

- 3 Information received from the Wanaka Associated Football Club shows that their under-18 player numbers increased from 159 in 2014 to 342 in 2016 – an increase of 116% in just two years. This trend is expected to increase in conjunction with the continued increase in Wanaka's population projections. These numbers do not include the senior men's teams, which have increased to three teams from one team three years ago, and the Mt Aspiring College teams who are now using Council reserves due to the increased capacity of the school.
- 4 Currently, organised football in Wanaka is played at Kelly's Flat and Pembroke Park. The five fields available at these grounds are currently at capacity and with the projected growth of football club members, it is anticipated that there will be a shortfall of field provision in the near future. It is expected that the irrigation and turf development of two fields at the Wanaka Recreation Centre will relieve the immediate pressure of football field provision in Wanaka, although further provision will need to be developed in the longer-term to meet future demand.
- 5 The current QLDC Parks Strategy (2002) states;

Wanaka while currently provided for has limited opportunities for developing further grounds, although the Showground would benefit from reconfiguration which may provide an additional winter field and separate training ground. There may be scope for sporting use of the adjoining Pembroke Park in future years subject to the management plan review identifying this as an appropriate use.

There is merit in looking to acquire land for sports ground development in the medium term (20 + years). The median growth projections indicate population growth to 7,100 (Wanaka Area Unit) people by 2021, although with a slightly increasing average median age. For this reason, and to assist Mt Aspiring College manage growth, it is recommended that future demand (short to medium term) for sports fields be accommodated on the south side of Aubrey Road on part of the Scurr Heights property.

- 6 The current strategy was developed 14 years ago. Since that time, the Showgrounds fields have reached winter capacity with rugby use, two fields have been developed at Pembroke Park for football use and are at capacity and in 2016 the Scurr Heights property was sold. There is now limited opportunity on Council land to further develop sports field capacity to meet projected growth.
- 7 A draft QLDC Parks and Open Space Strategy (2016) has been developed in conjunction with the Council and key stakeholders to respond to the increased growth of the District and the demands that this growth has on existing parks and open space provision. The provision guidelines in the draft Strategy state that a sportsground (providing a minimum of two full-sized sports fields) is required in development areas catering for more than 2000 households. An action within the draft Strategy identifies where open spaces could be added to the network and includes sportsgrounds in the Three Parks area, which alone is planned to provide approximately 750 additional households in Wanaka. Numerous other

subdivisions are either planned, in development or have recently been developed in the Wanaka area, including Kirimoko, Northlake, Peninsula Bay, Riverside Park, Scurr Heights and West Meadows.

- 8 Development contributions for reserve improvements in Wanaka of \$1,259,039 exist in Council's budgets, which have been collected via development. The requirement to increase sports field provision is attributable to the increased growth that the town has experienced, and is therefore a justifiable way to spend the contributions in accordance with the provisions in the Local Government Act.
- 9 The following cost estimates have been provided by specialist irrigation and turf contractors to supply and install irrigation, and to prepare the fields ready for football use in accordance with the Council's levels of service for sports fields.

Irrigation = \$180,000

Field preparation = \$55,000

Sub-total = \$235,000

Contingency @ 10% = \$23,500

Total = \$258,500 (excluding GST)

Options

- 10 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 11 Option 1 Agree to allocate \$260,000 of Wanaka reserve improvement development contributions towards developing two sports fields at the Wanaka Recreation Centre in the 2016/17 financial year.

Advantages:

- 12 Wanaka will have increased sports field provision to meet the immediate growth demand.

Disadvantages:

- 13 Council's development contributions budget for reserve improvements in Wanaka will decrease.

- 14 Option 2 Do not agree to allocate \$260,000 of Wanaka reserve improvement development contributions towards developing two sports fields at the Wanaka Recreation Centre in the 2016/17 financial year.

Advantages:

- 15 Council's development contributions budget for reserve improvements in Wanaka will remain the same.

Disadvantages:

- 16 Wanaka will not be able to meet the immediate growth demand for sports fields.
- 17 This report recommends Option 1 for addressing the matter because Wanaka will have increased sports field provision to meet the immediate growth demand.

Significance and Engagement

- 18 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy due to the extent the matters impact on the people of the District and the extent to which individuals and groups are affected by the decision.
- 19 The sports fields are identified on the master plan that has been publicly consulted. The bringing forward of the project has been consulted with the group most affected being the Wanaka Associated Football Club.

Risk

- 20 SR1 – Current and future development needs of the community as documented in the Council's risk register. The risk is classed as high. This matter relates to this risk because of the risk of having inadequate sports field provision to meet the current and future needs of the Wanaka community.
- 21 The recommended option considered above mitigates the risk by increasing sports field provision in Wanaka.

Financial Implications

- 22 The decision requires allocating \$260,000 from development contributions for reserve improvements in Wanaka.
- 23 The Wanaka Reserve Improvement Fund has a significant balance, which is available for a variety of capital projects across the Wanaka ward. The resolution if adopted will add this work as a project into the Annual Plan, which will enable the works to be funded from the Development Contribution Funds. From a practical position the existing positive balance in the DC fund (\$1,259,039) means that the works can be funded from the DC accord without impacting on other DC funded reserve improvements.
- 24 It is estimated that to maintain the two sports fields to a level of service similar to the outer fields at the Queenstown Events Centre will cost approximately \$40,000 per annum. Operational budget for maintaining the additional fields was included in the 2016/17 Annual Plan and will need to be included in future Annual Plan and Long Term Plan budgets.

Council Policies, Strategies and Bylaws

- 25 The following Council policies, strategies and bylaws were considered:
- 2015 -2025 Long Term Plan
 - 2016/17 Annual Plan

- Significance and Engagement Policy
- Parks Strategy 2002
- Draft Parks and Open Space Strategy 2016

- 26 The recommended option is consistent with the principles set out in the named policies except for the 2002 Parks Strategy. It is intended that this strategy will be replaced by the draft Parks and Open Space Strategy – 2016.
- 27 This matter is included in the 10-Year Plan and Annual Plan as the projected development contributions for reserve improvements are identified. However, the recommended spend of the contributions for this purpose has not been identified and as such this report has been written for Council's consideration.

Local Government Act 2002 Purpose Provisions

- 28 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by increasing sports field provision in Wanaka to meet current demand;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

- 29 The persons who are affected by or interested in this matter are the Wanaka football clubs and any other potential users of the sports fields.
- 30 The masterplan that identifies the sports fields was consulted with the public.
- 31 QLDC has consulted with the Wanaka Associated Football Club who supports bringing forward the development of the fields.

Attachments

- A Wanaka Recreation Centre Masterplan
- B Wanaka Associated Football Club player number growth

LARGE FORMAT
RETAIL

RETAIL

INDICATIVE LAYOUT OF
THREE PARKS DEVELOPMENT

RETAIL

MIXED
USE

FITNESS STATIONS
1KM RUNNING TRACK

EMBANKMENT AND
LANDSCAPE BUFFER

OPEN FIELD
AREA FOR FUTURE CAR-PARK
EXPANSION OR SPORTS FIELD

SOCCER FIELD
(90 X 68)

SOCCER FIELD
(90 X 68)

MASS
PLANTING

MASS
NATIVE
PLANTING

217
CAR
PARKS

PLAYGROUND /
RECREATION
AREA

DROP OFF

MAIN
ENTRANCE

187 CAR PARKS

WC

MULTI-SPORTS AREA
(61 X 48)

SHELTERED
SEATING AREA

STAGE 2
POOL

MAIN
ENTRANCE

STAGE 1 COURTS

REFER TO ARCHITECTS
CURRENT FLOOR PLANS
FOR LAYOUT

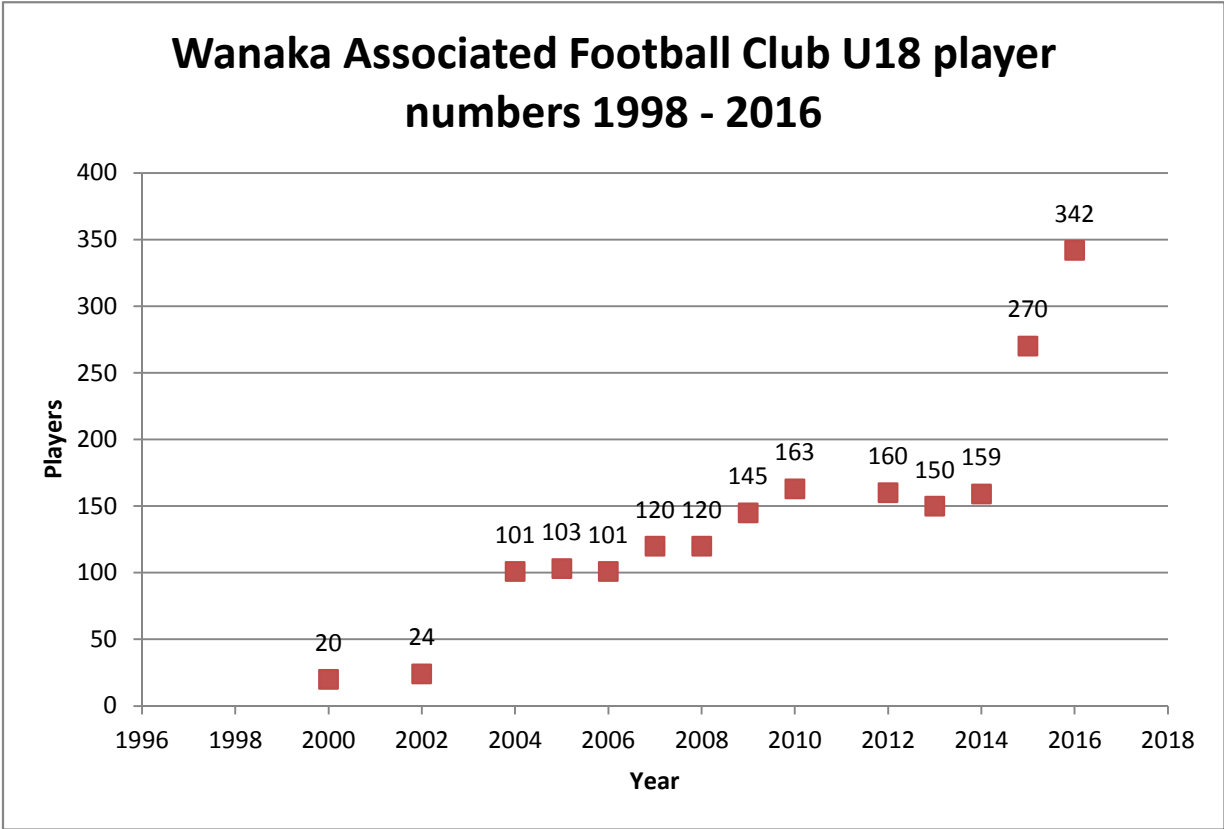
BIO-RETENTION /
NATIVE PLANTING

FUTURE
EXTENSION
AREA

MIXED
WOODLAND
PLANTING

TRANSFORMER

1998	
1999	
2000	20
2001	
2002	24
2003	
2004	101
2005	103
2006	101
2007	120
2008	120
2009	145
2010	163
2011	
2012	160
2013	150
2014	159
2015	270
2016	342



Data: prior 2012 is from invoices paid to Central Otago Football Association in treasurers accounts (data from 2013 from Sporting Pulse database)

Other players using QLDC grounds for games and training in 2016 :

Senior mens/Youth players : 60 players

FTC (Federated Talent Centre) players : 16 players

Wanaka Academy players : 10

Mt Aspiring College teams

Futsal weekly sessions at MAC gym