



How Do I Learn More?

We strongly encourage residents and ratepayers to attend the 'drop in' session which will be held in the Armstrong Room, Lake Wanaka Centre, on 11 February from 3-6pm.

Copies of the various reports are available on the Council web site www.qldc.govt.nz or from the Wanaka Council Service Centre and Upper Clutha and Wanaka libraries.

Have Your Say!

We will take comments at the 'drop-in' session but you may also like to send your comments to Wanaka Sports/Aquatic, Private Bag 50072, Queenstown 9348, Freepost 191078, or email services@qldc.govt.nz with Wanaka Sports/Aquatic in the subject line.

Please let us have your comments by **February 27, 2009**.

Draft 10-Year-Plan

You are also welcome to make further comments during the 10-Year-Plan process with submissions opening in 28 March and closing 1 May 2009. A 10-Year-Plan Summary and submission form will be made widely available in April.



Wanaka Sports Facilities and Aquatic Centre



What Is Being Proposed?

The Council is currently preparing a new draft 10-Year-Plan.

Councillors and the Wanaka Community Board intend to make provision in the Plan for a new indoor sports facility building, a new community aquatic centre, and associated sports courts and playing fields.

Before preparing a proposal for formal consultation as part of the 10-Year-Plan the Council is inviting all interested residents to discuss the options with local representatives at a 'drop in' session.

To inform this discussion the Council has released a set of reports on the issues involved.

Why Does Wanaka Need These Additional Facilities?

Council's growth projections indicate that the usually resident population of the Wanaka ward will grow from 7,000 today to 15,000 by 2026.

In 2007 the Council commissioned an assessment of whether the current sporting facilities could meet the sporting needs of the Wanaka community. The report (known as the Rutherford report) concluded that current indoor facilities were very limited and could not cope with future growth.

There was also a need for a large land area for a junior sporting hub. Currently junior facilities lack even basic changing or toilet facilities. The facilities are restricting the development of many sporting codes. Separately it has become evident that the existing Wanaka Pool cannot meet the growing needs of the community. Learn to swim, fitness, competitive and leisure uses will, in the near future, exceed the capacity of the current building. The building and plant will also suffer from rapidly rising maintenance and operating costs if a new facility is not built in the next few years.

Two community working parties were formed to advance planning for the necessary new facilities. Both working parties have now completed their work and their reports are available from Council.

The Sports Facilities Working Party has recommended the new facility be located on the Wanaka Showgrounds with buildings being located on the current motor park site. It believes this location is central for all users, allows for the lowest operating costs as facilities can be co-located, and makes best use of existing land. The working party has also identified a number of greenfield sites that might be suitable.

Several of these greenfield sites are not owned by Council and, if purchased, will increase the cost of the projects and the time needed to implement them.

The Proposed Sports Facilities Include:

- A two-court indoor sports centre of approximately 2,600 square metres with ancillary facilities including club rooms.
- Outdoor courts which could be covered at a later date.
- Parking for 125 cars and five buses.
- New playing fields and a main arena.

The Wanaka Aquatic Centre Working Party Has Proposed:

- A heated 25m x 15.4m lap pool.
- 15m x 15m combined learners and hydrotherapy pool.
- 6m x 6m toddlers' pool.
- Spa.
- Outdoor water play.
- A possible future gymnasium.

This working party proposes the pool be built at Kelly Flat as it prefers proximity to schools to maximise usage and income. Kelly Flat is however not large enough to co-locate the indoor sports facility, sports fields and the aquatic centre.

Where To Locate The Facilities?

To assist the decision about location the Council has prepared several additional reports.

A **Co-location Report** that looks at the advantages of building the sports facilities and the pool in a common location. The report concludes that there are substantial savings to be made from the two facilities sharing common areas, staffing, parking and other features. The report also concludes that the District Plan does not prohibit the facilities being built on the current Motor Park site, although a publicly notified designation process will be required.

A **Wanaka Motor Camp Report** which concludes that the Council can not establish an economical case to redevelop on its current site and discusses accommodating visitor demand for camping facilities at alternative sites such as Glendhu Bay (due for redevelopment), Albert town, and the Outlet Camp.

A **Transportation Report**, which discusses the comparative accessibility of the sites for users.

A **Site Plan of the A&P Showgrounds** which confirms that, with careful planning and co-operation, this site in combination with Brownston Street can accommodate these facilities and the annual A&P Show.

When Could The New Facilities Be Built?

If sites currently owned by the Council are used then Council could provide for the design and consenting of new facilities beginning in 2009. It would be intended that both the indoor sports facilities and the aquatic centre would be developed consecutively with both being open by 2016. To purchase and get consent for a 'greenfield' site could substantially delay completion of the new facilities.

Rates to cover the operating cost of each facility would also be levied only as each facility opened.

What Will The New Facilities Cost?

| | Sports Facility Building | Wanaka Pool |
|---|--------------------------|-------------------|
| Current estimates of capital cost | \$10.0 M | \$11.5 M |
| Funded from: | | |
| Contributions from developers | \$3.6 M | \$4.98 M |
| Wanaka land sales | \$2.5 M | \$2.50 M |
| Grants and donations | \$1.5 M | \$1.70 M |
| Loan repaid by ratepayers | \$2.38 M | \$2.28 M |
| Once facilities are opened (from 2014 to 2016) operating costs are expected to increase average residential rates as shown here (if based on rates in the 2008/09 year) | 1.96% \$40.46 | 5.36% \$110.86 |

These costs are based on the construction of the facilities separately and do not include the expected benefits of co-location which will only be confirmed after detailed design has been completed. The Council also expects that, in the current climate, a tendered contract to build both facilities consecutively may deliver more competitive prices.

Council's current rating policy would mean that the net operating costs of the sports facilities will be paid from the general rate, i.e. district-wide. Currently, consideration is being given to funding the Wanaka pool through a targeted rate, as occurs with Alpine Aqualand.

How Will Decisions Get Made?

Submissions and comments made at the 'drop in' session, along with other submissions on the draft 10-Year-Plan, will be used to make decisions on whether, and in what form these projects are included in the final 10-Year-Plan in June 2009.