

**QLDC Council
18 December 2014**

Report for Agenda Item: 1

**Department:
Operations**

1: Wanaka swimming facility upgrade special consultative procedure

Purpose

1. To consider the outcome of the Wanaka swimming facility upgrade special consultative procedure and agree an option for inclusion in the draft 2015-2025 Long Term Plan.

Executive Summary

2. A special consultative procedure and independent survey were completed on options for upgraded swimming facilities in Wanaka. Whilst Three Parks received support as the preferred location for future pool development and there was a strong preference for new facilities to progress in 2015/16, remediation of the existing pool to defer significant rate increases associated with any new development was also supported.
3. The budget for new swimming facilities in Wanaka is currently in year 8 (2022/23) of the draft Long Term Plan.
4. Taking into account all the issues raised by submitters and other related issues such as the Council's financial strategy, legislative obligations and national provision guidelines, options for bringing forward the budget for new swimming facilities were considered at the deliberations, after the hearings held in Wanaka.
5. A combination of remediating the existing pool, negotiating with Northlake Investments Limited to deliver a learn to swim pool and bringing forward the planning (to 2017/18) and construction (to 2019/20) of new pool facilities was considered the best option to address the majority of issues raised.
6. This option would provide an opportunity to establish an independent fundraising committee for new facilities, identify potential asset sales to offset the capital cost, provide a dedicated learn to swim pool and release capacity in the existing pool for casual recreation/fitness. In addition, this option represents a lower cost, in present value terms, to the Wanaka community than progressing with new pool facilities in 2015/16.

Recommendation

That Council:

- a. **Confirm** the appointment of the Council as a hearings panel and note the report of the panel from the hearing on 8 December 2014.
- b. **Note** the hearing of community views on the statement of proposal for the Wanaka swimming facilities that was held on 8 December 2014 and conducted by Council as a hearings panel.
- c. **Agree** the inclusion of \$200,000 in the draft 2015-2025 Long Term Plan for additional building remediation at the Wanaka Community Pool in 2015/16 to deliver a minimum 10 year life.
- d. **Direct** officers to negotiate an agreement with Northlake Investments Limited for the construction and operation of a Learn to Swim Pool at least cost to the rate payer, with final terms and conditions to be to the satisfaction of the Chief Executive prior to the adoption of the 2015/25 Long Term Plan.
- e. **Agree** the inclusion of \$11.8m in the draft 2015/25 Long Term Plan as allocated funding for a new pool development at Three Parks as Stage Two of the Wanaka Sports Facility adjacent to the sports hall with the following features:
 - i. Design proposed to begin in 2017/18 (at which time components of the pool development will be determined)
 - ii. construction to be completed in 2019/20
 - iii. the project to be subject to the Wanaka community fundraising achieving agreed targets
 - iv. any of the above dates able to be amended during any Annual Plan or Long Term Plan process, should funds that reduce the rates impact to the Wanaka ward be available or otherwise.
- f. **Direct** officers to identify any surplus Council land for possible sale as additional Council revenue to offset rates revenue requirements for the new pool development and report options back prior to the adoption of the 2015/25 Long Term Plan.

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Background

7. At the August 28 Council meeting it was resolved to:
 - a. Agree that Stage 1 of the Wanaka Sports Facility ['WSF'] be progressed through detailed design to tender documentation based on the recommended specification of Council's design team.
 - b. Agree that officers work with Snow Sports New Zealand to establish a tenancy within Stage One of the WSF on terms that are acceptable to Council, including achieving recovery of Council's capital costs associated with additional development.
 - c. Direct officers to: (i) prepare documents for a special consultative procedure with all residents within the Wanaka ward on a proposal to build a lap pool and learners' pool as part of stage 1 development of the WSF. (ii) Report back the Statement of Proposal to Council for consideration by 30 October 2014.
8. The intention of the special consultative procedure (SCP) was to agree a preferred option for inclusion in the draft 2015-2025 Long Term Plan that will be consulted on in early 2015.
9. The consultation period ran from 20 October to 21 November and a hearing was held on 8 December.
10. Detailed design and tender documentation work continues in parallel with discussions with Snow Sports New Zealand, primarily relating to the recovery of the capital costs associated with their inclusion in Stage 1 of the WSF.

Discussion

11. The SCP was designed to inform the timing, location, scope, quality and funding of new public pool facilities, and was approved by Council on 9 October.
12. There were 470 responses received via both online and hard copy channels. The key findings of the SCP are:
 - 64.1% of respondents were Wanaka ward residents and ratepayers.
 - 54.3% of respondents were willing to pay an extra \$3.06 a year in rates for the current pool at Plantation Road to remain open as is.
 - 53.9% of respondents were willing to pay \$184 extra per year in rates (in addition to the \$47.97 required to fund the WSF) for an eight lane lap pool and learners pool at Three Parks.
 - 24% of respondents were not willing to pay more rates for a new pool and learners pool.
 - 70.7% of respondents would prefer a new swimming facility to be built in the 2015/16 financial year, open by the end of 2016.

13. In addition to the SCP, the Council commissioned an independent survey of Wanaka ratepayers (both resident and non-resident), to provide supporting robust statistical information on ratepayers' preferences on upgraded swimming facilities and associated cost.
14. A total of 400 residential ratepayers in the Wanaka ward, both resident (204) and non-resident (196) were interviewed by phone, with responses split proportionately to the population. The survey has a margin of error of +/-4.90% at the 95% confidence interval and the key findings were:
- 72% of respondents were willing to pay another \$3 per year in rates to keep the existing pool open and do without a learners pool for at least another five years.
 - 43% of respondents agreed they would be prepared to pay an increase of up to \$180 per year for Council to build a new pool facility, while a further 27% did not want to pay any increase.
 - 64% of respondents wanted the new facility to be built now, as opposed to building it in five years' time for an increased cost (23%).
 - 83% of respondents agreed with the increased charges to use the facility, to reduce the impact on rates.
 - 44% of respondents wanted the new facility to be located at Plantation Road, while 42% prefer the new facility to be at Three Parks.
 - If there was a learners pool as part of a privately operated pool at Northlake, half the respondents stated they would still be willing to pay another \$3 in rates a year to keep the existing Wanaka pool open and do without a learners pool at Plantation Road.
 - 57% of respondents indicated they would not be willing to fund a new Council owned facility including a learners pool, if there was already a privately owned pool at Northlake which included a lap pool and/or a learners pool.
 - Of the respondents who would be willing to fund a council pool if there was also a privately owned pool, 51% were prepared to pay a rates increase of up to \$180 a year.

Issues Raised in Submissions and Hearings

National requirements for 50 metre pools

15. Submitters, both present at the hearing and throughout the SCP process, recommended Council consider increasing the scope of future pool provision in Wanaka to a 50 metre lap pool, capable of hosting national swim meets. It was noted the closest 50 metre lap pool is Moana Pool in Dunedin, 3.5 hours' drive away.
16. Staff contacted Swimming NZ to determine specific FINA and New Zealand requirements to hold both Long Course and Short Course national swim meets. Requirements include: a minimum of 750, but ideally 1,200

spectator seats; a control room on pool deck; Omega Electronic timing and starter blocks and a warm up / warm down pool (20 metre learn to swim pool would be adequate). Even if these requirements were met, Wanaka would still only have the possibility of hosting a national meet every 4-5 years.

17. Based on cost estimates to date, expanding the lap pool to 50 metres, would add \$4 million to the indicative costings reported in the SCP documentation for a 25 metre and learn to swim pool. In addition, approximately 250m² of pool deck space would be required to cater for seating 1,000 spectators at an estimated cost of \$955,000.
18. The National Aquatics Facility Strategy recognises the current distribution of competition pools is heavily biased towards the lower South Island when comparing population spread across the country. With the proposed \$200 million Christchurch Metro Sports Facility, there will be enough 50 metre lap pools in the South Island to meet needs beyond 2030. As such, staff do not consider there is the demand or need regionally or nationally to recommend the additional capital or ongoing operating costs of a 50 metre lap pool in Wanaka.

Rates burden

19. Concerns were raised about the significance of the rate increase needed to the proposed options to build a new pool regardless of location.
20. The rates increase associated with the development of a new pool facility also needs to be considered in the wider context of other capital projects budgeted in the LTP and the combined impact of these items on household rates. The rates increase cannot be looked at in isolation.
21. The Local Government Act 2002 Amendment Bill no3 placed restrictions on what the Council can use development contributions to fund. Capital projects such as sporting facilities and aquatic projects can no longer be funded by development contributions. This in turn has affected the proposed funding model of future aquatic facilities in Wanaka, shifting a potentially greater burden to ratepayers.

Other funding options

22. Forming a fundraising committee to help raise some of the capital cost for the development and construction of future pool provisions for the Wanaka community was suggested as a way to reduce the burden on ratepayers. An independent committee, formal or otherwise, has been demonstrated as an effective way of raising capital for community projects. However, the recent economic conditions have also affected the amount of funds available for these projects.

23. A fundraising committee, if successful, could impact the timing of future pool development at Three Parks should Council resolve to set a later start date than 2015/16.
24. Submitters also suggested Council investigate the option of selling assets held in Wanaka (such as Scurr Heights) to assist in offsetting the rating burden of new a pool development.

Recommendations of Wanaka Sports Facility Steering Group

25. Council appointed the Wanaka Sports Facility Steering Group (WSFSG) in November 2013 to consult with existing and potential user groups along with the general public in order to make recommendations on future sporting facilities in the Wanaka community. After public engagement in March 2014, the WSFSG reported its recommendations to Council.
26. The WSFSG noted that if facility developments were not constrained by the (then) funding allocation of \$16.8 million, it would strongly advocate both an aquatic facility and indoor courts be built at the Three Parks/North Three Parks site in Stage 1. The Chair of the WSFSG reiterated this recommendation through submission and at the hearing.

School access

27. A number of submitters expressed a view that the existing pool was a better location for schools to access and that there was insufficient capacity for current school demands.
28. A requirement of the Ministry of Education School Curriculum Health and Physical Education requirements is that all school students are given the opportunity to learn fundamental aquatic skills by the end of Year 6. While schools have to provide swimming tuition, they do not have to have an on-site pool to do so. Schools without their own pools can choose to transport students to community pools.
29. Any new public pools would be funded by current and future Wanaka (and Hawea) ratepayers, with the Ministry of Education no longer funding school pools. Further, the location and proximity of public pools to schools will change over time. It is also likely that schools will need to consider the timing of swimming classes in conjunction with other schools to ensure demand is smoothed, in the same way that sports codes must consider others when field bookings are made to ensure capacity is maximised over time.

Other considerations

30. In addition to the issues raised through the SCP, there are several factors to be considered in determining options for future pool provision in Wanaka, namely:

- a. Level of provision (scope requirements – replacing or enhancing the current level of provision)
- b. Local Government Act obligations
- c. Capital Cost Escalation
- d. Future Operating Deficits

Level of Provision

- 31. Staff have considered the findings of the National Aquatics Facility Strategy prepared by Sport New Zealand in 2013. The strategy was intended to provide guidance on where facilities are located across the country and what facility mix is likely to be needed where, in the next 10-20 years.
- 32. The strategy identified that the Otago region would not need more pool space until around 2030.
- 33. The strategy identifies two major categories of demand: competitive and community. Competitive includes National Sporting Organisations, Regional Sports Organisations and club-based organised activities and specifically excludes casual users (e.g. lap swimmers). Community includes all casual users and participants in all facility-organised activities and programmes including swimming, school activity programmes, learn to swim, hydro slides and wave pools.
- 34. A key feature of the motivation for participation in aquatic activity is that the combination of 'youth' (commonly learn to swim), 'relaxation' and 'social' equates to 74%. The remaining major motivation is 'fitness' at 23%. Competition demand is considered to be in the range of 10-20% of total demand for facilities with 80-90% of demand for facilities being community-based non-competitive recreation.
- 35. Population centres of 30,000 would occupy an eight lane, 25m lap pool with estimated use between 40,000 and 100,000 visits per annum. Population centres over 100,000 require a network of facilities that can accommodate competitive sport with regional and potentially national competition capability. Annual visits of between 100,000 and 500,000 would be sought.
- 36. In assessing regional pool provision against supply and demand to 2031, the Otago region is considered to have excess pool space relative to population. Excess provision is not confined to Otago and it is considered a reflection of decisions made by local communities to invest in aquatic over other recreation facilities.
- 37. For Wanaka, whilst the benchmark level of facility provision is currently provided relative to population, the perceived gap is between the desired multiple uses and that which a single pool facility can deliver. Effective delivery of learn to swim programmes and provision for casual fitness / recreation cannot be effectively achieved within a stand-alone pool.

Local Government Act Obligations

38. The decision on whether to pursue the provision of new swimming facilities rather than upgrading existing must be taken with reference to the purpose set out in the Local Government Act. This requires the Council to deliver good quality community infrastructure that caters for current and future needs and is cost-effective for households and businesses.
39. The SCP in conjunction with the independent survey supports the Council in determining community views and support for proposed expenditure on upgrading swimming facilities in Wanaka. By consulting on future pool provision, the Council supports local democratic decision-making on the delivery of local infrastructure at a cost and quality supported by the community.
40. The decision on when to, rather than whether to, pursue the provision of new swimming facilities in Wanaka must also be informed by the Council's Financial Strategy. This is a new requirement for the 10 Year Plan (Section 101A of the Local Government Act) and is to facilitate:
 - a. prudent financial management by the local authority by providing a guide for the local authority to consider proposals for funding and expenditure against; and
 - b. consultation on the local authority's proposals for funding and expenditure by making transparent the overall effects of those proposals on the local authority's services, rates, debit, and investments.
41. The Council has previously declared its intention to deliver the growth-related capital projects on a 'just in time' basis. This means that additional capacity will not be provided until the Council is satisfied that it is absolutely necessary. At present, new Wanaka pool facilities are budgeted for in 2023/24.

Capital Cost Escalation

42. Costs reported in the SCP for pool construction are relative to today's market and are considered likely to increase should construction occur in later years.
43. The following escalation is considered to apply to the \$11.8m estimate reported in the SCP document for an 8 lane; 25m lap pool and learn to swim pool at Three Parks. It should be noted (and explained under financial implications) that the escalation rates are lower than the Council's cost of capital, meaning the escalation forecast is less than the cost the Council would incur in taking on board the debt in year 1. Further detail on the basis of the cost escalation calculations is included at Appendix A. The escalation forecasts are presented using two bases:

- i. BERL Economics - Forecast of Price Level Change Adjustors - 2014 Updated October 2012
- ii. RLB Forecast 74 - New Zealand Trends in Property and Construction (Fourth Quarter 2014), as well as local market data and project knowledge.

Year	'BERL' Economics Forecast		RLB Forecast		Comments
	Indices	\$	Forecast Increase	\$	
2014	1000	\$ 11,800,000	N/A	\$ 11,800,000	Base cost taken from QLDC consultation document @ 4th Quarter 2014 which is based on RLB report dated 19th September 2014.
2015	1019	\$ 12,025,000	4.50%	\$ 12,331,000	
2016	1042	\$ 12,301,000	4.50%	\$ 12,886,000	
2017	1067	\$ 12,609,000	4.00%	\$ 13,402,000	
2018	1094	\$ 12,949,000	3.50%	\$ 13,872,000	
2019	1123	\$ 13,325,000	3.50%	\$ 14,358,000	
2020	1154	\$ 13,738,000	3.00%	\$ 14,789,000	
2021	1187	\$ 14,191,000	3.00%	\$ 15,233,000	
2022	1223	\$ 14,702,000	2.50%	\$ 15,614,000	

Future Operating Deficit

44. The Wanaka Community Pool (WCP) has an annual direct operating deficit of \$255,000.
45. Business cases completed for Stage 1 of the Wanaka Sporting Facility consisting of two indoor courts, changing rooms; a small meeting room and outside multi-sport turf, estimate an annual total (including direct revenue/costs and capital funding) operating deficit of \$807,078.
46. Negotiations with NIL will be based on the assumption that any learn to swim pool provision at Northlake will be cost neutral to the Council.
47. The total annual deficit, to be funded by ratepayers for the WCP, WSF and a learn to swim pool at Northlake will be approximately \$1,062,078.
48. The addition of an eight lane lap pool and learn to swim pool at Three Parks as part of the Wanaka Sports Facility will increase the estimated annual deficit to be funded by \$1,176,321, to \$1,983,399.

49. The above figures are presented in the table below

	Annual Operating Deficit
Wanaka Sporting Facility (including interest and funded depreciation)	\$807,078.00
WCP (direct)	\$255,618.00
Northlake LTS (break-even)	-
WCP, WSF and Northlake LTS	
<u>Total</u>	<u>\$1,062,696.00</u>
Pools at Three Parks (including interest and funded depreciation)	\$1,176,321.00
<u>WSF and Pools 3Parks</u> (assumes WCP closed)	<u>\$1,983,399.00</u>

- **Wanaka Sporting Facility** including 2 indoor courts, changing rooms, small meeting space, reception, admin, outside multi surface turf
- **Wanaka Community Pool**
- **Northlake** including 20m x 7.5m; 0.75-1.25 LTS pool with combination of Pressure DE and Calcium hypochlorite, with manual chemical dosing
- **WSF and Pools at Three Parks** including 2 indoor courts, changing rooms, small meeting space, reception, admin, outside multi surface turf, 8 lane lap pool and learn to swim pool

Options considered during deliberations

50. In considering the community response to the consultation and the survey, there are two practical options for the future provision of aquatic facilities for the Wanaka community, each with variations:

- a. **Plantation Road:** upgrade the existing pool or upgrade the existing pool facilities at Plantation Road and develop a new learn to swim pool at Northlake.
- b. **Three Parks:** a new 8 lane, 25 metre pool, plus dedicated learn to swim pool located within the new Wanaka Sports Facility complex now or as part of a stage two development of the WSF

Plantation Road

51. Given the substantial costs (both construction and ongoing operating and maintenance) associated with all of the options contained in the SCP to increase the levels of provision and service, one of the choices the Council must consider is to upgrade the existing pool at Plantation Road. There are a number of advantages associated with pursuing the remediation of the WCP at Plantation Road.
52. The recent seismic strengthening works lifted the facility to 34% of code and have a design life of three years. The current building also has operational caveats which include closing the pool following 200mm of accumulated snow fall as measured on the ground. Additional seismic strengthening upgrades will need to be undertaken to ensure the facility remains compliant and safe for a further 10 years.
53. The structural engineers also recommend that should the facility remain open longer than three years, the building rating be lifted to a minimum of 67%. The cost to complete these works was estimated at \$200,000 based on the works being undertaken this calendar year. A new design and cost estimate taking into account the works completed has yet to be developed.
54. Completion of the recommended strengthening work would require the Wanaka Community Pool to close for 8-12 weeks. Officers recommend the months of August-September 2015 for this further work to be undertaken, based on previous year participation numbers, school programmes and Wanaka events.
55. Capital renewals to the existing plant and pool area of the WCP between 2015/16 to 2019/20 are estimated to be \$40,000. From 2020/21 through 2024/25 major plant replacement and upgrades will be required with a current figure of \$90,000 predicted.
56. The main benefit of upgrading the existing pool and deferring construction would be to delay the financial impact on Wanaka ratepayers, who will also be contributing to Stage 1 of the WSF from next year. The cost of the WSF located at Three Parks (without a pool) is estimated at \$13.4 million and to result in a 2.04% increase in rates for all ratepayers from 2015/16.
57. Remediating the WCP will not require the Council to potentially sell off land assets at sub-optimal time. It aligns with the Council's Financial Strategy of ensuring prudent financial management by not increasing rates by a significant amount to households. Further, it will ensure additional capacity is provided just in time, based on the Sport NZ National Aquatic Facility Strategy for competitive and community pool provision across the Otago region.
58. Remediating the WCP only, however, would mean there would be no dedicated learn to swim pool in Wanaka.

Plantation Road and Northlake

59. Northlake Investments Limited (NIL) has discussed with staff the option to develop a learn to swim pool at Northlake. Key terms suggested by Northlake are that the Council would lease the facility from NIL for \$1 per annum for 20 years with Council operating the facility and funding ongoing maintenance and renewals.
60. NIL would construct a learn to swim pool to Council recommendations of 20m x 7.5m; 0.75-1.25 LTS pool with a combination of Pressure DE and Calcium hypochlorite, with manual chemical dosing. All New Zealand standards and guidelines for the design and operation of an indoor public learn to swim pool would be required to be met. The Council would carry out the additional strengthening work to the existing pool at Plantation Road, extending the building and plant life beyond 2021, supporting recreation and lane swimming.
61. The advantages of this option are the same as remediating the WCP on its own and addresses providing for learn to swim at no additional cost to the ratepayer. Further, additional capacity will be realised at the WCP for casual water-based recreation and formal fitness swimming.
62. The disadvantages of this option are the separation of facilities (for example parents cannot swim for fitness/recreation at the same time as their children are in lessons). Further, depending on when the Council resolves to plan for and develop the new pool facilities as currently proposed, this may result in a duplication of learn to swim pools, potentially affecting the viability of both businesses. As such, NIL would be likely to seek a minimum guarantee of tenure or potentially a subsidy for the operation. To address this and provide comfort, the pool mix agreed for future development may be revisited.

Three Parks – now or later

63. In March 2011, after significant public consultation and debate, the Council determined that Three Parks was its preferred location for the Wanaka Sports Facility, comprising indoor stadium, future swimming pool and associated court facilities.
64. In deciding on location, the opportunity for growth, the ability to reduce operating cost (through smart design, co-location of facilities, third party support) and accessibility to current and future populations are all elements for consideration. The Three Parks site offers the greatest advantages for locating future pool facilities.
65. The advantages of building at this site as part of Stage 1 of the WSF enables both construction and operating efficiencies, with the opportunity for greater revenue through co-location (leveraging visitation to other facilities on site). An eight lane lap pool and separate learn to swim pool would provide enough lane space for both casual recreation and formal

fitness and deliver dedicated learn to swim at the same site. This level of pool provision would be sufficient for many years for the Wanaka ward and cater for substantial population growth.

66. This option is consistent with the recommendations of the WSFSG, but comes at substantial additional cost to the ratepayers even with increased user charges as proposed through the SCP. This is also arguably delivering additional pool capacity substantially earlier than just in time. If the Council were to consider asset sales to offset the capital cost, depending on the timing that these were required, they may not achieve the best return.

67. All of the benefits of co-location at Three Parks remain if the pool is constructed in later years. Further, the present value of the cost escalation incurred in constructing the facility in the year currently planned in the Long Term Plan (2022/23) is less than the debt servicing required over the same time. To bring this forward to 2019/2020 will “cost” approximately an additional \$732,000. Further detail on this calculation is presented under financial implications.

Next Steps

68. On balance, addressing community desire for new facilities earlier than currently planned, ensuring existing provision remains and reconciling the gap in learn to swim, it is recommended that the option of remediating the existing WCP in 2015/16 and planning for new pool facilities at the WSF to begin in 2017/18, with construction completed in 2019/20, be included in the draft Long Term Plan for consultation early in 2015.

69. Negotiations with NIL, the establishment of a local fundraising committee and investigation into potential asset sales can occur in parallel.

Financial Implications

70. The present value of constructing an eight lane lap pool and learn to swim pool at Three Parks over the next eight years is presented below. The two sets of numbers are based on the two escalation comparisons presented earlier and are calculated on a starting figure of \$11.8m in 2014.

71. The table shows the value in 2014 dollars of the estimated escalated cost of constructing the pool in that year. This demonstrates that the “cheapest” option for Wanaka ratepayers is the current proposed year of construction.

	2014	2015	2016	2017	2018	2019	2020	2021	2022
BERL Economic Forecast									
Year		1	2	3	4	5	6	7	8
Rate		6%	6%	6%	6%	6%	6%	6%	6%
Future Value	11,800,000	12,025,000	12,301,000	12,609,000	12,949,000	13,325,000	13,738,000	14,191,000	14,702,000
Present Value		11,344,340	10,947,846	10,586,760	10,256,821	9,957,215	9,684,748	9,437,825	9,224,217
RLB Economic Forecast									
Year		1	2	3	4	5	6	7	8
Rate	11,800,000	6%	6%	6%	6%	6%	6%	6%	6%
Future Value		12,331,000	12,886,000	13,402,000	13,872,000	14,358,000	14,789,000	15,233,000	15,614,000
Present Value		11,633,019	11,468,494	11,252,578	10,987,923	10,729,133	10,425,661	10,130,815	9,796,417

The present value represents the escalated capital cost in today's dollars discounted by Council's cost of capital rate (6%). Alternatively, it is how much money council would need to invest in 2014 to achieve the escalated cost figure at an interest rate of 6%.

Local Government Act 2002 Purpose Provisions

72. The recommended option is consistent with Section 10 as it supports good quality community infrastructure that is cost effective for households and businesses. The decision is the result of both consultation and survey that supports community involvement in decision-making.

Council Policies

73. The following Council Policies were considered:

- a. The Significance and Engagement Policy: to determine whether the decision is significant. The provision of swimming facilities for the Wanaka community is a significant decision in terms of the Significance and Engagement Policy, and has been the subject of a special consultative process as outlined above, the outcome of the Council's decision today will be included in the Draft Ten Year Plan for further formal consultation, in accordance with the Policy.

Consultation

74. The recent SCP and survey are the last in a number of public engagement processes on new Wanaka pool facilities since 2007.

Attachments

- A Detailed cost escalation assumptions
- B Draft Term Sheet for the Lease Option – Learners Pool at Northlake