

Wanaka Sports Facility Engagement

February 2014

Planning is well advanced for a new sports facility for Wanaka and the Upper Clutha community. Proposals for this kind of multi-use complex have been under consideration since 2005. The Council intends to provide a significant community asset that will meet current and foreseeable needs over the next 10-15 years, as identified by the Wanaka sporting and recreation community after extensive consultation. The Wanaka Sport Facility (WSF) will be staged and configured so that it can be expanded to meet future demand.

In 2007 QLDC commissioned an assessment of whether current facilities could meet future demand. The WSF Working Party first reported to the Wanaka Community Board in August 2008 with a discussion document that was released for public consultation. Extensive consultation on the proposal was undertaken as part of the development of the 2009-19 Long-Term Council Community Plan. A report on the proposed mix of facilities was presented to the community for feedback in September 2011.

In March 2011 the Council resolved to site the new WSF at Three Parks / North Three Parks. Initial designs were completed in 2012 and RCP was appointed as project managers. Architects Warren & Mahoney reviewed the proposed master plan and recommended changes to improve the layout and functionality of the site. The most up to date concept drawings and site plans along with all of the previous reports are on the QLDC website www.qldc.govt.nz [\[Click here to access all the reports\]](#)

The proposed facilities mix for Stage 1 of the WSF, set out in the April 2012 Progress Report, includes:

- A sports hall with three netball / basketball courts with provision to expand to five courts in the future. Gymsports to share part of the third court with other users.
- A full size No. 1 football field with high quality turf and floodlights
- A full size No. 2 football field for games and training with floodlights and possibly grass replaced with artificial turf in the future
- A grassed area available at all times for casual recreational use. Part of this area could be used for junior football / social games and training, possibly with floodlights
- A neighbourhood playground area available at all times for casual public recreational use
- An outdoor paved court area available at all times for casual public recreational use for neighbourhood residents and visitors to the WSF
- A multi-use sand filled artificial turf area (61m x 40m) that can be used for hockey (part size field for nursery level and social hockey and a full size shooting circle for practices) or netball (three courts) or tennis (three-four courts) or Futsal football (three courts) or used at times by senior football and rugby for training
- Option for 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.

Stage 1 also has provision for core support facilities such as reception foyer, clubroom, meeting rooms, storage, changing rooms and toilets (including public toilets with external access at all times for park users). A two-level concourse area is also recommended. The

ground floor will be used for reception, to access the courts and for warm-up and warm-down purposes. The upper level will provide access to the clubroom and meeting rooms, mezzanine viewing and seating for the courts. The concourse is designed to eventually be the central core of the WSF and provide access to later developments such as the planned aquatic centre and other spaces, for example a health and fitness centre, a centre of excellence for sport. Provision of floor area for retractable seating is also included in the sports hall; the seating units may need to be installed later depending on capital available and cost of Stage 1.

Planning is now in the advanced stages with construction due to begin later this year, for completion by the end of 2016. Before the detailed plans are drawn up, QLDC has asked the WSF Steering Group to go back to potential users to ensure that the proposed facilities mix still reflects their requirements and priorities.

This also an opportunity for the wider community to give final feedback on the proposed mix of facilities for Stage 1 of the complex. The steering group will be using a standard questionnaire to make sure that all groups are asked the same questions and provide their answers in the same way, so all the information can be collated and reported back to the Council with recommendations. The Council is using the same questions in its consultation with the wider community, except for those which are specific to facility users.

The Council has budgeted \$16.84 million for stage 1 of the complex, including land acquisition, in the current Long-term Plan. This budget assumes a mix of funding including development contributions, rates and grants from funding agencies. The original forecast was that the rates component would result in a 2.8% rates increase. This estimate was based on the preliminary plans and costings, which are now being refined. Since then, the Government has also proposed to restrict the purposes for which councils can use development contributions. Because of these factors, QLDC will consult on the proposed funding of Stage 1 of the WSF as part of the upcoming Draft Annual Plan in April – May 2014. At this stage, you are invited to consider whether any funding gap should be addressed by a larger increase in rates, a reduction in the planned facility, or a combination of both – there is a question about this in the survey.

Thank you for taking the time to become better informed about the proposals for the new WSF before providing your feedback. If you have any questions after reading the background material on the website, you are welcome to contact members of the Steering Group, whose names and email addresses are below, or email services@qldc.govt.nz. You are also welcome to attend the drop-in session on Thursday 27 February 2014, at 7pm in the Lake Wanaka Centre.

WSF Steering Group members:

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