

Community & Services Committee  
16 July 2020

Report for Agenda Item | Rīpoata moto e Rāraki take 3

Department: Community Services

Title | Taitara Queenstown Events Centre and Wānaka Recreation Centre Masterplans

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

---

- 1 The purpose of this report is to seek approval to consult with the community on the draft Queenstown Events Centre and Wānaka Recreation Centre Masterplans

RECOMMENDATION | NGĀ TŪTOHUNGA

---

- 2 That the Community & Services Committee:
  1. **Note** the contents of this report.
  2. **Approve** the draft Queenstown Events Centre and Wānaka Recreation Centre Masterplans for community consultation.

Prepared by:



Simon Battrick  
Sport & Recreation Manager

2/07/2020

Reviewed and Authorised by:



Thunes Cloete  
General Manager, Community  
Services

6/07/2020

## CONTEXT | HOROPAKI

---

- 3 The Queenstown Events Centre (QEC) was built in 1999 in Frankton after much debate as to its location. A number of masterplans have been created for the site in 2004 and through Lakes Leisure (Council Controlled Organisation) in 2011. In 2008 Alpine Aqualand and Alpine Health & Fitness was built on the site.
- 4 A masterplan for the Wānaka Recreation Centre (WRC) at Three Parks was created with community input in 2011. The first stage of this, the indoor courts, change rooms and reception area was built and completed in 2016. A decision was made to fast track the replacement for the old Wānaka Pool, and the new Wānaka Pool was built onto the Three Parks site and was opened in June 2018.
- 5 The Queenstown Lakes District has experienced a period of rapid population growth over the last 5-8 years but has struggled to keep up with the associated infrastructure needs to keep pace. With this growth has come ongoing development and pressure on land, facilities and green spaces for sport, recreation and community use.
- 6 In 2017/18 Council in partnership with Sport New Zealand, Central Lakes Trust, Community Trust South, Otago Community Trust, contracted Sport Otago to project manage the development of a Sport & Recreation Facility Strategy covering the Queenstown Lakes and Central Otago District Council (CODC) regions. This strategy forms the basis for the development and implementation of the QEC and WRC masterplans to address the future strategic directions and community needs of sport and recreation facilities.
- 7 In 2018 Council officers contracted consultants Boffa Miskell and Global Leisure Group to undertake the development of a draft masterplan for the QEC and WRC sites. The first stage of this was a needs analysis and options report of recreation and sporting facilities across the district to determine the priorities and location of future facilities.
- 8 The draft masterplan was completed in November 2019 but consultation was delayed due to COVID-19.
- 9 The nature of COVID-19 has had a significant impact on the Queenstown Lakes district both economically and socially. The need for low cost activities and facilities is increasingly more important now to enable the physical/mental health of the community. A number of sporting organisations have seen a decrease in community participation due to cost/uncertainty around their future in the district and therefore the pressure on facilities has decreased in the short term but it is expected that this will rebound quickly in the next 2 years.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

---

### SECTION 1: Purpose and Objectives of the Masterplans

- 10 The purpose of the development of the QEC and WRC masterplans is to:

- Firmly position both sites as accessible community-focussed hubs as venues for day to day community services, local and regional events, sport and recreation, arts and cultural.
- Reflect environmental best practice.
- Appropriately integrate and link the sites with their contexts, taking into consideration the rapid rate of change in these environments.
- Provide for the efficient and equitable growth and evolution of sport and recreation in the Queenstown District for the next 30 years and beyond.
- Be flexible enough to respond to changes in sporting and recreation demand over time.
- Encourage and accommodate shared use of facilities by different users.
- Maximise the efficiency and effectiveness of sports facility operations.
- Provide reliable services to community, sporting codes and recreation groups.
- Support and influence the regional strategy for provision of sports facilities.

11 A number of project principles were established and agreed by the Project Governance Group. These included;

- Sustainability – consideration of life-costs
- Co-location and integration
- Future-proofing / Adaptability
- Accessibility
- Partnering / Collaboration / Coordination
- Environmental Health
- Connected Community – More People, More Active, More Often
- Clarity, Hierarchy & Legibility
- Character, Culture + Identity
- Activity + Permeability
- Flexibility & Change

## SECTION 2: Prioritisation and Staging

12 The master plan documents includes a section on the staging and implementation of development and outlines the key strategic projects, and the sequence in which they should be carried out; a combination of larger scale, longer term initiatives and short term projects to meet priority needs.

13 The initial prioritisation process was assessed on a community need approach based on a set of facility and space planning criteria. The criteria used included; participation levels, gap in provision, supply versus demand, events overlay, flexibility, industry best practice, sustainability, evidence base, impact on other facilities, activation and social interaction, reflection of the local community, capability of the organisations and pathways for talent.

14 More recently, an additional overlay of consenting and construction buildability, implications of other masterplans in the area and QLDC project plan works have revised the priority projects in the short term.

15 The short term for the Queenstown Events Centre (1-3 years) includes the following possible works:

- Frankton Golf Course possible relocation
- Artificial Turf development
- Wastewater Heat Recovery System
- New indoor multi-use courts/4x squash courts/indoor cricket
- 3x new sports field developments at eastern end of QEC
- Public access/roading and carpark for 3x new fields at eastern end of QEC
- QEC main carpark/informal recreation area reconfigurations
- New health & wellbeing facility (studios/fitness), combined with shared function centre/clubrooms (7 sports clubs usage)
- New outdoor netball/tennis courts and relocation/relocation of cricket nets
- QEC maintenance yard works

16 The short term for the Wānaka Recreation Centre (1-3 years) includes the following possible works:

- New offices/meeting rooms/café and wellbeing services building
- Change to a sustainable heating source – i.e. Biomass boiler/Solar energy
- Additional aquatic storage
- Development of Ballantyne road oxidation ponds – sports fields/shared clubrooms/ carpark and access way

17 These proposed projects are subject to affordability and approval through the Ten year Plan process 2021-2031.

#### OPTIONS:

18 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:

19 **Option 1: Approve community consultation on the Queenstown Events Centre and Wānaka Recreation Centre Masterplans**

Advantages:

- 20 The community has the opportunity to shape the future of community facilities in the District
- 21 A decision making framework is agreed to help guide future QLDC and other funders investment into sport and recreation facilities

Disadvantages:

- 22 Possible community consultation fatigue
- 23 Significant capital and operational financial investment is required to implement the masterplans
- 24 The community may not agree with the suggested short, medium and long term staging of sport and recreation developments

## 25 **Option 2: Keep the status quo**

Advantages:

26 Lack of community fatigue on Council consultation processes

Disadvantages:

27 Community unable to provide feedback on facilities relevant to their activity needs and community cohesiveness

28 Ad hoc decisions on future and current facilities investment are made in isolation

29 This report recommends **Option 1** for addressing the matter because it enables the community to engage and provide feedback in any future investment by Council into sport and recreation facilities across the District.

## **CONSULTATION PROCESS | HĀTEPE MATAPAKI:**

---

### **> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

30 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because it relates to Council's strategic asset investment.

31 The level of significance determines the level of compliance necessary with the decision making requirements in sections 76-78 of the Local Government Act 2002. A higher level of compliance must be achieved for a significant decision.

32 The persons who are affected by or interested in this matter are the general public, users of the QEC and WRC facilities and sport and recreation activity/club organisations.

33 The Council will undertake a range of consultation methods including Let's Talk, Drop In sessions in Queenstown and Wānaka and targeted information sessions/e-mails to customers of the QEC and WRC.

### **> MĀORI CONSULTATION | IWI RŪNANGA**

34 As part of the Masterplan development Iwi were asked to be involved in the development of the Masterplans. At the time of development Paptipu Runanga, (through KTKO and Aukaha) were not in a position to be fully engaged in the process. The Council will re-engage with local iwi to help inform the final development of the Strategy and to ensure the view of mana whenua are represented.

## **RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA**

---

35 This matter relates to the Community & Wellbeing risk category. It is associated with RISK00009 Ineffective management of community facilities within the [QLDC Risk Register](#). This risk has been assessed as having a high inherent risk rating.

- 36 The approval of the recommended option will support the Council by allowing us to implement additional controls for this risk. This shall be achieved by providing a strategy and framework to guide Council’s decision making and investment into sport and recreation facilities into the future.
- 37 It is also acknowledged that there is a range of other masterplans and works underway including the Spatial Plan, Frankton Masterplan, NZTA/QLDC/ORC Way to Go business cases, Queenstown Airport Master planning, and QLDC Storm water/waste upgrades projects. All of these processes have a potential impact on the land availability at QEC and the proposed draft QEC masterplan. Further consultation to ensure an integrated approach will continue to be taken throughout the proposed community consultation process.

**FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA**

---

- 38 There are no financial implications in the development of the strategy however there are potential significant financial implications both from a capital development and operational/maintenance expenditure view to Council through the implementation of the Masterplans at QEC and WRC.
- 39 A cost estimate for the implementation of both Masterplans was completed by RLB Quantity Surveyors in December 2019 and more recently was updated as part of the Capital Infrastructure Programme as part of Council’s “shovel ready” bid to Central Government.
- 40 The cost over a 20 year timeframe for the QEC is \$151,000,000 and for WRC is \$73,000,000. The initial investment over the next 10 years being proposed in the 2021-31 Ten Year Plan process is \$69,000,000 for QEC and \$57,000,000 for WRC. It is envisioned that some third party funding may be available to contribute toward the cost of the implementation.

**COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA**

---

- 41 The following Council policies, strategies and bylaws were considered:
- The QEC and WRC masterplans aligns with the Thriving People: Our environments and services promote and support health, activity and wellbeing for all vision contained within the principles of the Vision Beyond 2050: <https://www.qldc.govt.nz/vision-beyond-2050/>
  - The QEC and WRC Masterplans aligns with the draft Queenstown Lakes – Central Otago Sport and Recreation Facilities Strategy
  - The QEC and WRC Masterplans aligns with QLDC Disability Policy through inclusion and access to all facilities. <https://www.qldc.govt.nz/assets/Uploads/FINAL-Disability-Policy-May-2018.pdf>
- 42 The recommended option is consistent with the principles set out in the named policy.
- 43 This matter is included in the Annual Plan and Ten Year Plan

**LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA**

---

44 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 providing sport and recreation facilities for a range of community services and activities;
- Is consistent with the Council's plans and policies.

**ATTACHMENTS | NGĀ TĀPIRIHANGA**

---

A	QUEENSTOWN EVENT CENTRE MASTERPLAN
B	WĀNAKA RECREATION CENTRE MASTERPLAN