

Waitaki District Sport and Recreation Needs Assessment and Indoor Recreation Centre Feasibility

For the Waitaki District Council



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- Management of Recreation Centres throughout New Zealand.
- Manager and Chairperson of the Waitaki Community Recreation Trust.
- Local school Principals.
- Respondee to the online survey.
- Sport New Zealand.

Liability Statement

Sport Otago has exercised all care and diligence in preparing this Study. Sport Otago or any parties which have contributed to this report shall not be liable for any loss or damage suffered by the WDC or any other users of the Study.

The Study Brief

The Waitaki District Council developed a brief for this study in mid-2016.

Key requirements of the brief were to:

- Assess the needs of sporting codes relating to an indoor facility.
- Carry out a Feasibility Study and make recommendations for a plan to meet the indoor recreation needs of the Waitaki District.
- Review the adequacy or otherwise of Council services provided for field sports in the district.
- Review the adequacy or otherwise of outdoor facilities requiring specialist/fine turf surfaces.
- Have the Study complete and report furnished to Council by 31 May 2017.

The full brief for this Study is attached, see **Schedule 1**.

Methodology

In carrying out this Study, the approach advocated by Sport New Zealand's (Sport NZ's) 'Community Sport and Recreation Facility Development Guide' has been adopted and reference to this document has been made throughout the process. To provide information on possible management models, reference has been the Sport NZ publication 'Territorial Authority Community Sport and Recreation Facility Management Choices in New Zealand Research Report'.

In determining the needs of the various sporting codes and the aspirations of the sporting community, an initial workshop was facilitated and followed up by interviews with individual sport leaders. In some cases, concepts and findings have been 'bounced off' individual sport leaders to get some feel for the acceptability of these and to check that Sport Otago's interpretation of the information gathered is correct. To gauge the views of the wider community, the Oamaru Mail has been scanned and an online survey was developed through Survey Monkey. This survey was publicised through the Oamaru Mail and could also be accessed from the Waitaki District Council's (WDC's) website

Throughout the Study, regular contact has been made with the WDC staff and the Council's Steering Group.

Demographics for the general population were sources from Statistics New Zealand, using 2013 census data. Some adjustments were made to these figures to allow for the perceived 'undercounting' of the Pacifica communities. Sport participation was taken from the Insight database developed by Sport NZ.

Extensive interviews were held with managers of indoor sporting complexes throughout New Zealand, particularly to gauge usage and thus indicate the size of any future Recreation Centre in Oamaru. All outdoor fields and sites where there is fine turf or specialised surfaces in the district have been visited and extensive discussion has taken place with operators of indoor facilities in Oamaru.

In looking at possible sites for a new Recreation Centre in Oamaru, likely sites were identified from aerial photographs and these sites visited. A 'notional' Recreation Centre was developed to determine a new Centre's likely footprint and this was overlaid on aerial photographs to assist in visualising the site's suitability and possible impact for its neighbouring properties.

A concept design brief was developed and compared with other indoor centres. Recreation Centres in Dunedin, Balclutha, Invercargill, Queenstown, Wanaka, Ashburton, Timaru, and Waimate were visited. Websites of other Centres were searched. An indicative estimate for a new Centre was prepared by a Quantity Surveyor.

A 'notional' booking schedule was developed for a possible new Recreation Centre in Oamaru and from this, estimated usage developed. This, in turn, fed into the financials for a future Centre. These figures were compared to figures from other similar sized facilities. A review of maintenance requirements at the existing Recreation Centre was carried out and an indicative financial performance statement prepared.

Section 1 - Waitaki Sporting Assessment

Section 1 – Executive Summary

Sport Otago has been engaged to carry out a Waitaki Sporting Assessment (the Study) regarding the lack of or oversupply of existing facilities and services associated with Council provision. This Study encompasses field sports, including; football, rugby, cricket, athletics, touch, tennis, softball, disability sports, and elderly recreation. We were also asked to consider fine turf, including; bowls, croquet, and petanque, along with artificial surfaces, including; hockey and netball.

With outdoor facilities, the Study found that the district is generally adequately served for field space, fine turf, and specialist surfaces. In some cases amenities (toilets, change rooms) associated with a number of outdoor facilities are dated and require some attention, along with greater coordination amongst sports codes to ensure ease of access to these amenities.

Demand

There is no demand to increase the field space for outdoor activities. Council has sufficient field space to meet current and future demand. Survey reveals that 73% of respondents state there is sufficient outdoor space in the district.

However, the opportunity does exist to potentially rationalise sport and recreation use by concentrating codes on a number of specific sites.

Standard

The standard of outdoor field space is generally of a good level. Throughout the Study, codes reported satisfaction with Council's standard of field preparation and maintenance. Current facilities are seen as readily available and accessible to most, with the general survey indicating satisfaction levels of:

- 88% for public use.
- 70% for older people.
- 61% for people with a disability.

Benefit

The district benefits from the provision of outdoor field space, fine turf, and specialist surfaces in contributing to a healthy, active population across all age brackets. The district has a very active school-aged and youth population, however adolescent and young adult numbers are lower due to outward migration for tertiary education and employment. Demographics reveal that both for general population and for sporting participation, the district has a higher average age (older profile) than the national average.

Sports Codes

A comprehensive review of sports and recreational groups within the district was carried out, with interviews conducted with sport and recreation administrators. All reported a positive relationship with Council and a general level of satisfaction with the standard and level of Council services. However, a number of codes have raised issues in respect to their current facilities. These issues are covered in the body of the Study and relate to:

- Gymnastics - suitability of the Drill Hall due to dampness, ability to set equipment up permanently, and the height restriction for trampoline use.
- Badminton – issues with the roof of the Badminton Hall, with potential asbestos contamination.
- Squash – the need to accommodate a doubles court.

Indoor Facilities

In addition to the specific issues identified above, sport and recreation groups consistently voiced the view that the current Recreation Centre was not of a sufficient size and standard and

either inhibited growth of codes or negated utilisation. The public survey supported this view with:

- 66% of respondents feeling there is insufficient indoor recreation space available.
- 68% of respondents feeling the facility was not of a satisfactory standard.
- 79% believing there is demand for a new indoor Recreation Centre.

The lack of a suitable indoor facility is of particular concern to:

- Football – Indoor Soccer and potential for Futsal.
- Cricket – Indoor Cricket.
- Netball – a move to an indoor venue would boost numbers and reduce early retirement through injury.
- Basketball – growth in the numbers playing and expansion of the competition through increased number of courts of regulation size.

Facility Development

The Study has identified a range of potential facility projects that are driven by sport and recreation groups. These are covered in the body of the Study and relate to:

- Rugby - seeking to redevelop the Centennial Park Grandstand and install lights on the Centennial Park Number 1 Ground.
- Tennis – converting six courts at Chelmer Street to hard surface.
- Cricket – desiring to construct a building beside the Excelsior Clubroom to provide for match officials and storage.
- The existing Recreation Centre's need to provide for storage and replacement of the cladding of the building.
- Squash and Badminton – replacing asbestos roofing.
- Rowing – vacating and leasing out upper floor.
- The recent overture from the Omarama Residents' Association to establish tennis and netball courts at the Community Centre.

Observations

In the course of this Study, all sport and recreation facilities, both outdoor and indoor across the district, have been visited. In the outlying areas, the bulk of sport and recreation provision is reliant on the voluntary input of the various communities. The extent of this voluntary input and contribution to the district's sport, recreation, and community cohesiveness is significant and represents a strength and matter of pride for the Waitaki District. However, there is a declining number of people who are prepared to act as an administrator or coach for some sports.

Summary of Recommendations

Current Situation, Needs, and Aspirations of Sports

Athletics

- That the long jump pit be drained and discussion takes place with North Otago Cricket to resolve any issues relating to conflict between the cricket field and space to throwing sports.
- Consider if there is an opportunity to create a regional athletics field in Omarama; this should be progressed as part of a Regional Facilities Study.
- Incorporate roll-out rubberised matting sprint lanes in any new Recreation Centre.

Basketball

- No specific recommendation is made, as the needs of basketball are fully covered in the concept design for a new Recreation Centre.

Boxing

- Investigate relocating Boxing to the existing Recreation Centre if a decision is made to build a new Centre.
- Involve Gymnastics and Trampoline Clubs in relocation/co-location discussions.

Cricket

- Re-establish access to the facilities at the Hockey Turf. Put development of the proposed Cricket building at Centennial Park on hold until siting of any new Recreation Centre is determined.
- Consideration of re-orientating the cricket wicket and sight screens is given.
- Investigate further the potential for cricket lanes in any new Recreation Centre or consider how they could be provided at an adjacent location.

Croquet

- Initiate discussion with the Bowling Club for better access to facilities in their clubroom.
- Consider signage to direct tennis court users to the toilet facilities at Awamoa Park.
- Consider alternative hoop designs to allow fixing to a wooden or composite floor and therefore determine if use of any Recreation Centre becomes a viable option.

Cycling

- Within the next 5-10 years, consider the potential for a simple velodrome at the closed landfill.
- Develop a BMX track at the closed landfill.
- Include toilet facilities as part of the development plan.

Football

- If a new Recreation Centre is built, encourage the introduction and development of Futsal in Oamaru. It is suggested this is led by the existing Football Clubs, with guidance from Football South.
- Improve shower and change facilities at the A & P Showgrounds.

Golf

- Encourage all clubs in North Otago to embark on programmes to gain new, younger members to play the sport, assist with course maintenance, and also other non-playing duties.
- Investigate opportunities to provide professional coaching facilities for North Otago golfers.

Gymnastics

- Explore ways for further collaboration and integration of equipment and programmes offered by both the Gymnastics and Trampoline Clubs.
- Ensure that a minimum height to obstructions of 12 metres is incorporated into the design of any new Recreation Centre.
- In the event that a new Recreation Centre is built, move Gymnastics, along with the Trampoline Club and Boxing to the existing Recreation Centre.

Hockey

- While there is no demand for a second turf now, it seems prudent to allocate a space for it in a Strategic Plan for Centennial Park.
- Review access and servicing arrangements for the public toilets opposite the Hockey Turf.

Multisport

- Investigate access to changing facilities at the Oamaru Rowing Club.
- Consider longer term storage requirement for equipment.

Netball

- If a decision is made to build a new Recreation Centre, that four courts and the existing clubroom be retained.
- Note that the needs of netball are largely met by the concept developed for a new Recreation Centre.

Rugby (including Touch)

- Delay any action on the Centennial Park Grandstand project until a decision is made on the siting of any new Recreation Centre.
- The provision of lighting at Centennial Park Number 1 field at a later date is supported.
- Consider how indoor training facilities are incorporated in any new Recreation Centre.

Smallbore Rifle Shooting

- Consideration be given to moving Smallbore Rifle Shooting to either the Drill Hall or Athletics Clubroom.

Snooker and Billiards

- If a decision is made to build a new Recreation Centre, discussions be commenced with the Snooker and Billiards Club and also the Indoor Bowls Club leadership teams to consider moves to and from the Athletics Clubroom.

Softball

- Support the desire to resuscitate softball in Oamaru.
- Investigate ways of supporting sport, where there are limited numbers of people available to fill the administration, coaching, and development activities. Sport Otago is looking at possible models.
- Review the location of the softball hub once a preferred site for any new Recreation Centre is determined.

Special Olympics

- Consider further how a Bocce court can be established.

Squash and Badminton

- Further investigate the possibility of aggregating all squash and badminton facilities at Centennial Park. This could involve incorporating the facilities within a new Recreation Centre if Centennial Park is the preferred site for a new Centre.

Tennis

- Continued support be given to the development of hard courts and lighting at the Chelmer Street courts.
- The needs of Tennis be included in the design of any new Recreation Centre.

Trampoline

- If a new Recreation Centre is built, relocate the Trampoline Club to space shared with Boxing and Gymnastics at the existing Recreation Centre.
- Support the desire for the Club to host regional competitions.

Features of a New Recreation Centre Recommendation

The recommendation is for a six court complex, also incorporating six squash courts and on the site of the current Athletic Clubroom. To cater for mixed use, the Recreation Centre should have two sprung wooden courts and four synthetic courts. Protection of the wooden courts should be included in the project. These features have the support of the Waitaki Steering Group.

Waitaki District Demographics

As part of this study, extensive work has been undertaken in sourcing demographic information from both the Statistics New Zealand 2013 Census and from the Sport New Zealand Insight database, which records participation in sport.

The 2013 Census records the Waitaki District population at 20826 and having a median age of 46.6, considerably higher than the national median age of 38.0. The population residing in Oamaru, including Weston, Kakanui, and surrounding areas, is 16504.

There is concern that the significant numbers of Pacifica people in the area, estimated to be between 1000 and 2000, has not been accurately counted, due to the Census being a largely online data gathering exercise.

In terms of sporting participation, numbers playing the key sports of basketball and netball, in respect of a possible Recreation Centre development, have been extracted from the Insight database. This combined figure is 1854 and is lower than the national average. Factors contributing to that are believed to be the older median age, the lack of indoor court space, and the weather related factors affecting netball in Oamaru.

A nationwide review of indoor facilities was undertaken to ascertain ratios between combined basketball and netball participation and the number of indoor courts provided. This information is summarised in the table below.

To aid comparison with the Waitaki situation, included in the table are figures for the existing Recreation Centre and for new five and six court Centres. The ratio for the existing Centre is one court per 926 players. A new five court complex would have a ratio of one court per 371 players and a six court facility, one court per 309 players. These latter two ratios are within the desirable range.

Local Authority	Number of Courts	Local Population per Court	District Population per Court	District Basketball and Netball Participation per Court	Comments
Motueka	4	2925	2925	264	Well used.
Gore	4	1982	3008	286	
Waimate	2	2282	3770	290	Well used facility.
Waitaki (six courts)	6	2750	3471	309	
Clutha	5	2058	3419	315	Adequate size and well used.
Waitaki (five courts)	5	2750	4165	371	
Taupo	3	6934	5485	428	Too small for current population.
Dunedin (Edgar Centre)	21	5524	5726	517	Planning for more courts.
Invercargill	10	5169	5169	538	Seeking to add five more courts.

Ashburton	4	4145	7760	667	Very heavily utilised and extensions are being planned.
Queenstown and Wanaka	2 + 2	8009	7055	677	Too small when opened.
Marlborough	3	8495	10855	868	Very well utilised. Programmes run at centre encourage use.
Waitaki (two courts – present situation)	2	8252	10412	926	Current Recreation Centre.
Nelson and Richmond	5	16379	16379	1459	Manager believes five courts are sufficient for local population.

Discussions with managers of these facilities provided useful guidance on the utilisation of their facilities. It was generally found that when the combined number of basketball and netball players per court exceeded 400 players per court, there was pressure for more courts and in many cases, plans for extensions were already under way.

The players per court ration for the existing Recreation Centre (926 players per court) and the comments from managers of other Centres provides strength to the spoken desire for a new centre.

A six court complex is recommended as:

- It will cope with foreseeable increases in population and participation.
- It allows for any 'undercounting' of the Pacifica population. If we assume 1500 Pacifica people, statistically that adds 135 basketball and netball players. This results in a five court ratio of one court per 396 players and a six court ratio of one court per 332 players.

Waitaki District Sporting Facilities

Indoor Facilities

These facilities are provided at:

- Existing Recreation Centre.
- Oamaru Club.
- Gymnasium at Waitaki Boys' High School (WBHS).
- Gymnasium at St Kevin's College.
- Athletics Clubroom.
- Excelsior Clubroom.
- Drill Hall.
- Oamaru Squash and Badminton Club.

There will also be some sports using local halls, but investigating this is seen as beyond the scope of this Study.

The current facilities all have strengths and limitations, but commentary on them is contained in the relevant sport commentary in the 'Current Situation, Needs, and Aspirations of Sports in the Waitaki District' section.

Outdoor Field Sports

Overall, there is ample space for outdoor field sports in Oamaru and these are generally of appropriate standards, with there being adequate space to accommodate growth in sport participation. During this Study, the need to improve the standard of toilet and change facilities at major locations has been identified, including Centennial Park and the A & P Showgrounds.

A review of the condition of sports fields across the district was carried out by L&R New Zealand in July 2010. Included in their report was a table detailing the quality of various features of each sports ground. This table has been re-examined and updated if Sport Otago's observations indicated a change. It is noted that significant work in levelling Centennial Park has been undertaken since 2010. This updated table is attached as **Appendix 1**.

Outdoor Specialist Surfaces

There are generally ample spaces of high quality specialist surfaces for bowls, croquet, golf, and tennis, with reference again being made to the commentary on the relevant sport. It is noted that there is a current project to convert six Chelmer Street courts to hard surface.

For cycling, there is seen to be a desire for a local velodrome as this would support the local cycling fraternity, which currently travel regularly to Waimate to use the velodrome there. Creation of a bike park facility as part of the redevelopment of the old Oamaru Landfill is being progressed by Council. Such a facility in Oamaru would also potentially support fitness training for other sports, e.g. rowing.

Current Situation, Needs, and Aspirations of Sports

This section looks at the results of the discussions from the Workshop at the commencement of the Study, the subsequent interviews with the various sport leaders, and adds some comment and recommendations on possible ways forward. In discussions with the various sports groups and their administrators, the Sport Otago team has been impressed by the collaborative and realistic approach by the sporting bodies to the Study. There is good evidence of shared facilities, a recognition that the needs of all sporting groups must be considered, and that expectations in a community the size of Waitaki District need to be realistic if any development plans are to be affordable. All parties spoken to have given freely of their time, been willing to be contacted as the study proceeded, and have been sincere in their input.

This is an excellent position to begin planning for future needs.

Athletics

Current Situation

The sport has about 60 participants, largely primary school students, but Athletics also targets around 15 high school students who are excelling in the sport at their school. Athletics is centred at Centennial Park where they use the perimeter of the main Oval as a running track. There is also a long jump pit. Generally, the facilities are seen as good, with the only suggested upgrade being draining of the long jump pit. The current facilities do not impose a limitation on the sport. There is some competition with Cricket for 'throwing' sport space. Changing facilities are not a high priority as children do not use change and shower facilities when attending athletics. Regional tournaments are not currently hosted in Oamaru, although national or a South Island Schools competition could be held in Oamaru.

Current Limitations on Sport

There are no current limitations for athletics.

Aspirations

The aim of Athletics leaders is to increase the numbers taking part in the sport, as there is seen to be plenty of scope for growth. In terms of facilities, Athletics is keen to see a new, more flexible Recreation Centre, which incorporated sprint lanes (40–60 metres) and also a fitness centre. North Shore Bays was pointed out as a good facility. They see the requirements of a fitness centre to be similar for all sports. The view of Athletics leaders is that rural communities are really keen on getting children into sport and suggest that there may be an opportunity to create a 'focal point' for athletics at Omarama, thus enabling competition with Central Otago, Lakes District, Mackenzie Country, South Canterbury, and North Otago. However, it is recognised that such a facility might be better at a larger place, although Omarama is ideally located for participation from a wide area.

Commentary

There is ample opportunity for growth amongst children at primary and secondary school level. The facilities available at Centennial Park are generally adequate and require little upgrade. There is strong support for a new Recreation Centre, especially if some indoor sprint lanes can be incorporated. Athletics reinforce the widely held view that a Fitness Centre is a must for any new facility. The comment is also made that any facilities must be affordable, a comment echoed by many of those interviewed for this Study. There is the opportunity to host tournaments and the suggestion of creating an appropriate facility at Omarama is an **idea** only at this time. Athletics is a potential user of a new Recreation Centre, with the potential to have a two to three lane roll-out artificial surface sprint mat provided within a new Centre. Such an amenity would be subject to fundraising on the part of the code.

Recommendations

- That the long jump pit be drained and discussion take place with North Otago Cricket to resolve any issues relating to conflict between the cricket field and space to throwing sports.
- Consider if there is an opportunity to create a regional athletics field at Omarama.
- The idea of a sub-regional athletics facility to be considered as part of the overall Otago Regional Facilities Strategy.
- The potential for roll-out sprint/bounding pad for use in a new Recreation Centre is subject to code fundraising/sponsorship.

Basketball

Current Situation

There is a strong following of the sport in Oamaru, with local tournaments taking place three nights per week. There are people wanting to join, but the current Recreation Centre facilities cannot support greater numbers. There is no play during the weekends apart from regional tournaments. These tournaments are not frequent as the logistics of staging them are too complex – four courts are required.

Limitations to Sport

The limitation to growth is the lack of court space.

Aspirations

The key aspiration is to have access to a facility with at least four courts, therefore enabling the increase in participants in the sport and also enhancing the ability to host regional and South Island tournaments.

Commentary

The work undertaken as part of this study shows that when combined netball/basketball participation exceeds 400 players per court, extensions are planned. Relating this to the situation in Waitaki, with the current two court complex, there are 900 players per court. Any future Recreation Centre is planned to have six courts and therefore the number of players per court decreases to 300, comfortably under the 400 players per court figure, which seems to be regarded as a maximum.

Recommendation

- No specific recommendation is made as the needs of basketball are fully covered in the concept design for a new Recreation Centre.

Boxing

Current Situation

Boxing currently operates from a space within the leader's garage. This area is set up as a gymnasium and has up to 30 participants counting both the women's group and the men's competition squad. There are up to 30 children waiting to be involved.

Current Limitations on the Sport

The development of the sport is severely limited by the lack of space, both for the sport itself and the storage of gear. The sport would be better in the present Recreation Centre, but cost, lack of storage, and the inability to have the equipment set up permanently prohibit use of the existing Centre.

Aspirations

The club wishes to have premises in which to develop the sport, through being able to accommodate greater numbers and have equipment permanently set up, including rings attached to walls, beams for hanging bags from, and storage. It needs to be a dedicated space and the club leader points to the Fight Club Gymnasium at Mosgiel as an excellent example of a facility. They would also like to be able to host regional tournaments again. The club recognises that any space allocated within a new Recreation Centre would need to be shared with others who need permanent set ups.

Commentary

With no formally established facility and the apparent reliance on one person to lead the sport, the sustainability of boxing in Oamaru is seen to be at risk. It is pleasing to note the interest from younger people and increased numbers could well attract more people to leadership roles and also enhance the possibility of re-establishing regional competitions in Oamaru. The willingness to share space with other groups requiring dedicated set ups is a realistic approach, but such dedicated spaces, even when shared, come at a cost.

Similar needs to Gymnastics and Trampoline Clubs, in respect of permanent set up, suggest that these three sports be located together. The existing Recreation Centre will still exist after any new Recreation Centre is built. The present Centre is shared with Waitaki Girls' High School (WGHS), but it seems unlikely that the school will be funded at a level which enables them to operate the whole Centre. There is thus the possibility of relocating these three sports to one of the gymnasiums at the present Recreation Centre. While the gymnasium nearest the school would be the preferred location, allocation of gymnasium space would require discussion with WGHS, however it is evident these activities would be incompatible with the rock climbing activities in North Otago Alpine Club, which has extensive installations of climbing walls.

Recommendations

- Investigate relocating Boxing to the existing Recreation Centre if a decision is made to build a new Centre.
- Involve Gymnastics and Trampoline Clubs in relocation/co-location discussions.

Cricket

Current Situation

There is a strong Cricket following throughout the Waitaki District. Fields are located at Centennial Park, Waikouaiti, Palmerston Mill Domain, Weston Domain, King George Park, Awamoa Park, WBHS, St Kevin's College and Glenavy. While Waikouaiti and Glenavy are outside Waitaki District, the North Otago Cricket competition includes them. At Centennial Park there is shared use of facilities in the Athletics and Excelsior Clubrooms. Overall, there are adequate numbers of playing spaces and it is noted that the Awamoa Park facility has only been used twice in the last four years. Change facilities are limited at St Kevin's College and Centennial Park. It is evident that there is a need for cricket and hockey to enter into discussion to clarify cricket's access and use of the hockey turf facilities.

Current Limitations on Sport

There are no major limitations, but North Otago Cricket do have upgrade plans which are discussed in the next section.

Aspirations

A major project for North Otago Cricket is to construct a new building to the north west of the existing Excelsior Clubroom. This building would provide for a coaches room, match management, storage, and shelter. Cricket leadership is keen to support a new Recreation Centre and wish to see it able to accommodate indoor cricket. They would also like to have two – 40 metre indoor lanes, with side nets and see a concrete floor with 'tiger turf' surfacing as

appropriate. They point to the Invercargill Cricket Centre and Dunedin's Edgar Centre as examples of good facilities. Their aspirations for outdoor facilities include better drainage of the Palmerston Mill Reserve and restored access to the facilities at the Hockey Turf.

Commentary

With the stated adequacy of the amount of fields available and the limited use of Awamoa Park, thought can be given to a better use for the upper ground at Awamoa Park. Fields are generally of adequate standard and although many do not meet the International Cricket Council size. They are more than adequate for local club competition. Centennial Park and the Weston Park Oval are close to regulation size and could probably host higher level games. The level of game that could possibly be hosted is the likes of pre-season interprovincial matches.

The need for a new building at Centennial Park is questioned, as the perceived viewing limitation from the Excelsior Clubroom could be overcome through reorienting the cricket wicket, by rotating it slightly and also relocating the sight screens. If this action was taken, some relatively minor modifications to the Excelsior Clubroom would address any shortcomings. One possible option for a new Recreation Centre is for the Centre to replace the Excelsior Clubroom and if this site becomes the preferred option, the needs of North Otago Cricket would be incorporated into that design.

The upgrade planned for the Mill Reserve at Palmerston has been carried out. Observations made as part of this Study indicate that the outfield at King George Park is quite rough and work is planned to be carried out by Council in 2017-2018.

Recommendations

- Re-establish access to the facilities at the Hockey Turf. Put development of the proposed Cricket building at Centennial Park on hold until siting of any new Recreation Centre is determined.
- Consideration of re-orientating the cricket wicket and sight screens is given.
- The potential for cricket lanes to be established in conjunction with St Kevin's College should be pursued as an option associated with the existing St Kevin's College artificial surface.

Croquet

Current Situation

The Oamaru Croquet Club is sited on Waitaki District Council (WDC) land between Awamoa Road and Towey Street. It has five greens and is adjacent to a bowling club and public tennis courts. The clubroom is small and has no facilities or power, so the club uses the adjacent bowling clubroom when it is necessary and available. Membership of the Croquet Club is around 60 adult members and is growing. There is a strong following by teens and school pupils, with up to 80 attending after school sessions. These greens are the only ones in the Waitaki District. However, the current unutilised greens at the Botanic Gardens could be considered for refurbishment if growth of the sport continues.

Current Limitations on the Sport

The current number of greens is adequate for the foreseeable needs of the sport. Inclement weather limits use and having access to a covered playing facility, possibly shared with cricket, would be good.

Aspirations

The club wishes to maintain its current growth in the popularity of the sport. It would like to have better clubroom facilities and access to a covered area in times of wet weather.

Commentary

The club is generally happy with its current facilities (clubroom excluded) and would appreciate some undercover playing facility. Some opportunity for further sharing of facilities is something that should be pursued. It is also noted that the adjacent tennis courts get a lot of informal play, especially during the school holidays. It is noted that the nearest toilets are at Awamoa Park and while it is not suggested that public facilities be provided, some signage directing users to the Awamoa Park facility is suggested.

The desire for a shared, covered facility has been expressed, but the embedding of hoops in a floor is seen to make use of any future Recreation Centre impossible.

Recommendations

- Initiate discussion with the Bowling Club for better access to facilities in their clubroom.
- Consider signage to direct tennis court users to the toilet facilities at Awamoa Park.
- Consider alternative hoop designs to allow fixing to a wooden or composite floor and thus determine if use of any Recreation Centre becomes a viable option.

Cycling

Current Situation

Cycling as an individual sport and as a component of multisport, is well established in Oamaru. There are 50–60 cyclists, but none are juniors. Multisport is covered in its own section of this report. For cycling, the only dedicated track is at Waimate, where there is a simple oval with gentle banking of the ends and Oamaru cyclists make use of this facility weekly. It is much longer than the 250 metre velodrome that is common in competitive sport.

Limitations on the Sport

Local cycling leaders point to the good current following of the sport, but see the lack of a local track as an obstacle to the development of the sport in Oamaru. They believe if a better facility was available, membership would increase, in part spurred on by the now greater emphasis on cycling nationally, development of the WDC 'Learn to Ride' facility, near the Heritage Precinct and the A2O cycle trail.

Aspirations

Cycling leaders are keen to see the sport develop and see the development of a simple velodrome and associated facilities as the key to increasing membership and promoting greater competition opportunities. This would overcome the need to make weekly trips to Waimate to use the facility there and would also encourage visits to Oamaru by other Cycling Clubs.

Commentary

The desires of the sport's leaders to foster membership, through creation of a local facility and the furtherance of competition opportunities are supported. There would also be the opportunity for the multisporters to use a local facility as part of their training. The Oamaru Landfill is in the process of closing and while the future use of that site has not been determined finally, the creation of a 'BMX bike park' is seen as a good option. The site has limited uses as being a landfill, is considered a 'contaminated site', and thus not suitable for many developments. Once it is properly capped as part of the closure process, it would be suitable for recreation facilities. Currently, cycling's needs are well accommodated through accessing use of the Waimate Velodrome. Cycling has indicated that a local facility to cater for their needs could be investigated. The idea of a rudimentary velodrome, potentially at the closed landfill is worthy of further consideration, but is not presently viewed as a priority.

Recommendations

- Council progresses development of a BMX Bike Park on the closed landfill.
- Include toilet facilities as part of the development plan.

Football (including Futsal)

Current Situation

There is strong following for football at all grades, particularly juniors. In Oamaru, the activity is concentrated at the A & P Showgrounds and Awamoa Park. At both locations, shower and change facilities are limited.

Limitations to the Sport

There are no factors identified that limit the development of the conventional sport. However, the absence of a suitable indoor facility does currently preclude the introduction of Futsal.

Aspirations

The big aspiration is to establish Futsal in Oamaru. The establishment of Futsal is currently constrained by the size and configuration of the existing Recreation Centre.

Commentary

There are adequate facilities for football at all grades within the district, although the supporting change and shower facilities are generally of a low standard. While Futsal is not currently played in Oamaru, experience in other centres is that once a suitable indoor Centre is available, Futsal gets quickly established and in some areas becomes the major user of the Centre. Oamaru is considered no different. The sport suits comparatively 'social' play, so appeals to those who would be irregular participants and also to 'business house' type competition. A Futsal court is slightly larger than either netball and basketball courts and therefore becomes the 'design' court for a new Centre.

Recommendations

- If a new Recreation Centre is built, encourage the introduction and development of Futsal in Oamaru. It is suggested this is led by the existing Football Clubs, with guidance from Football South.
- Improve shower and change facilities at A & P Showgrounds.
- Consider the option to have all football played at King George Park and Awamoa Park.

Golf

Current Situation

Golf is played at eight locations across the district and there is a mix of 9 and 18 hole courses. These courses have adequate capacity for both current and future demand. There is a strong playing membership and strong commitment by volunteers to support the operation of the courses. Volunteer numbers are exceptional, with a wide range of skills being shown throughout the district. This puts the clubs in great shape in terms of presentation of courses and duties within the clubs, e.g. club committees, etc. However, due to the ageing population, the game will face some tough times in North Otago over the next 5-10 years, with large drops in membership and those highly skilled volunteer numbers also likely to drop. Unfortunately, clubs are not placing huge amounts of emphasis and proactiveness towards gaining new junior members, which could counteract the membership drop they will face over coming times. The golf courses in North Otago are accessible and affordable and offer good challenges.

Limitations to Sport

The key limitation relates to the current lack of emphasis on attracting new, younger players. There must be a certain amount of buy in from the clubs to attract new members. This can be in the form of 'have a go days' or 'open days', which allow the general public to come to the course and become familiar and comfortable with the surroundings, which can be a touch daunting to the non-golfer. Another limitation to the sport in the region is that there are no professional coaches to provide tuition. This can be a problem in terms of improving the standard of a junior golfer and to helping out the average club player. Due to the technicality of the game, the basic

volunteer cannot take up coaching without an in-depth knowledge of golf or simply without a passion for coaching.

Aspirations

There are aspirations to grow the game within the area. Recently some unknown talent at WBHS has been tapped into and there is potential to grow the game rapidly throughout the other schools. There is the need to provide the North Otago region coaching from Dunedin or Central Otago to attract the average golfer and improve the standard of their play at the same time.

Commentary

Overall, there are sufficient courses to cater for current and future demand and the courses are of a good standard and provide appropriate challenges. The lack of commitment to attract new, younger players is of concern, as is the current inability to access professional coaching. Courses in smaller centres and in rural areas rely on volunteers for course maintenance and the clubs need to encourage younger members to take part in maintenance and support facilities if the standard of courses is to remain the same in the future. Golf in North Otago is facing the same issues as golf nationally regarding an over-supply of courses relative to membership. In the event that membership of clubs continues to decline, the option of amalgamation of clubs will need to be considered.

Recommendations

- Encourage all clubs in North Otago to embark on programmes to gain new, younger members.
- Encourage those players to get involved in course maintenance and other non-playing duties.
- Investigate opportunities to provide professional coaching facilities for North Otago golfers.

Gymnastics

Current Situation

Gymnastics currently has a strong following with 65 club members. The club uses the Drill Hall five days a week for about four and a half hours per day. The Drill Hall is shared with several users. Currently, the Drill Hall is largely unmaintained and this results in damage by moisture to the equipment. The Hall is also unheated and deemed to be an earthquake prone building.

Limitations to the Sport

The sharing of the space limits the range of activities that can be undertaken. At times, the equipment, much of which is heavy, has to be moved to accommodate the needs of other users. The lack of heating results in significant fall off in participation in the colder months – the building is not seen as being fit for gymnastics purposes. There is no ability to host tournaments and the limited number of hours available to the club means that school use and development of a preschool programme, in which there is community interest, cannot occur.

Aspirations

Ideally, Gymnastics would like a dedicated space where equipment can be permanently set up and there would be the ability to expand the range of activities undertaken and the age groups catered for. Gymnastics leadership would like to be able to host tournaments and note the lack of facilities in the district, with the closest facilities being at a school gymnasium at Waimate, the Caledonian and three gymnasiums in Dunedin. Club leadership would like to have a foam pit and adjacent trampoline and as a real aspirational goal, would like to see a facility similar to the Invercargill Gymnastics Club.

Commentary

The shared use of space, the dampness, and lack of heating make the current facility unsuitable for current needs and impose a significant limitation to development of the sport. The needs,

limitations, and aspirations of Gymnastics are quite similar to those of the Trampoline Club and it seems sensible for them to continue to co-locate. There is also opportunity for the two clubs to work together and therefore widen the range of experiences available to their members. For both sports, a height to obstructions of 12 metres is necessary for serious competition and while that could be provided in a new Recreation Centre, it is not available in the existing Recreation Centre. However, while 9.5–10.5 metres is acceptable for practice, the 12 metre figure would be required for competition, which means that competition could only be accommodated in a new facility and require the setting up and removal of equipment. While not ideal, the infrequency of such competitions would mean that the inconvenience of setting up and subsequent removal could be accommodated. Being able to host regional competitions is a laudable goal and in line with the WDC Strategy of attracting more visitors to Oamaru. Indeed, comment from several sporting leaders indicate a strong desire to host regional or South Island competitions in Oamaru, due to its relatively central location and good amenities. Relocating Gymnastics to the existing Recreation Centre, if a new Centre is built, is seen as a viable option.

Recommendations

- Explore ways for further collaboration and integration of equipment and programmes offered by both the Gymnastics and Trampoline Clubs.
- Ensure that a minimum height to obstructions of 12 metres is incorporated into the design of any new Recreation Centre.
- In the event that a new Recreation Centre is built, move Gymnastics, along with the Trampoline Club and Boxing to the existing Recreation Centre.

Hockey

Current Situation

There are approximately 370 hockey players in the district – more junior players than senior. Most games are played at Centennial Park, but the Senior Men's Team play in a South Canterbury competition. There is a major secondary schools tournament in Oamaru each year. There is a well-supported Wednesday competition for schools, which come from across the district to compete. Oamaru has also hosted international hockey games. Accommodation to support large tournaments is not seen as a problem, in part by hockey being a winter sport and therefore not competing with the tourism season and also through the ability to use the Boarding Hostels, even during term time. The decision to amalgamate the boys and girls hostels at St Kevin's College could affect that. There is an upcoming need to resurface the artificial turf, but the single turf is sufficient for current numbers. Play outside Oamaru is held on tennis courts in Kurow and Omarama.

Limitations to the Sport

A major factor in participation in hockey is the cost of a player's equipment – currently around \$400 per senior player. Hockey is popular in schools, but the level of participation is thought to be influenced by the sporting interest of the teachers. To encourage more participation, a paid coordinator visits nine schools in the area and assists with running the sport at school level.

Aspirations

Growing numbers is difficult, due to the exodus of teenagers from the district to University and the declining rolls of the secondary schools. Hockey leadership is keen to reverse the decreasing participation and see the engagement of the Coordinator in schools as a key step in that. Hockey leadership would like to see player numbers grow to the stage that a second turf is required. Oamaru will host the Masters Hockey tournament in 2018 and this will require eight fields, which the WDC guarantee will be available. While most needs are catered for with the existing turf, it would be an advantage to have access to an indoor facility and the creation of a new Recreation Centre is strongly supported. Hockey has been played in the Drill Hall in the past and that was a good surface.

Commentary

Current facilities for Hockey are of a good standard and the one existing Turf is sufficient for current needs and short-term growth. The move to employ a Coordinator shows a commitment to growing the sport. Numbers are such that there is no need to add another Turf, but the plan to resurface the turf is supported. In the course of conversation, access to and servicing of the existing public toilet opposite the hockey turf was raised. This appears related to access to key holders and the ability to open and close the toilet facilities.

Recommendation

- While there is no demand for a second turf now, it seems prudent to allocate a space for it in a strategic plan for Centennial Park.

Indoor Bowls

Current Situation

Indoor Bowls in Oamaru is largely centred on the facilities at the Athletics Club where there is an area of dedicated use. This area accommodates 12 mats, but is cramped. Eight mats give a more comfortable playing atmosphere, however 12 mats are required for current club play. For a regional tournament, 18 mats are required and this is achieved by occupying the present gymnasium area. This occurs up to four times per year. It is noted that up to 50 mats would be required to host a South Island Tournament. Storage for equipment is also important, more so where there is shared use of the facility. The Oamaru Club also has an indoor bowling club and has facilities for seven mats, but all tournaments are held at the Athletics Club. Membership at the Athletics Club is around 120 persons. Members are mainly of senior years and despite efforts, the club struggles to attract younger players. Social activity is a key part of the sport, so having access to the kitchen and bar facilities is essential, especially for tournaments.

Current Limitations on the Sport

The major limitations are the cramped conditions in which the game is played and the difficulty in attracting new, younger members. The arrangements for regional tournaments are not ideal, as the games are spread over two spaces, even though those spaces are in the same building.

Aspirations

A key goal for North Otago Indoor Bowls would be the ability to better host regional tournaments, while also being able to host a South Island tournament occasionally. They are also keen to recruit younger players.

Commentary

Indoor Bowls does struggle to attract a younger following, but the existing membership ensures the sport is strong, there is good opportunity for competition, and that regional tournaments are hosted. The need for social interaction is an important component of the game and may be the way to entice a younger membership. There may be opportunities for informal 'inter-business' competitions and even to encourage teams from local high schools to be part of that. In effect, a bowls version of Futsal. The cost of membership is low (\$20.00 year + \$4.00 per night) and there needs to be recognition that improved facilities will come at a cost. That has to be balanced against the ability to pay, as many participants will be superannuitants. Also, Waitaki incomes are below the national average, in part due to the higher than average proportion of retired people in the district. The matter of low fees for sporting clubs is widespread in Oamaru. The needs for 16 mats can be readily accommodated within any new Recreation Centre, as the playing area required is approximately 400m². Larger gatherings – up to 50 mats, could also be accommodated, as the area required would be approximately 1200m². The only constraint would relate to programming, but with the significant notice available for such large events, such programming is seen as achievable. Sports halls of this size are not heated and with indoor

bowls being a winter sport with older players and involving less physical activity, heating would become an issue.

Indoor Bowls is a comparatively easy sport to set up and thus using a multi-purpose space is possible. A solution could be to relocate indoor bowls to the existing Recreation Centre – the gymnasium with the rock climbing facility, as rock climbing and bowls would be compatible facilities. However, some heating would probably be required, as would improvements to kitchen facilities. That would present a problem for the Athletics Club though, as the space vacated would need a new use to maintain financial viability – boxing and snooker/billiards could be possibilities.

Recommendation

- No recommendation in respect of Indoor Bowls is made.

Lawn Bowls

Current Situation

Bowls has a following of approximately 400-500 players. There are a few teenagers amongst the players. Greens in Oamaru are located at Awamoa, near Takaro Park, and in Conway Street. In the wider district, clubs operate at Hampden, Maheno, Palmerston, Kurow, and Dunback. The number and quality of the greens are adequate for current numbers and any foreseeable growth in numbers.

Limitations to the Sport

The major limitation relates to competition opportunities as Bowls NZ has removed area and regional competitions from the pathway to Nationals. Under current arrangements, if a club can afford to pay their way to Nationals, they can compete regardless of their standard.

Aspirations

While membership is strong, more players are sought as the age of players is increasing. While Bowls would not be a user of a new Recreation Centre, the leadership see a great need for a bigger, more flexible centre and believe Centennial Park would be a good venue due to its already function as a sporting hub.

Recommendation

- No recommendation in respect of Lawn Bowls is made.

Multisport

Current Situation

Multisport participants operate from and have their equipment stored in a container in the Children's Playground in the Harbourside area. Their location needs to be beside the water, but other components of their sport take place at other venues.

Limitations to the Sport

No limitations have been expressed, however the ability exists for roads around Oamaru to be utilised for cycle training.

Aspirations

No particular aspirations have been expressed. There is strong support for a new Recreation Centre and they are emphatic that any new facility includes gymnasium/massage space.

Commentary

Multisport appears to be quite happy with their limited facilities, but would welcome a local cycle track for training and also access to a gymnasium. There are only public change facilities at Friendly Bay, but it is felt that there could be an opportunity to cooperate with the Rowing Club and use their facilities. This has occurred in the past, so the relationship could possibly be reinstated. The longer term storage of equipment may become an issue if the WDC has a better use for the container site.

Recommendations

- Investigate access to changing facilities at the Oamaru Rowing Club.
- Consider longer term storage requirement for equipment.

Netball

Current Situation

The focal point for Netball is the nine court outdoor facility with its associated club and changing rooms in Taward Street and all winter games are held on Saturday. The site is exposed and its use is criticised by players and parents of children playing morning sport. The hard courts do result in progressive injury, which causes players to retire from the sport earlier than they might. The sport currently has 42 senior teams and 47 junior teams competing. The summer league competition has 24 teams and is played on Monday evenings.

Limitations to the Sport

The existing courts are well used, but cold winter conditions are seen as a limitation to players and also to parents of young players. There is also a need for increased parking. Practice opportunities are limited due to only having lighting to one court.

Aspirations

Netball leadership is keen to see an indoor facility developed and it be one that can accommodate regional tournaments. They see a minimum of four courts for hosting tournaments, but are realistic that providing a nine court facility would be unaffordable. They would also use an indoor facility for training in the evenings.

Commentary

In southern New Zealand, netball is rapidly being seen to be an indoor sport. The sport has strong participation and would likely grow if better facilities were available for players, officials, and spectators alike. A new Recreation Centre is likely to have six courts and while this is short of netball's desirable nine courts, there is sufficient capacity for tournament play, therefore, the need to retain some of the existing hard courts. Creation of a new Recreation Centre provides the opportunity for evening practice games. Netball has indicated their desire to retain a minimum of four courts and their existing clubroom at Taward Street, in order to continue to provide a facility for junior games with the associated toilet and changing facilities.

Recommendations

- If a decision is made to build a new Recreation Centre, that four courts and the existing clubroom be retained.
- Note that the needs of netball are largely met by the concept developed for a new Recreation Centre.

Pacifica Sport

Current Situation

The Waitaki District has a high number of Pacifica people, largely Tongan. The exact number is unknown and it is believed that these people have not necessarily been included in the 2013 Census. Best estimates suggest there are around 1000 Pacifica people in Oamaru alone. These people are heavily involved in sport and are members of local clubs. Sports played include; rugby, netball, basketball, touch, and volleyball. They also participate in informal sport, which they arrange largely at Orana Park and have a strong network through their Churches. This community is a comparatively low wage one, so the cost of participation is an important factor.

Current Limitations on Sport

There are no current limitations as the participation outside the club setting is quite informal. For some, cost will be a factor and all efforts are made by leadership to keep the cost of participation low. Lack of adequate changing and toilet facilities to support the informal sport is of concern.

Aspirations

Sport leadership would like to see better facilities to support informal sport at Orana Park. They would also like to see improved indoor facilities, but emphasise that the costs need to be low. They also see the ability to set up a new Recreation Centre for weddings and similar celebrations and thus, there is the need for good catering facilities and furniture. They are keen that any new facility is one that can be used by the whole community and be flexible in its use.

Commentary

Pacifica people are well-catered for in terms of sport, both through club-based participation and informal activity. The need for facilities to be affordable is not limited to these people; it is a comment heard frequently in interviews for this study. The needs relating to organised, club-based sport is covered in the section for the relevant sport. There is also a strong celebratory component to the lives of the Pacifica residents and while much of that takes place under the umbrella of the Pacifica churches, there is seen to be a need for a venue that can cater for larger gatherings, such as weddings. The existing Recreation Centre has been used for this type of function.

Recommendation

- Pacifica people can be directed to other Council parks that have toilet facilities.

Parafed

Current Situation

The club is near defunct as there are no competitors.

Petanque

Current Situation

Petanque is played as one of the sports under the Excelsior Club umbrella. There are 16 pistes adjacent to the Excelsior Clubroom at Centennial Park and they receive regular competitive use. The club does host tournaments and also travels to compete.

Limitations to the Sport

No limitations have been found.

Aspirations

No particular aspirations have been expressed.

Commentary

This sport appears to be operating well and shares club facilities with the Excelsior Club.

Recommendation

- No recommendation in respect of Petanque is made.

Playgrounds**Current Situation**

Children's playgrounds are well distributed across the district and the facilities available are suitable for the area served. The playground at Friendly Bay is an excellent one, which receives heavy use and is of interesting design. The adjacent 'Learn to Bike' area is a useful addition to the range of activities on offer at Friendly Bay.

Current Limitations to Sport

No current limitations have been identified.

Aspirations

The views expressed in this section are those from the Sport Otago team that have viewed the facilities. It appears that the WDC is proactive in identifying any needs and providing good solutions.

Commentary

There appears to be adequate numbers of children's playing facilities in the district and the style and standards are appropriate for the areas served.

Recommendation

- No recommendations in respect of Children's Playgrounds are made.

Rock Climbing**Current Situation**

The existing climbing walls in the Recreation Centre are owned by the North Otago Alpine Club and have a replacement value approaching \$400,000. The club has a local membership of 35 but there is a lot of use of the walls by the wider Alpine Clubs. The club also run programmes for school camps, Sport Waitaki and Youthtown. Proceeds are evenly split with the Recreation Centre with the Recreation Centre providing the electricity. Current regular usage is for 2.5 hours per night on Tuesdays and Thursdays.

Limitations to the Sport

The major limitation is the small membership of the Alpine Club who can fill the role of Instructors. If more Instructors were available, additional classes could be run and there is a demand for more classes.

Aspirations

The club is keen to increase the numbers taking part but currently have no plans for recruiting Instructors. This process is pivotal to any growth of the sport.

Commentary

The existing Recreation Centre provides an excellent venue for rock climbing and the rock walls would be very hard, and costly, to relocate. The activity almost needs dedicated space as there cannot be other activities going on in the same space which have a lot of movement or noise as the rock climbing requires intense concentration. At current usage levels and times of that use, there is no problem at the current venue. Further, additional classes and groups could be accommodated without affecting activities of WGHS. Growth of the sport is directly dependent of the availability of more Instructors.

Recommendation

- The rock climbing wall should remain at the current Recreation Centre.

Rowing

Current Situation

The Oamaru Rowing Club currently has 45 members, however peaked at 110 members a couple of years ago. Most participants are of school age, but the club also has approximately 12 masters rowing members.

The club operates from a two-storied clubroom adjacent to the Harbour. Recently, the decision was made to lease out the upper floor of the club for lodge type visitor accommodation and therefore the club is confined to the lower level. This decision was made to try and make the club more financially stable and therefore allow the appointment of coaches. Confining rowing club activities to the lower level will be tight with change/toilet facilities being very limited. While the club is keen to assist people who need to use the facility, the move to consolidate to the lower level means that any arrangement with others would be on a 'one off' basis, rather than an ongoing agreement.

Limitations to Sport

The major limitations relate to the engagement of coaches and the unavailability of volunteers, which will hopefully be resolved with the revenue from leasing out the upper level.

Aspirations

The club's main focus is to address the financial sustainability and to attract more coaches/volunteers. By leasing out the top floor of the venue, there is potential for further income, allowing for the promotion of coaches and volunteers and in turn improving the club's sustainability. The club also hopes to gain access to an indoor training facility for off water fitness sessions.

Commentary

The club has a long, strong history, but does face, in common with many clubs, concern about financial sustainability and the availability of volunteers/coaches. The move to lease out the upper level is seen by the club as a way of increasing revenue, but does carry a risk that the consolidated, less attractive facility may deter some members or act as a disincentive to new members. The club is strongly in support of a new Recreation Centre and see themselves using the court space for training, e.g. running during rough weather, as well as the use of the Fitness Centre. They also support any move to create a cycling track as cycling forms a key component of rowing training.

Recommendation

- No recommendation in respect of Rowing is made.

Rugby (including Touch)

Current Situation

There is a strong and increasing following for Rugby in North Otago, particularly in the junior grades. The 'Rugby in Schools' programme is very successful and is a major contributor to the strong junior grades. In Country Rugby, there are increasing numbers, largely due to the number of immigrant workers in the area. There are sufficient fields in North Otago and these are generally of adequate standard. Shower and change facilities are not of a good standard, especially at Centennial Park. Touch is extremely popular.

Limitations to the Sport

There are no significant limitations to the sport and planned upgrades at Centennial Park are expected to cater for anticipated growth.

Aspirations

The North Otago Rugby Football Union (NORFU) has well developed plans to improve the Centennial Park Grandstand, by incorporating their office in a better location and the creation of corporate boxes. This work would also include earthquake strengthening. There is a need to be able to train at an indoor facility and Rugby leadership would be keen to see an artificial turf at Centennial Number 1 field and would also work towards getting lights on that field. They are keen for a new indoor facility, which can cater for all sports, but do flag that the accommodation sector is already stretched during the tourism season.

Commentary

Rugby is generally well-catered for throughout the district and there are good strategies to support growth, especially in the junior grades and in schools. There are adequate fields, which are generally of a good standard, although the supporting change/toilet facilities are below expectation in many cases. The focus for improvement is Centennial Park, with plans to upgrade the Grandstand and the desire to have the Number 1 field in artificial turf and to install lighting. These are seen as worthy projects, but progress on the Grandstand should not occur until after a decision on the location of any new Recreation Centre is made. The NORFU has indicated that their medium term priority is for the installation of lights at Centennial Park Number 1 field. This would allow for amendments to the local club competition, enabling games to be played in the evening, potentially during the week, which would allow for greater utilisation of the main ground. The provision for a new artificial turf on Centennial Park Number 1 field is only an idea and its feasibility could be addressed in the future. Rugby leaders are strong in their desire for an indoor training facility and therefore strongly support the creation of a new Recreation Centre.

Recommendations

- Delay any action on the Centennial Park Grandstand project until a decision is made on the siting of any new Recreation Centre.
- Lighting at Centennial Park Number 1 field at a later date is supported.
- Indoor training facilities (access to gymnasium and space use) are incorporated in any new Recreation Centre.

Smallbore Rifle Shooting

Current Situation

Smallbore rifle shooting, as a club activity, is conducted at a range at Pukeri. There are also smaller ranges at other locations in the Waitaki District. For competition, there is an indoor range installed at the end of one of the courts in the Recreation Centre. Regional tournaments involving around 200 shooters have taken place on the indoor range, with the other court acting

as preparation and storage facilities. Smaller tournaments take place at the Recreation Centre approximately six times per year. The space is a little cramped at the Recreation Centre.

Limitations on the Sport

The present arrangement does not limit the shooting activity to a marked degree, but the presence of the shooting range in the gymnasium does impose a length limitation on the basketball court. The current space is a bit small for development of the sport at a competitive level.

Aspiration

Ideally, the sport would have a larger space to enable better competition and greater participation.

Commentary

Significant tournaments take place up to six times per year and facilities at the Recreation Centre are a little cramped for that. It is considered that smallbore shooting would need exclusive use of a space for sound and safety considerations and therefore would be best located in a smaller space where there is no conflict with other users. It is not thought practical to incorporate the activity in any new Recreation Centre, as to do so would at times put a severe limitation on the ability of other sports to use the Centre at the same time. There does not appear to be a height restriction, so moving the range to the Drill Hall or Athletics Clubroom become possible options. This assumes that trampoline/gymnastics would move from the Drill Hall or that the range space be shared with the Indoor Bowls facility, if Bowls stay at the Athletics Clubroom. Such a move might also encourage greater local membership, as the club could also use the social facility. Moving the range would result in the gymnasium basketball court being closer to the regulation size, however, the required safety margins still could not be provided.

Recommendation

- The needs of Smallbore Rifle Shooting are met through its current location at the existing Recreation Centre, however further investigation on the potential to relocate to Pukeri may be worthy of consideration.

Snooker and Billiards

Current Situation

Snooker and Billiards are currently played at The Oamaru Club. This venue has been used since they needed to vacate the RSA Building due to asbestos risk. The membership is now quite low with an age range of seven years to 80+. When at its peak, membership was 50. The move to the Oamaru Club has not been as successful as hoped and this location, due to its liquor licencing requirements, make it difficult to recruit members aged under 18 years of age. Currently, the snooker/billiards activity is in a dedicated area, which has separate access, avoiding the need to enter via the bar. The club owns five tables, but with current membership, two to three tables are adequate for club play. For tournament play, eight tables are required.

Current Limitations on the Sport

The major limitation is in enabling membership by younger people and the club leadership is concerned that there are limited choices and opportunities for young people to be involved in the less common sports and activities. This includes intermediate and secondary school age groups. These comments relating to choices and opportunities made by club leadership were directed at a wider range of activities and not just focusing on snooker/billiards.

Aspirations

The key aspiration is to grow the membership across the full range of age groups. This means having a space that young people can be included in and also for the older membership to have

access to bar facilities. They would be keen to be able to set up their five tables and have occasional access to additional space to enable hosting a tournament. They see dedicated space as essential, as the tables are very expensive and difficult to move.

Commentary

The low membership and specific requirements make this activity hard to accommodate, although with better facilities, there would likely be an increase in membership. Some thought has been given to accommodating this club in the Weights Room of the existing Recreation Centre, as it is a dedicated area and the low ceiling height does not impose a constraint. It can only accommodate two to three tables, which would be adequate for current membership, but may impose some limitations on growth. For tournaments, additional tables could be installed – not an easy task, but there is no onsite storage for them. Another possibility is that, if Indoor Bowls moved to the existing Recreation Centre, the space vacated at the Athletics Club could be used by snooker/billiards and the area would accommodate eight tables as required for tournament play. The space has separate access and has bar and catering facilities. The relatively low ceiling height does not impact on snooker/billiards play.

Recommendation

- If a decision is made to build a new Recreation Centre, discussions be commenced with the Snooker and Billiards Club and also the Indoor Bowls Club leadership teams to consider moves to and from the Athletics Clubroom.

Softball

Current Situation

Softball at adult level has not been played in Oamaru for the past two years. This is primarily due to the lack of people available to run the sport and to a lesser degree, the competition from touch. This absence of the sport is extremely disappointing to sport leaders, as softball was popular and Saturday games required up to eleven diamonds at Centennial Park.

Youthtown are promoting, with some success, an 'in schools' programme for softball and this is seen as the most likely way to rejuvenate the sport in Oamaru. However, the issue of people available to run the sport remains and the current leadership are thinking hard about that.

Oamaru used to host tournaments and that was greatly aided by Oamaru's comparatively central location in the South Island. The presence of these tournaments also enhanced local participation numbers.

The Sport New Zealand (Sport NZ) Insight Database gives softball participation at 0.9% of total population (187 participants) in the Waitaki District – approximately 30% below national participation rates. These figures are based on 2013 census data and with the sport being in recess for the past two years, numbers today will be much lower. However, for there to have been 11 diamonds in use, the tournaments must have involved at least 198 players plus reserves, coaches, and umpires.

Current Limitations on the Sport

The major limitation is the lack of people to run the sport. Despite the competition from other sports, it is felt that there is still interest in softball and that will be enhanced as the impact of the Youthtown programme flows through.

Currently, there is only one formed diamond (at Centennial Park) and it is maintained by a Council Contractor. Current softball administrators have offered to assist to maintain the diamond as volunteers.

Aspirations

The aim of current leaders is to see softball return to at least its former level of participation. They support the Youthtown initiative and seek to have the diamond at Centennial Park maintained, so that at least, informal play can occur and the users of Centennial Park and the community at large can be reminded that softball is still a viable sport in Oamaru. A key aspiration is to develop a strong sport leadership so that the sport can react as the children on the Youthtown programme in schools come of age to play in older grade games.

Commentary

The comment that has been expressed regarding the availability of people to run the sport is not a comment solely expressed by softball. It is prevalent in other sports, with some comments that a sport would largely collapse if a key person left the district or was no longer available. This problem is not unique to Waitaki; it is common in many areas, especially in rural areas where corporate farming takes place and staff are engaged on a short-term or seasonal basis. This absence of a stable population is of major concern to sports and volunteer service organisations throughout the country. Some thought needs to be given to how communities generate support for the running of sport (and other volunteer service organisations) if there are to be sustainable sports and services.

In terms of the location of softball activity, using Centennial Park remains a good option. However, if Centennial Park was chosen as the preferred site for any new Recreation Centre, there would be displacement of some existing users and it would appear that softball would be the easiest to relocate. Possible sitings for softball are seen as Awamoa Park and Milner Park. If Awamoa Park became the preferred site for any new Recreation Centre, softball could still be located at Awamoa Park and the change/toilet facilities of the Recreation Centre would be available to the sport. Softball could also be relocated to the underutilised upper field at Awamoa Park. It would provide good opportunity to accommodate the sport's growth and also would be a high profile site, thus enhancing public awareness of the sport and contribute to its growth.

Recommendations

- Support the desire to resuscitate softball in Oamaru.
- Ensure that minor routine maintenance of the softball diamond under the WDC Reserves Maintenance contract is carried out. That work would be limited to spraying and repairs to netting. As well as meeting the softball desire, maintenance of this area is essential if the overall 'feel' of Centennial Park is to be retained.
- Investigate ways of supporting sport, where there are limited numbers of people available to fill the administration, coaching, and development activities. Sport Otago is looking at possible models.
- Review the location of the softball hub once a preferred site for any new Recreation Centre is determined.

Special Olympics

Current Situation

About 50 people take part in this sport and it has an age range of 10–65 years. Outdoor activities take place at the tennis courts adjacent to the croquet greens. Indoor activity takes place at the Tenpin Bowling Centre.

Limitations to the Sport

The major limitation is the need to cancel activities due to weather. A much better arrangement would be to have all activities indoor, however cost is a major factor as most participants are beneficiaries.

Aspirations

Ideally, all activities would be indoors. A popular sport for Special Olympians is Bocce and the ability to set one up in a Recreation Centre should be ensured. A Bocce court measures 26.5 metres X 4 metres and has raised sides. This effectively means a permanent set up. Special Olympians leadership strongly support the creation of a larger Recreation Centre and believe inclusion of a 24 hour access gymnasium is essential.

Commentary

This strong sport for a disabled sector of the community appears to operate well, but there are limitations due to the lack of indoor facilities. However, providing better facilities is not likely to involve increased numbers, as all participants are disabled. The ability to install a Bocce court is a consideration, but as an activity within a new Recreation Centre.

Recommendation

- No recommendation in respect of Special Olympics is made.

Squash and Badminton

Current Situation

Both Squash (four courts) and Badminton are played at the clubroom in the Harbourside area. Squash is also played at the Excelsior Club (two courts) and at other locations around the district. Squash membership is quite strong at around 100 at the Oamaru Squash Club and approximately 500 in the Midland District, which includes Waimate, Timaru, and Ashburton. However, there are about 10 regular badminton players in Oamaru. There is a significant number of casual badminton players.

Limitations to the Sport

The key limitation is the lack of access to a doubles court. Apart from that, there is adequate capacity for increased numbers in both sports. A significant issue for the Oamaru Squash and Badminton Clubs is the asbestos cement roof over the Badminton Hall and the clubs are looking at remedial action. It is likely that the existing building would be considered potentially earthquake prone and the clubs see remedial work as unaffordable.

Aspirations

The key aspirations are to grow the sports and also to have access to a doubles court. They would also like to host regional tournaments, but would need four glass backed courts to achieve that. They would also need additional administrators.

Commentary

Within Oamaru, there seems a sound case for consolidating the squash facilities, but only if it achieves the vision of creating doubles courts. The issue of the asbestos roof is a significant one and if shown that it needs to be addressed, it will need to occur quickly. It would not wait for the creation of a new facility. The possible need for earthquake strengthening is seen as unaffordable and could well drive decisions to relocate the Oamaru Squash and Badminton Clubs. The consolidation of squash and badminton to one site (if Centennial Park is chosen for a new Recreation Centre) is certainly in line with the desires of many to create a sports hub at Centennial Park. However, the need to accommodate squash courts adds to the development cost.

Recommendation

- Further investigate the possibility of aggregating all squash and badminton facilities at Centennial Park. This could involve incorporating the facilities within a new Recreation Centre if Centennial Park is the preferred site for a new Centre.

Swimming

Current Situation

The Oamaru Swim Club currently has 52 members (age range 10–16 years) and beyond that there are 15 independent swimmers who are undertaking squad training. The swimming facilities at the Oamaru Pool are excellent. There are school pools across the district and there are school pools at the three Oamaru Secondary Schools. WBHS and St Kevin's use their own pools for sports days. All other competitive school events are held at the Oamaru Pool. The Oamaru Swim Club provide \$10,000 per year to the WDC to assist in the provision of a professional coaching contract. There is no Dive Club in Oamaru now, as there is no facility and further, nobody to provide coaching. There was a strong club at the old pool – about 50 members, but with the absence of dive facilities at the Oamaru Pool, the sport is effectively non-existent.

Limitations to Sport

The current limitation is the access to lanes for practice. It is acknowledged that Council pool staff do all they can to juggle demand to have as many lanes available at possible. This is adequate at current participation, but if increases occur, the situation will be further stretched.

Aspirations

Club leadership is keen to see membership grow and is supportive of 'Learn to Swim' programmes. Ideally, they would like to grow membership to 100 over the next 5–10 years. They would also like to see a 50 metre pool, but are sufficiently realistic to accept that such a facility would be unaffordable. High performance programmes are being regionalised and the leadership is keen to see the programme available in Oamaru. There is strong support for the creation of a new Recreation Centre and the inclusion of a Fitness Centre is imperative.

Commentary

Currently, swimming is well served by the Oamaru Pool and at schools. There is strong commitment to the sport, through supporting the cost of coaching. The availability of lanes will become an issue over time and initially this is likely to be managed by the cooperative juggling of times and spaces. Addressing the lack of diving facilities is much more difficult and seems unlikely that diving based in Oamaru can be re-established.

Recommendation

- Careful monitoring of the availability of lanes for use by competitive swimmers is carried out.

Tennis

Current Situation

Club-based tennis in Oamaru is centred on 12 grass courts in Chelmer Street. There are four asphalt club courts at Weston and there are community courts spread throughout the Waitaki District. Hardcourts are also available at WGHS, which could be utilised, however the priority is school use. Playing membership is strong, with 54 seniors and a total club membership of 200. There is continuing growth in numbers. Tennis leadership has no plans to move from their present headquarters at Chelmer Street, however declining membership at Weston does provide the opportunity for a possible amalgamation and greater utilisation of their courts.

Limitations on the Sport

There is ample court space to accommodate current and future numbers and clubroom facilities are good. There are limitations imposed by weather and the plan to convert six of the Chelmer Street courts to hard surface and provide lighting are moves to address this issue. Further, weather can interrupt a tournament and having access to an indoor facility would ensure a tournament could be completed.

Aspirations

The aspirations of North Otago Tennis are to continue to grow the playing membership and address weather related limitations. Plans for hard surfacing six courts and providing lighting are well in hand and moves to create an indoor facility with four to six courts are supported. These would receive regular use and could be used as back up for tournament play. Tennis leadership is keen to improve spectator facilities.

Commentary

Current facilities are sufficient for both the existing membership and likely increases. There is support for the Tennis leadership plan to develop the Chelmer Street courts by making six courts hard surface and adding lighting. These courts and the Weston courts only cater for club memberships and the needs of the wider community need considered. Overall, it is considered that sufficient courts of appropriate standard exist across the district to cater for informal, non-club play. The needs of tennis can be accommodated within any proposed six court Recreation Centre.

Recommendations

- Continued support be given to the development of hard courts and lighting at the Chelmer Street courts and possible amalgamation with Weston Club courts.
- The needs of Tennis be taken into account in determining the synthetic surface of a potential new Recreation Centre.

Trampoline

Current Situation

The Trampoline Club currently operates in the Drill Hall, a space it shares with Gymnastics, Air Training Corps, and other users. There are 30 children in the club and classes are conducted four days a week. The club needs to move its equipment each week to provide clear space over half the Hall for the Air Training Corps. They also need to remove all equipment to off-site storage to allow for the North Otago Bird Fanciers Club and the Oamaru Poultry, Pigeon & Canary Society shows. They use three trampolines and one mini trampoline. The Hall is unheated and damp.

Limitations on the Sport

At times there are waiting lists of children wishing to join. This in part, is due to the limitations on the time the venue is available, but there are also a limited numbers of coaches. The current venue cannot support tournaments, largely due to the limited roof height.

Aspirations

The club is keen to accept additional members and be in more suitable premises. There is the need for dedicated space, but this could be shared with other groups having similar needs. There is also the need to recruit and train new coaches.

Commentary

The competing, diverse demands on the space at the Drill Hall, along with the problem of shifting heavy equipment on at least a weekly basis and the inability to host competitions due to the restricted roof height, make continued use of the Drill Hall impractical. In some ways, the accommodation of the North Otago Bird Fanciers Club and the Oamaru Poultry, Pigeon & Canary Society makes for an odd grouping and perhaps that activity is better accommodated at the A & P Showgrounds. The club is concerned regarding cost, as current fees are \$55.00 per term and with rental costs of \$1,250 per year, the club only just breaks even. They are reluctant to increase fees as there is often more than one child from a family taking part in the sport. The affordability of venues, either current or proposed, is an issue that many interviewees have raised. The whole issue of cost is of considerable concern to the community. With the current

venue being unsuitable and the need for dedicated space, it appears that sharing a venue with a club having similar requirements would be a good option.

Recommendations

- If a new Recreation Centre is built, relocate the Trampoline Club to space shared with Boxing and Gymnastics at the existing Recreation Centre.
- Support the desire for the Club to host regional competitions.

Schools

Current Situation

Schools at all levels have access to adequate areas of sports space. At primary schools, many have upgraded their hall facilities over the past decade. At secondary schools, indoor sport space is provided by gymnasiums at WBHS and St Kevin's College. The WBHS facility is dated and requires major upgrade or replacement. WGHS is a partner in the existing Recreation Centre, therefore giving them access to a two court facility when required. Early learning centres have limited space and are users of the Existing Recreation Centre for programmes designed for that age group. In some cases, schools have too much green space and this places a burden on maintenance funds.

Limitations

There are little in the way of limitations for sport within the school environment, although the WBHS gymnasium is nearing the end of its useful life.

Impact on Schools

All three secondary schools being; WGHS, WBHS, and St Kevin's College have a variety of sport and recreation facilities. In the case of St Kevin's College and WBHS they have existing gymnasiums. These are single court facilities and are not regulation size in terms of competition, but are highly suitable and adequate for school physical educational activities. In the case of WBHS, the gymnasium is very dated and potentially nearing the end of its functionality. WGHS utilise the existing Recreation Centre and is most directly impacted if a new Recreation Centre is established. It is imperative that the ongoing requirements of WGHS is taken into account and discussion with the WGHS Board of Trustees will be required to ensure that their needs are accommodated in determining the future of the current Recreation Centre, which represents a partnership between the Recreation Centre Trust and WGHS, ensuring that WGHS has access to the gymnasium. Overall, there will be minimal impact on the existing school courts at the secondary schools. These school courts largely cater for in-school use; this will not change. It is evident from discussion with the schools that they would utilise a new Recreation Centre for competition and school tournaments.

Commentary

Schools in the district have good access to fields for outdoor sport and the secondary schools have their own gymnasiums; in the instance of WGHS, access to the existing Recreation Centre. When considering the need for a new Recreation Centre, schools are not seen to be regular users as they already have access to their own facilities. Where a new Centre would be useful to schools is through hosting regional or South Island tournaments. This would particularly apply to the secondary schools where their boarding facilities could be utilised for accommodation.

Recommendation

- No recommendation in respect of schools is made.

Waitaki Sporting Facilities - Wider District

Corriedale Grounds and Facilities, Papakaio Community Centre - Ownership is Papakaio Hall Trust

Whilst actual ownership is uncertain, the local community maintain and operate the Papakaio Community Centre, which comprises of an exceptionally well-maintained hall and squash courts complex that adjoin two artificial surface tennis courts, which are in good condition and well used. Alongside, is a full-sized outdoor asphalt surfaced netball court. The tennis courts and netball court are all fully fenced and are serviced from the Community Centre, with a court control room that overlooks the courts. Within the Community Centre the hall provides for a half court for indoor sports use and two well-maintained glass fronted squash courts. It is evident that users travel out from Oamaru to utilise the squash courts, which are regarded as the best in the district. The Community Centre is adjacent to Papakaio Primary School, which is the heart of the area. It is clear that the school utilises the centre on a regular basis. Within the school is a swimming pool and rugby field, which together with the Community Centre represents an integrated set of facilities for the local surrounding community.

Duntroon Recreation Reserve

The Duntroon Recreation Reserve is used as a campervan and camping site for tourists and travellers and has developed campervan and caravan power outlets. The pavilion has been adapted to provide a lounge with entertainment facilities, kitchen, and toilets, along with a separate outside shower facility. The latter is rather rudimentary, being concrete block and unheated and the water tank supplying the showers is in need of replacement. The camp charges are reinvested back into maintaining the Recreation Reserve and employing a ground caretaker who lives close by and maintains the facilities. The grounds themselves are river gravel based and free draining to the extent that they are never closed due to bad weather. They are cut and maintained under contract. The grounds are well configured and flat and are primarily used by the Riverside Football Club, one of the larger clubs within the Waitaki District, with a large junior section. The quality of the grounds and the organisation of the club attract members from Twizel, South Canterbury, through to Hampden. For local competition, the grounds are divided into five mini fields, with portable goals set up. It is also noted that the Duntroon School has two artificial surfaced tennis courts for local community use. The Reserve and associated facilities meet the needs of the local community and attracts utilisation from the wider district.

Otematata

The Otematata Lakes Centre and Hall is sited directly off the main highway, opposite the Otematata Golf Course. The Lakes Centre and Hall has limited recreational use, it is not designed for use as an indoor sports venue. However, a community gym (key entry), which is unsupervised, exists on the upper mezzanine level of the Hall. The reserve is largely unmarked for sports use and indications are that little formal organised sport is played on the reserve. The upper part of the reserve has a well laid out permanent material pathway and bike park, along with a children's playground, with a well-maintained toilet block adjacent, which also services the two fully fenced tennis courts that are located on the corner of the reserve. The reserve is well-maintained with a good grass cover and is subject to regular mowing, although burn off over the summer would reduce the frequency. The facilities meet the needs of the small permanent population and provide open space and play areas for the increased population over peak holiday periods.

Kurow

The facilities at Kurow are at two locations, both of which are community-based and supported. The Kurow Racing Club is the location of the two grounds and clubroom of the Kurow Rugby Club. The grounds are some distance from all facilities, being in the middle of the race course with no on-field toilet facilities. The fields are fairly basic, with undulations and rabbit holes, representing a risk to users of the grounds. It is evident that out of season the fields are used for hay making leaving the grounds in a very rough state.

The Kurow Rugby Clubroom is housed above the grandstand within the Race Course facilities and possibly has dual use in conjunction with the Racing Club on race days. Adjacent to the Rugby Clubroom are two squash courts in a separate building. It is evident that both the Rugby Club and squash facility are reliant on community support and member subscriptions, with voluntary input to maintain their existence. The other site is the Kurow Recreation Reserve, owned by Council, which is the main ground for training and competition use by the Kurow Rugby Club. The ground is of a much higher standard and well-maintained with clear field markings and irrigation. A 'clubroom' exists to service the reserve, but is in a rundown state and largely used as a changing venue and for storage of training equipment. The toilets and showers are basic, with the toilets leaking and a hole in the roof over the female toilet area. There are two tennis courts at the reserve that are derelict and overgrown, reflecting the demise of tennis in the area. The courts have been adapted as cricket training nets. This is mirrored by what appears to be newer courts that exist within the Racing Club land, also being derelict and completely overgrown. The Racing Club land and the Recreation Reserve are in close proximity to the Kurow Area School, which has a well-maintained tennis court, a small field marked out with rugby posts, and the Centennial Sports Complex, which is an indoor stadium that doubles as the school hall. It has an undersized, but usable basketball court and area that can be used for a range of indoor sports. Overall, despite the rundown state of the facilities, it is likely that the existing facilities meet the needs of the local community, which maintain and support them.

Omarama

The facilities for sport and recreation at Omarama are negligible. Council has developed a rudimentary bike park, alongside the Community Centre, which provides for local organisations to meet and gather as a focal point for the permanent community. However, it has limited use as a sports venue. Adjacent to the Community Centre is a well fenced and maintained children's playground, backing onto the Council's Recreation Reserve, which is unmaintained and has reverted to scrubland. There is no evidence that either rugby or cricket are played on any part of the reserve; it is effectively unusable. This land represents an asset that potentially Council could dispose of. The land has limited, if any demand for use as a sports venue, other than a suggestion from North Otago Athletics to develop the Recreation Reserve as a sub-regional athletics hub, attracting users from neighbouring Central Otago and South Canterbury. There is no evidence of tennis courts on the reserve, despite this being listed on the Sports Fields and Facilities Indices, developed by a previous consultant to Council. The only tennis facility within Omarama is located at the Omarama Primary School. With a small resident population, the needs of Omarama are probably met through travelling to Twizel, some half hour away, which has well developed facilities that would provide opportunity for those in Omarama to access. Twizel has a 25 metre swimming pool, outdoor fields for competition, tennis courts, which cater for netball, and an indoor sports stadium that provides for basketball, badminton, etc., as well as dedicated climbing walls. This is a good example of cross district use of centrally located facilities.

The Omarama Residents Association has indicated potential plans to develop three tennis courts/netball courts and a fives wall, possibly on the reserve, which is maintained according to type, behind the Omarama Community Centre. A recent media report suggests that such a complex would complement the Community Centre, in that the facilities within the Centre would provide a base for tennis and netball. It is envisaged that the complex would cater for local and summer visitor use. At this stage, it is unlikely that any specific 'needs' analysis has been undertaken, which will be a requirement of the Residents Association to seek external funding for this community project.

This potential project, if sited behind the Community Centre, would benefit from Council provision of the current Recreation Reserve.

General Observation

The Waitaki District Council has minimal involvement with the provision of sports fields and facilities within the Waitaki Valley. However, the communities along the valley are active across

a wide variety of activities and contribute to the local district-wide competitions. What impresses, is the support the local communities provide to their local clubs and organisations, through fundraising and a variety of activities, along with their voluntary input to develop and maintain local facilities for the benefit of their communities and for the Waitaki District overall.

Palmerston

The facilities at Palmerston comprise of; **Palmerston Domain and Sports Hall**. It is evident that the Domain is not extensively used. While it is a reasonably well-maintained and regularly mowed natural amphitheatre, with drainage channels around its boundaries, it is not used for regular sport and recreation activities and is designated as a park. The field itself is uneven, with a number of depressions that would prove hazardous for users, other than agricultural shows. Lighting is provided along the left hand side of the principal field, indicating that it was utilised for evening practice in the past. Along with the secondary grassed fields and upper level containing two corrugated iron buildings, the Domain's primary use is related to A + P events and local agricultural and pastoral shows. The **Sports Hall** is a reasonably well-maintained structure, which provides for community use and occupation by gymnastics, along with Girl Guides and Boy Scouts. The **Squash Courts**, owned by the Club adjoin the Sports Hall and contain two glass fronted courts with tiered spectator seating. The courts are operated on a key entry system. The **Mill Reserve** is some distance inland from the centre of Palmerston on Mill Road. The reserve is a purpose-built cricket oval with a basic wooden pavilion and a dated concrete block set of toilets. These are locked to deter potential vandalism. The oval contains an artificial cricket wicket and cricket is played here over the summer. At the time of inspecting the reserve, it was 25% under water, following heavy rain in the area and a current drainage issue. Council has committed funds to address the drainage problem.

East Otago High School has extensive well-maintained fields that cater for youth sport and recreation. The secondary school has a gymnasium, a covered indoor pool, four tennis/netball courts, and an outdoor basketball court. **Palmerston Primary School** also has extensive well-maintained grounds with marked fields and goal posts. The primary school is adjacent to the secondary school, thereby creating a synergy between the two educational institutions. The primary school has two outdoor courts for tennis, netball, and basketball, along with a fives wall and a 15.20 metre enclosed pool. Between the schools, the need of school-aged children and youth are well catered for within Palmerston.

Maheno

Maheno Sport and Recreation Facilities consist of the Maheno Bowling Club, with one green and a clubroom in excellent condition, well-maintained, which meets the needs of the local bowling community and the Maheno Domain, the home of the Maheno Rugby Club, which has three fields maintained by the Club, the Number 1 field is of a reasonably high quality and subject to regular use and the two outer fields are leased for dairy farming and production of hay. The clubroom is in good condition, constructed in concrete block, however the changing rooms, being a wooden building represent a potential fire risk, due to age. The Club aspires to provide lighting for its main ground, through fundraising activities and are considering the domain as a potential site for campervans.

Enfield

Community need is met through a local reserve that is utilised for rugby.

Dunback

The main facility at the Dunback Domain is a bowling green and clubroom, which are utilised to provide amenities for growing use as a campervan site. An artificial wicket is provided on the domain.

Macraes

An artificial cricket wicket exists on the Macraes Reserve.

Specialist Sporting Facilities outside Waitaki District

The Waitaki District is quite well served for sporting facilities, particularly for outdoor sport. Its population limits the number of specialist facilities that can be provided and thus participants in those sports need to travel outside the district to use these higher level sporting venues. To some extent, the need to travel to use such facilities or attend competitions and tournaments will be reduced if the findings of this report are implemented and a new Recreation Centre built.

A review of specialist facilities in nearby centres outside the district follows.

Sport	Timaru	Waimate	Dunedin	Addressed by this Report
Cricket	Graeme Blanchard Cricket Centre		Edgar Centre	Indoor cricket wicket provided in new Recreation Centre.
Cycling		Waimate Velodrome	Seddon Park Velodrome Mosgiel	Yes – needs addressed at the Waimate Velodrome.
Swimming (50 metre pool, diving)	Caroline Bay Trust Aoraki Centre (50 metre outdoor pool, no diving)		Moana Pool	No
Gymnastics		Waimate events Centre	Caledonian Gymnasium - three club facilities	Yes – move gymnastics to existing Recreation Centre.
Trampoline			Caledonian Gymnasium	Yes – move trampoline to existing Recreation Centre.
Basketball	Southern Trust Events Centre		Edgar Centre	Yes – new Recreation Centre will allow increased participation and ability to host tournaments.
Netball	Southern Trust Events Centre		Edgar Centre	Yes – new Recreation Centre allows for larger Summer League and better facility for competition and tournament play. Netball is becoming an indoor sport in southern New Zealand.

Boxing	Timaru Boxing Association Gymnasium		Mosgiel Fight Club	Yes – boxing would move to existing Recreation Centre.
Tennis	Southern Trust Events Centre	Waimate Events Centre	Edgar Centre	Yes – new Recreation Centre provides for wet weather courts and winter competition.

Competing Facilities – Canterbury and Otago

It is evident through discussion with sports codes that a number of sports compete in the South Canterbury competition and utilise facilities within the South Canterbury catchment. Equally, a number of sports are involved in Otago-wide competitions that require travel to facilities within Dunedin and other parts of the region. Due to the nature of the competitions, these arrangements are likely to continue. The point has been made by sports that due to the absence of a substantive indoor facility within the Waitaki District that codes tend to travel outside the district to a greater extent. The possible creation of a new Recreation Centre, while not limiting the amount of travel on the part of codes, would likely provide for a greater number of home games. A possible new Recreation Centre, located within Oamaru, would compete with the Southern Trust Events Centre, Timaru (two courts), Edgar Centre, Dunedin (16 Courts), and the Cross Recreation Centre, Balclutha (five courts) in attracting regional competition and tournaments. However, a proposed six court Recreation Centre would be the largest facility south of Christchurch, other than the Edgar Centre and Stadium Southland and consequently, would provide the opportunity for the Waitaki District to attract competition and tournaments that the district currently lacks capacity to cater for. In the wider context of facility provision, a proposed six court facility is likely to enhance the Waitaki District's ability to be a location and part of a circuit to attract regional and South Island competition and tournaments.

Proposed Capital Developments by Sports

In the course of this Study, the Sport Otago team has become aware of various upgrades and developments that some sports codes have planned. These upgrades and developments, together with an indicative timing, are provided in the following table.

Sport	Proposed Upgrade and Development	Approximate Date
Rugby	Develop office in Grandstand and create improved corporate boxes.	2018
	Lighting to Centennial Park Number 1 field.	2025
Tennis	Convert six grass courts to hard surface.	2017-2018
Cricket	Construct new building for match officials and storage.	2018
Existing Recreation Centre	Develop external storage facility adjoining Centre.	2017
	Replace fibre cement cladding.	2019
Squash and Badminton	Replace asbestos cement roofing.	2017
Rowing	Consolidate operation to lower level and lease upper level.	Current
Omarama Residents' Association	Tennis and netball courts are a community funded project.	2019

The above proposed capital developments are those noted to the Sport Otago team by the individual sports in the course of this Study and are projects identified and driven by the sports themselves and not derived as a result of this Study.

Section 2 - Recreation Centre Feasibility Study

Section 2 – Executive Summary

In assessing the needs or otherwise for a new Recreation Centre, significant input was gained through a workshop, follow up interviews, and an outline survey.

Demand

This work revealed a strong view across the sport, recreation, and general public in support of the need for a new Recreation Centre. A common theme emerged that the current two court Recreation Centre was limiting, not only the growth of sport and recreation activities, but also the opportunity to attract events to the Waitaki District.

There is a strong desire across all codes, recreation groups, and the public who responded in favour of the Waitaki District hosting regional and South Island tournaments, therefore bringing economic benefit to the district and potentially reducing the amount of travel of local participants.

Through consultations with sports, including the key sports of netball and basketball, along with the assessment of facilities in other regions of the South Island, it is indicated that if a new Recreation Centre is built, it should be a **six** court facility. The preferred option is a facility incorporating squash courts, located at Centennial Park, and occupying the car park and site of the existing Excelsior Clubroom. The needs of North Otago Cricket would be incorporated. Such a facility would provide the flexibility to have several sports/activities utilising the floor space at concurrent times, while also providing sport with the opportunity to reorganise playing times and competitions to midweek and evenings to better utilise weekends. It would create a true sports 'hub'. Other possible configurations are included in the Costings section of this report.

The public survey reinforced the need for a new Recreation Centre with:

- 66% of respondents of the view that there is insufficient indoor space available.
- 79% of respondents believe that there is demand for a new Recreation Centre.
- A six court facility is desired by 80% of respondents.
- 79% of respondents see the opportunity for wider tournament and non-sporting use in supporting the need of a large indoor multi-use stadium.

Benefit

A new Recreation Centre would provide the following benefits:

- Increased utilisation of the facility by current Recreation Centre users and the attraction of current non-users of the existing facility.
- Growth in key sport and recreation groups through training, increased courts, and access.
- Opportunity to re-organise timetabling of sports competitions and expand playing periods.
- Alter the format of competitions and activities.
- Several sports and recreational groups being able to utilise the facility at the same time.
- Ability to host regional and South Island tournaments, inclusive of interschool fixtures.
- Ability to host trade shows and other non-sporting events or activities.
- Regulation sized courts for a wide range of sports.
- An indoor training facility that can be utilised in times of inclement weather and particularly over the winter.
- Wider economic benefit to the Waitaki District, through the spend generated by attracting and hosting tournaments and other activities.
- Boost accommodation, hospitality, and service providers.
- Meet the current and future needs of the Waitaki District population.

Impact

The establishment of a new Recreation Centre will have significant impact on the sport and recreation fabric of the district. In terms of size, it would be the largest indoor facility south of Christchurch, except for the Edgar Centre in Dunedin and Stadium Southland in Invercargill. It

would firmly establish Waitaki (Oamaru) as part of the regional and South Island tournament circuit. Based on the Tourism Industry formula, a new Recreation Centre has the potential to inject \$500,000 or more into the local economy on an annual basis.

Several sports will relocate from their current venues to the new Recreation Centre. This could result in the underutilisation of the existing Recreation Centre. However, it is proposed that other sports currently residing in a less satisfactory set up will move to the vacated space of the current Recreation Centre.

Waitaki Girls' High School (WGHS), which utilises the current Recreation Centre, along with the Waitaki Community Recreation Trust will be affected by the establishment of a new Recreation Centre. Suggestions have been made within the Study as to how the current Recreation Centre can remain viable and protect the utilisation by WGHS.

It is not envisaged that a new Recreation Centre would impact on and compete with other venues within the district, such as the Opera House or schools such as St Kevin's College. Rather, that it would complement and attract additional potential users to those other venues.

Cost

Based on the specifications provided to the Quantity Surveyor and adjusted to include squash courts, the estimated cost of such a facility is \$19.0 - \$21.0 million, with an annual gross operating surplus estimated at \$128,251 and a net position after depreciation and loan charges, a deficit of \$686,415 in 2016 terms.

Revised financials for the existing Recreation Centre suggest that the operating deficit will reduce from \$91,000 (if the Waitaki District Council (WDC) grant of \$73,000 is excluded) to \$40,970.

Site

A total of 18 potential sites have been assessed against comprehensive criteria. Consequently, three sites have been identified as preferred options for Council consideration being:

- Awamoa Park, opposite the supermarket and petrol station.
- Centennial Park, behind the grandstand.
- Centennial Park, incorporating the present Excelsior Clubroom.

The latter option has been developed (costing model) as the **optimum site**, as it maximises the concept of 'hubbing' sports. If the costs are too high for the optimal proposal or the project is too complex to achieve, the **next preferred site** is at the rear of the Centennial Park grandstand, incorporating that facility.

Management Options

A number of management options have been considered. Key points in that consideration have been the need to have integrated management of both the new and existing Recreation Centres and also the ability to access charitable funding. These factors particularly lead us to the view that a 'mixed management' model, where a Trust owns and operates the facilities with the WDC providing accounting, asset management, and marketing services is the preferred option.

Funding

If a decision is made to embark on a project to develop a new Recreation Centre, funding sources are likely to be from Centre naming rights, corporate sponsorship, Otago Community Trust, Lotteries grant, Gaming Trusts, Philanthropic Trusts, local fundraising, and Council. The percentage allocation and likely dollar amounts are conveyed in the body of the Study, however, it is likely based on similar projects within the South Island and nationally that Council's portion would be in the vicinity of 50% of the cost.

Existing Recreation Centre

Development History

The Waitaki Community Recreation Centre was built in part as a Centennial Project by Waitaki Girls' High School (WGHS) and by the desire of the community to create an indoor sports facility. Initial funding of the project was through a transfer of funds from the North Otago Stadium Complex Trust and by the fundraising efforts of the WGHS Centennial Association Incorporated. All funds were vested in a new Trust formed specifically for the development of the Recreation Centre. The Centre was constructed on land occupied by WGHS, fronting Orwell Street and incorporated an existing toilet and change facility. Construction took place in 1987.

Governance History

The Waitaki Community Recreation Trust was set up specifically to enable the construction and operation of the Recreation Centre. The Trust Deed initially provided for significant governance input from both the Waitaki District Council (WDC) and WGHS, with minor input from the community. In 2007, the Trust Deed was amended to be a less prescriptive document and provide for more input from the community. WGHS and the WDC continue to have a nominee as a Trustee and the Mayor and Chairperson of WGHS have to agree and approve the community representatives. This arrangement has worked well, with the needs of both the school and community being respected and accommodated in the day-to-day operation of the Recreation Centre. WGHS do readily and openly accommodate requests for public use of the facility during school time.

Recreation Centre Facilities

The Centre was developed essentially as a two court facility. Some of the changing and toilet facilities were those of an earlier school block and the new Recreation Centre built on to it. The facilities in the current Recreation Centre include:

- Two basketball courts.
- Spectator gallery in one court.
- Rock climbing walls.
- Weight Training room.
- Aerobics room.
- Kitchen/Creche.
- First Aid room.
- Manager's office.
- Storage.
- Toilets and changing facilities.
- Smallbore rifle shooting range.

Current Usage

Daytime gym usage is dominated by activities of WGHS, but this is generally focused on Gymnasium One. There is extensive use of the Aerobics room for Group Fitness, Tai Chi, and similar activity.

Regular users include:

User	Number of Participants
Group Fitness	200
Tai Chi Group	20
Waitaki Girls' High School	300
Basketball	700

Netball	40
Taekwondo	25
Indoor Soccer	200
North Otago Alpine Club	25

There is also significant hourly hire rate for informal sport, over 400 hours in 2015-2016. In addition, use in the form of basketball 'shots', where a charge per player is applied and the court is only partially lit. Up to 20 players per week use the Centre on that basis. The Centre is also used for one-off events. Typical usage by regular users is summarised below.

Month	Aerobics Room	Gymnasium One	Gymnasium Two
March	8.5 hours/day	6 hours/day	6 hours/day
July	7.5 hours/day	8 hours/day	7.5 hours/day
November	7.5 hours/day	5 hours/day	3.5 hours/day

It is noted that there is limited usage during the weekends. Major weekend use is for a ten week basketball competition on Saturday evenings and approximately 12 one-off weekend events. While school use would be expected to be limited to weekdays, there does seem to be opportunity to develop greater usage during the weekend.

When looking at weekday usage, the total hours available were 45 hours per day and average usage is approximately 20.5 hours per day. This equates to 45% utilisation, showing possible increase in availability for a greater capacity of users. In practice, utilisation above 70% is seen as difficult to achieve in such a facility.

During interviews with sports, it was found that a few had not felt they were able to use the Centre. They felt that the Centre should do more to promote itself, rather than rely on the sports approaching them. The Centre does have promotional strategies in place, but there may be opportunities to increase promotion, especially to better utilise the weekend usage.

The Recreation Centre is well regarded by many. Although the courts are not regulation size, they are used for many local sports and activities, e.g. football for 20 weeks per year and are great for 'large space' activities such as table tennis tournaments, gymnastics festival, rural schools safety expo, pre-school activity sessions, drive to survive school expo, and regional annual miniball tournament. 12 major events were hosted in 2015-2016. Detailed Booking Schedules are included in **Appendix 2**.

Financials

The Centre operates as a registered Charity. Total revenue for the 2015-2016 financial year was \$253,000 (inclusive of the WDC grant), of which \$157,000 was derived from programme fees and the provision of goods and services. Total expenses were \$271,000 which resulted in an operating loss of \$18,000. If a decision is made to construct a new Recreation Centre, a significant reduction in revenue would occur, with some existing users and all programmes transferring to the new facility. While there is potential for some new revenue from new users, this is not expected to fully compensate for the lost revenue. The offset however, is that with the facility no longer staffed, there would be a significant drop in expenditure. It is anticipated that

the operating loss would increase, particularly as deferred maintenance is addressed. A review of the financial situation has been done. The assumptions in this review are:

- Trampoline, gymnastics, special olympics, and boxing would move from their current locations to the existing Recreation Centre.
- Smallbore rifle shooting and Rock Climbing would remain at the existing Recreation Centre.
- Aerobics and other fitness activities would move to the new Recreation Centre.
- There would need to be an allowance for 40 weeks use per year
- There would be no annual grant from the WDC.
- Major maintenance would be the subject of special fundraising.

The outcome of this analysis is that the operating deficit increases to \$40,970 per year.

A summary of the analysis follows and the full analysis is included as **Appendix 2**.

Waitaki Community Recreation Centre Financials Summary

	Actual 2016	Estimate following new Recreation Centre
Income		
Programmes	115263	2000
Other Services	43554	12500
Other Recoveries	17221	16300
Grants	77087	2000
Total Operating Income	253125	32800
Expenses		
Service Costs	3158	1700
Programme Costs	16534	2200
Administration	15814	3900
Employment	171231	5000
Equipment	12263	0
Building Occupancy	52701	61120
Total Expenses	271701	73290
Net Operating Surplus	-18,576	-41,120
Plus other Income	193	150
Net Surplus	-18,383	-40,970

While the operating deficit increases following the creation of a new Recreation Centre, it must be noted that this deficit results from the assumption that the annual grant from the WDC, which is currently \$73,000 a year, would not continue. To ensure the continuing viability of the existing Recreation Centre while maximising the efficient use of both existing and new Centres, integrated management, booking systems, and governance is seen as essential. There may be a need for the WDC to continue to contribute to the operation of the existing Centre, but at a lesser amount.

Limitations of the Existing Centre

The major limitation relates to the size of the courts. The courts themselves are slightly short of the regulation length, but comply in width. The court in Gymnasium One is particularly short, probably due to 'cribbing' some space at the end of the court to accommodate the Smallbore rifle shooting range. The major concern on size relates to the safety zones at the sides and ends of the courts. These zones are well below the requirements of 3.05 and 2.0 metres required by netball and basketball respectively. There is a significant lack of storage. What storage there is, is in small, unconnected spaces. It is noted that the Trust has plans to provide more storage outside the current footprint. The other major limitation relates to parking. There is little off-street parking and there are severe limitations on parking in adjacent streets. There has been one complaint from a neighbour regarding parking and one regarding noise, but there is generally an accommodating attitude by residents. That attitude may change if use of the Centre significantly increased.

In the interviews with sports leaders as part of this study, the usage cost of the facility has been raised on many occasions. It must be noted that the charges for the Recreation Centre are in line with charges for similar facilities elsewhere. Despite this, price is the real concern and is widespread across several sports in Oamaru, including those which have no need to use the Centre. That concern extends to the cost of participation for their respective clubs. Altering charges would be a difficult plan to implement and would likely result in decreased usage.

Maintenance and Development Needs

The Recreation Centre over time has had regular maintenance, but there are some maintenance matters that require attention either now or in the near future. The Trustees have had an extensive building survey undertaken, which details maintenance requirements, suggested timeframe for action, and estimated cost. These recommended actions would seem to be appropriate, even if a new Recreation Centre was built. The major item highlighted by the survey is the need to replace the fibre cement cladding with an estimated cost of \$110,000. This figure allows for scaffolding, as well as the installation of new panels and painting them. Given that some water damage has been noted inside the building, it is possible that some damage to the timber framing may have occurred and this would need attention as part of the recladding, therefore adding to the recladding cost. Other areas of maintenance identified in the survey are comparatively minor, at an estimated cost of \$27,200, with this work being phased over a three year period. The maintenance survey was revisited by the Trustees in 2016 and progress on minor matters was noted. A desire of the Trustees is to replace the existing lighting, with more efficient LED lighting. A quotation for that is being sought by the Trustees. The 'pay back' time for such an installation is thought to be around 10 years. The status of the building in regards to its earthquake compliance codes is unknown, as an assessment is yet to be made by the Trust. The Recreation Centre is unlikely to be categorised as an 'Earthquake Prone Building' (< 33%NBS), nor would it be anticipated to comply with the most recent building standards. There needs to be a discussion, particularly with WGHS on what earthquake standard is desired. Any decision to carry out earthquake strengthening would trigger the requirement to comply with the current access for the disabled code and the new fire code. The building probably complies with the disabled access code, but compliance with the current fire code could be a significant hurdle. The Recreation Centre Trust has a development plan to increase storage, by adding external storage and providing access to it from Gymnasium One.

Impact of any New Recreation Centre

If a decision is taken to create a new Recreation Centre, there is the potential for a significant impact on usage of the existing Centre. While school use would remain, it is likely that non-school users, including the Fitness Centre, would migrate to the new Centre. It is considered unlikely that WGHS funding would be sufficient to support a two Gymnasium complex. The question then posed, is how can the unused capacity be utilised and in a way that generates revenue to assist with the ongoing operation of the existing Centre. In the course of this study, the needs of some sports to have a comparatively dedicated space have been identified and

includes gymnastics, boxing, special olympics, and trampoline. It is considered that these facilities could co-locate in Gymnasium Two, but would mean that WGHS would not have use of that space. Snooker/billiards is another sport that needs a better home and putting that facility in the current aerobics room is an option, although it is a little small, especially if the sport develops a greater following. Special Olympics would like to hold all their activities indoor, so that weather does not disrupt their programme. Currently, their indoor activity is at the Ten Pin Bowling facility and outdoor programmes at the Awamoa Road Tennis Courts. They particularly desire a Bocce court and this is an area approximately 26 metres x 4 metres, with sides 200 millimetres high. Again, a permanent set up seems the only option. This could be achieved in the existing Recreation Centre, by locating the court near the west wall and relocating the fire exit further down the north wall. With a new Recreation Centre, the need for onsite management would cease and that position transferred to the new Centre. Access to the existing Centre, for non-school use, would be by enhancing and extending the electronic locking system already in place at the front entrance. To facilitate best use of both the existing and new Recreation Centres, an integrated booking system is recommended. The impact on financials has been referred to earlier.

Features of a New Recreation Centre

Input from Workshop and Interviews

A significant effort has been put into getting the views of the sporting community through an initial workshop and in subsequent interviews. The overwhelming view is that Waitaki does need a new Recreation Centre and that while many sites have been suggested, the consensus position was for the area around Centennial Park. Sports leaders point to the concept of 'hubbing' of sports, a concept that is already in place to some degree at Centennial Park. The key factors leading to the desire for a new Centre include:

- Insufficient capacity, especially for netball/basketball activity.
- Inability to host regional tournaments.
- The lack of regulation size courts and safety margins.
- Lack of storage.
- Inability to leave equipment set up.
- Inadequate support services, e.g. kitchen.

Responses also referred to the need to be able to accommodate sports normally held outdoors in an indoor venue due to weather extending the playing times available to cope with the changing hours of work. They also felt that a new Recreation Centre should be able to cater for 'non-sport' activities such as conferences and trade shows.

All those spoken to who had used the existing Recreation Facility were appreciative of the ability to use the facility but felt that the facilities were now becoming dated and in need of refreshing. They did not see extension of the existing Recreation Centre as an option as there is limited space for expansion and parking/traffic issues have no obvious solution.

This study follows studies done over the last several years, from which there has been no outcome. Those interviewed were strong in their view that there needed to be a clear outcome from this study and were also strong in their view that, if the decision to build a new Recreation Centre is made, it must cater for a wide range of uses, including non-sport use, and that short cuts must not be taken. Some point to the Aquatic Centre as an example of this where diving is not possible due to the restrictive roof height.

The views of the wider community have been harder to gauge, but there has been some support and little adverse comment expressed through the local media. A 'Survey Monkey' questionnaire was developed and the public were invited to respond to it through the Oamaru Mail and a link through the Waitaki District Council (WDC) website. For results of the survey see below:

- 73% of respondents agree that there is sufficient outdoor recreation space in the district.
- 66% of respondents feel that there is insufficient indoor recreation space available.
- Lack of facilities is of particular concern to indoor soccer, indoor cricket, netball, and basketball.
- Equestrian and shooting see a need for better facilities.
- Oamaru Aquatic Centre becoming congested.
- A large indoor multi-purpose stadium is sought. 79% see the opportunity for wider tournament and non-sporting use of such a Centre.
- Current facilities are seen as readily available to most. 88% for general public, 70% for older people, and 61% for people with disabilities.
- 68% of respondents felt the facilities were not of a satisfactory standard.
- 79% of respondents believe that there is demand for a new indoor Recreation Centre.
- 90% of respondents believe there is opportunity to create a sports hub, with 73% seeing those sports 'hubbing' within a Recreation Centre.
- A six court facility is desired by 80% of respondents.
- 92% seek a wooden court surface and 77% would be happy with a synthetic surface.
- Strong support for gymnasium, catering, storage, games control, and meeting facilities in a new Recreation Centre.

- Centennial Park is the most desired location, but other locations suggested.
- A range of options expressed for future use of existing Recreation Centre.
- 91% of respondents support user charges; supplementary comments relate to keeping charges affordable.
- 68% support an entry fee for participants.

There were 69 responses and few responses could be interpreted as being opposed to a new Recreation Centre.

The Survey Monkey questions and feedback is provided in **Appendix 3**.

Parameters for a New Recreation Centre

Prior to embarking on a site selection exercise, some view on the size of any proposed facility was made. This followed extensive demographic work which included total population and key sport participation levels and made comparisons with other centres in New Zealand. A full review of that work is covered in the demographics section of this report. The recommendation is for a six-court complex and this recommendation was endorsed by the Steering Group. At a subsequent meeting of the Steering Group, it was requested that the option which involved relocating the Squash and Badminton Club and incorporating the Athletics Clubroom be investigated further. To cater for mixed use, the Centre should have two sprung wooden courts and four synthetic courts. Protection of the wooden courts should be included in the project. These features also have the support of the Steering Group.

With these major factors now determined, subject to the WDC approval, a concept brief that includes provision for six squash courts was developed.

Key features of that brief are:

Space Category	Space Use	Location	Area (M ²)
Core Sport Area			
	Courts (two sprung wooden, four synthetic)	Ground	5000
	Fitness Centre	Ground	300
	Squash Courts	Ground	800
	Protection to two wooden courts.	Ground	0
			6100
Supporting Services			
	Player Change	Ground	160
	Officials Change	Ground	40
	First Aid	Ground	15
	Tournament Control	Ground	20
	Storage	Ground	500
			735
Foyer/Circulation/Public Toilets			
	Foyer	Ground	100
	Public Toilets (lower Level)	Ground	30
	Public Toilets (upper Level)	Upper	30

	Stairs	Ground/upper	75
			235
Internal Plant			
	Lift	Ground/upper	10
	Commercial Kitchen.	Ground	50
	Serving Kitchen	Upper	25
			85
Reception/Staff areas			
	Reception	Ground	15
	Manager's Office	Ground	15
	Staff facilities	Ground	25
			55
Other Areas			
	Meeting/Function Rooms	Upper	220
	Spectator Gallery (500 seat)	Upper	4702
	Vending Machines	Ground	5
	Creche	Ground	20
			715
Total Built Area			7925
Car parking and Access			
	Car parks (200)	Ground	2500
	Circulation space	Ground	2500
Total External Works			5000

These parameters (without the squash courts) have been reviewed by a Quantity Surveyor who indicates the likely cost of such a Centre would be \$17.5 – \$19.5 million for a six court complex. The cost of squash courts and ancillary space is estimated at an additional \$1.5 million, bringing the total project cost to \$19.0 - \$21.0 million. These figures relate to 2016 costs and an inflation adjusted figure is provided in the Costings section. This figure includes professional fees, building costs, including a car park, and a contingency sum. It excludes GST, the cost of land, fit out, and any extension of services necessary to serve the new Centre.

Site of New Recreation Centre

A comprehensive search of sites, both on WDC Recreation Reserves and at High Schools has been carried out and the preferred site options are:

1. At Centennial Park at the rear of the existing Grandstand.
2. At Centennial Park and incorporating the existing Excelsior Clubroom.
3. At Awamoa Park adjacent to the State Highway and opposite the Supermarket and Petrol Station.

Option 1. Would need to consider and where appropriate, incorporate the development plans of North Otago Rugby.

Option 2. Would also provide for the needs of North Otago Cricket. This is a bold concept and has the benefit of 'hubbing', as it would include squash, badminton, the clubroom and facilities

for the Excelsior Sports Club and the proposed development planned by North Otago Cricket. This is the one currently favoured by the Steering Group and is the option recommended by Sport Otago.

Future of the Existing Recreation Centre

The current facility is a partnership between the Community and Waitaki Girls' High School (WGHS) and has operated well and collegially over several years. A full discussion on the existing Recreation Centre and the impact of a new Recreation Centre is contained in a separate section of this Report.

With the creation of a new Recreation Centre, the existing centre will still be required by WGHS but it is doubted that education funding would be sufficient to support a two-gymnasium complex. For this reason, it is recommended that alternative uses be found for the subsequent surplus capacity. There are seen to be good alternative uses in accommodating sports that are currently in poor accommodation or those that require permanent set up of equipment. There is no suggestion that the Rock Walls created by the North Otago Alpine Club be relocated.

With this suggested continuance of shared use, it is recommended that both the existing and proposed Recreation Centres are governed by one entity and with one Manager looking after the day – to – day operation of both venues and that a common booking system is developed. It needs the ability to accept online bookings for both venues.

As the existing Recreation Centre would in future not have a resident manager, a system of electronic locks, similar to that in hotels, would need to be installed. Access by swipe card for regular, non-school users is envisaged, and for casual users, a system similar to airline check in with access via bar coded slips or smartphone recognition.

Estimated Use of a New Recreation Centre

A key consideration is the likely use of the new facility by regular users. To attempt to determine this, a review of the bookings schedule for the existing Recreation Centre has been made. To this, some use by 'new' sports has been added and some allowance for growth in participation identified during interviews with sports leaders. An abbreviated version of the bookings schedule developed follows. The full schedule is attached at **Appendix 4**.

Note: this schedule does not include Squash, which is covered in a table below this one.

Possible new Recreation Centre							
Notional Bookings							
Sport							
Basketball	1		Fitness Classes		1		
Netball	1		Indoor Cricket		1		
Indoor Soccer	1		Roller Derby		1		
Futsal	1		Social/Ladies Tennis		1		
Indoor Bowls	1		Volleyball		1		

Table Tennis	1		Indoor Touch		1	
Winter Tennis	1		Badminton		1	

Summer	Weeks in Season	18						
		Assumed hours/session	Court 1	Court 2	Court 3	Court 4	Court 5	Court 6
Monday	early morning	1.5						1
	morning	3						1
	afternoon	3						1
	evening	3	1	1	1	1	1	1
Tuesday	early morning	1.5						1
	morning	3						1
	afternoon	3						1
	evening	3	1	1	1	1	1	1
Wednesday	early morning	1.5						1
	morning	3						1
	afternoon	3	1	1				1
	evening	3	1		1	1	1	1
Thursday	early morning	1.5						1
	morning	3						1
	afternoon	3	1					1
	evening	3	1	1			1	1
Friday	early morning	1.5						1
	morning	3						1
	afternoon	3	1					
	evening	3	1	1	1	1	1	1
Saturday	early morning	1.5						
	morning	3						1
	afternoon	3						
	evening	3	1	1	1		1	1
Sunday	early morning	1.5						
	morning	3						
	afternoon	3						
	evening	3						

Winter	Weeks in Season	22						
		Assumed hours/sessions	Court 1	Court 2	Court 3	Court 4	Court 5	Court 6
Monday	early morning	1.5						1
	morning	3						1
	afternoon	3						1
	evening	3	1	1	1	1	1	1
Tuesday	early morning	1.5						1
	morning	3	1	1				1
	afternoon	3						1
	evening	3	1	1	1	1	1	1
Wednesday	early morning	1.5						1
	morning	3						1
	afternoon	3	1	1				1
	evening	3	1	1	1	1	1	1
Thursday	early morning	1.5						1
	morning	3						1
	afternoon	3						1
	evening	3	1	1	1	1	1	1
Friday	early morning	1.5						1
	morning	3						1
	afternoon	3						
	evening	3	1		1	1	1	1
Saturday	early morning	1.5						
	morning	3	1	1	1	1		1
	afternoon	3	1	1	1	1	1	1
	evening	3						
Sunday	early morning	1.5						
	morning	3						
	afternoon	3	1			1	1	1
	evening	3						

Assessment of Squash Court Usage

	Number of Weeks per Year	Sessions per Week	Session Length	Number of Courts
Regular Club Use	45	2	3	6
Casual Use	45	15	1	1

Using this bookings schedule results in a usage of 6546 hours per 40 week year (summer 2619 hours, winter 3927 hours) for the six courts, which represents 37% utilisation rate. After adding 10% for casual user bookings, the figures become 7200 hours per 40 week year and represent 41% utilisation. This can be compared with the existing Recreation Centre at 45%, and Ashburton at 33%. The squash usage is estimated at 2295 hours across the six courts. There is therefore significant opportunity to increase usage and thus revenue. While additional costs will be incurred, these will be marginal costs and therefore the 'bottom line' figure will improve. There is also the opportunity to extend use beyond the 40 weeks assumed for the main courts (45 weeks for squash) in this notional booking schedule.

Some other assumptions have also been made. These are:

- That the fitness centre will be contracted to an external operator.
- The two non-sport events will be held per year in the court space.
- The Meeting/Conference space will be used for 30 days per year.
- An additional 10% of main court bookings will be casual users.
- Fees.
- Courts \$26.00 per hour (GST exclusive), \$30.00 per hour (GST inclusive).
- Whole complex hire \$1000 a day (GST exclusive).
- Meeting /conference space \$300.00 a day (GST exclusive).
- Squash courts \$13.00 per hour for club members and \$17.00 per hour for casual use.

Site Selection Options

Preferred Sites Summary

It is the Sport Otago view that the optimum site is at Centennial Park and incorporates the Excelsior Clubroom and is linked to the Athletics Clubroom. This plan adds additional costs, both through a larger Recreation Centre and also the acquisition cost of the Squash and Badminton Centre. It also adds complexity. While this is a bold and complex plan, it does achieve many benefits:

- The desirable concept of 'hubbing' is maximised.
- The needs of North Otago Cricket are addressed in an integrated way.
- Facilities for the Excelsior and Athletics Clubs are enhanced.
- The Squash and Badminton building in the Heritage Precinct is made available for uses more related to the Precinct.
- Integrated space is available for sports administration.
- Resource Consent matters are minimised, as there are no immediate neighbours and the Centre will not create shading on residential sites.

It is recognised that cost may be a barrier and that it needs consideration prior to the Waitaki District Council (WDC) deciding the site for any possible new Recreation Centre. If the costs are too high for this optimal proposal or the project seen as too complex to achieve, the Sport Otago preferred site is at the rear of the Grandstand at Centennial Park, with the new facility integrated with the Grandstand. This option provides a degree of 'hubbing'. Squash courts could be added at a later date if required. It is noted that all financial information relating to a new Recreation Centre is based on a 'stand-alone' facility, without squash courts.

The other site Sport Otago recommend for consideration is at Awamoa Park, near the State Highway and immediately below the that is currently informally used as a 'display and sell' area for motor vehicles. While lacking the focus that a true sporting hub would have, it is a high profile site and one which would enhance the image of Oamaru to travellers and visitors.

Sites Reviewed

An extensive review of possible sites for any new Recreation Centre has been undertaken. The following list of sites have been assessed:

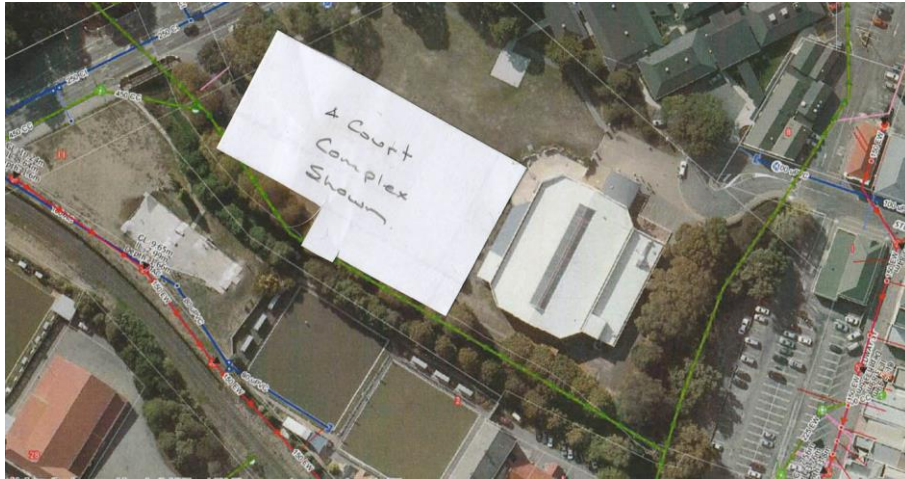
- Takaro Park
- Orana Park
- A & P Society Showgrounds – two sites
- Awamoa Park – four sites
- Weston Park – two sites
- Milner Park
- Existing Netball Courts – St Kevin's College Boarding Hostel
- Centennial Park – five sites
- St Kevin's College

In total this represents **18** potential sites that have been considered. When car parking requirements are added, the impact reduces the number of viable options.

Methodology

All sites have been visited and concept evaluations undertaken using aerial photographs and an outline of a 'notional' Recreation Centre of approximately 7,000m² area. Small scale aerial photos with the Recreation Centre superimposed on them are at the start of the discussion on each site considered. In addition, a scoring tool was developed to try to get some 'quantitative' basis for ranking the sites. Extracts from this scoring tool are inserted at the end of each site discussion. It is important to note that the scoring tool is not perfect and the decision on-site will be made on a range of factors, including 'subjective' considerations.

Takaro Park



This is the site of the Oamaru Aquatic Centre. It is comparatively small and is one of the few small green spaces in Central Oamaru. It is bounded by the Aquatic Centre, Oamaru Hospital, Severn Street, and the railway. It is highly valued by Oamaru residents, although there is little sign of frequent use other than as a thoroughfare from Severn Street to the Aquatic Centre. The site is too small to accommodate a six court Recreation Centre. A six court facility would have a footprint of approximately 6,000m² and car parking requirements are assessed at 5,000m². The approximate area of clear space at Takaro Park is only 10,000m² and there is a major competing use in the helipad that serves Oamaru Hospital. Having a helipad to serve a provincial hospital is an extremely important facility in these times of increasingly specialised medicine, where ready access to tertiary hospitals is essential and frequent. A suitable site on which to relocate the helipad could not be identified.

A frequent criticism of the Aquatic Centre is the lack of off street parking and this also concerns retailers as on street parking is often taken up by Aquatic Centre users. If the parking requirements were disregarded, there does seem to be enough space on Takaro Park to fit a four court Recreation Centre. Four courts are seen as the minimum for hosting a tournament, but does not provide for the flexibility of enabling multiple sports to play at the same time. The big plus for Takaro Park is the siting of the Recreation Centre adjacent to the Aquatic Centre and the opportunity for integration of the two facilities. This concept is successful in other recent developments – Taupo, Blenheim, and Ashburton and the facilities are very much ‘alive’ – there is a real buzz about them. It also provides for more efficient management and support services. If the WDC was starting afresh, an integrated Aquatic/Recreation Centre would be the model to pursue.

A four court complex would result in a district netball and basketball player ratio of one court per 463 players, a local population per court ratio of 5206 persons per court, and a district population per court of 4,126. In our review of similar facilities in New Zealand, we discovered that as soon as the players per court number exceeded 400, there were frequently plans for extending the facility.

The lack of off street parking, the need to maintain the helipad for the hospital and the compromised size of the facility severely limits Takaro Park as a potential site. When the inability to extend the site in the future is added in, Takaro Park ceases to be a viable option and is thus now discounted.

Takaro Park				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	1	3	3	Can only accommodate a four court complex.
Ability to integrate with other facilities.	5	2	10	Can be integrated with Aquatic Centre.
Absence of services and other site constraints.	0	1	0	Helipad, limited site size.
Perceived ease of Resource Consent process.	0	1	0	Seen as extremely difficult.
Ability to extend facility.	0	2	0	No opportunity to readily extend in future.
Onsite parking for 160 - 200 cars.	0	2	0	Onsite parking would be very limited.
Ease of access.	4	2	8	Excellent central site.
Total			21	

Orana Park



This site is a comparatively small 'local' park bounded generally by Orwell Street, Clyde Street, and State Highway 1. It has residential and motel developments on the northeastern boundary and in the southwestern corner. Its site area is approximately 17,600m² and there is a small children's playground in the northern corner. Current use of the area is as a local park for informal sport and children's play. The site is also a centre for sport played by the significant Tongan community, many of whom also play for local clubs. It is understood that the site is also a prospective site for the relocation of the Order of St John Station, Oamaru. The site does serve as a stormwater retention basin in times of heavy rain. Whether this is by design or accident is unknown, but this would need to be addressed if development of this site is the preferred option.

A significant advantage of this site is that a new Recreation Centre could be integrated with the existing Centre. The new Centre would provide tournament level facilities while retaining the existing facility for lower level play. This ability to integrate the use of the facilities would result in

the new complex being able to be reduced to a four court facility with a consequent considerable cost saving. The site is generally flat, but rises moderately towards Clyde Street. This level change could be used to advantage to provide access to the upper level of the complex where the spectator, meeting, and dining facilities would be located. With the site fronting State Highway 1, it is envisaged that the New Zealand Transport Agency would wish site access not to be from the State Highway. This would then put pressure on the neighbourhood streets.

With a site area of 17,600m² and adjoining residential property, onsite parking would have to be carefully designed to provide buffer zones and screening. With the reduced size of the new Recreation Centre being 5,100m², this would leave 12,500m² available for buffer zones, circulation, and parking. If buffer zones of 10 metre width are provided to non-street boundaries, the area available for parking and circulation becomes 10,200m². This is adequate for 200 cars and significant landscaping. It is noted that there has been a concern from a resident near the existing Recreation Centre relating to traffic movements, noise, and parking. Such concern would be expected to escalate, with any proposal for a new Recreation Centre, as it would generate more traffic and the WDC's desire to develop the Centre as a multi-use one would increase the frequency of non-sport use and lead to longer hours of operation, particularly at night.

Orana Park				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Only a four court complex required.
Ability to integrate with other facilities.	3	2	6	Able to integrate with existing Recreation Centre.
Absence of services and other site constraints.	1	1	1	Children's Playground, stormwater retention basin and residential activity on boundaries.
Perceived ease of Resource Consent process.	2	1	2	Likely concern about traffic, parking and noise.
Ability to extend facility.	0	2	0	No ability to extend.
Onsite parking for 160-200 cars.	5	2	10	Adequate space for 200 parks.
Ease of access.	3	2	6	Would probably be off residential streets.
Total			40	

A & P Society Showgrounds

This is an extremely large site – approximately eight hectares in area and has been the location of the A & P Society activities for more than 100 years. The site currently hosts two shows per year and the Society is actively trying to encourage greater use of the space and appear welcoming to any proposal to site a new Recreation Centre there. Football is played on five grounds and the primitive changing and toilet facilities are located under the grandstand. There is lighting on the central oval. Other areas under the grandstand are used for office accommodation, storage, and display areas as part of a show. A Football Club uses part of the area as a clubroom and an area of the field serves as short-term low cost parking for self-contained motorhomes. The areas under the grandstand are not of a high standard and the Society does have some concerns about the cost of improvements, especially earthquake strengthening, which in turn would trigger disabled access requirements and compliance with the modern Fire Code. There have been suggestions that the Society relocate to the Oamaru

Racecourse, which in turn is planning a development as a Conference Centre as a way of broadening the Racing Club's income stream.

Structures onsite include an old and poorly maintained grandstand, stall buildings, and penned yards. The area to the south of the access road is heavily used by stalls on show day. Access to the site is from the State Highway, via Ettrick Street, which is fronted by residential development. Alternative access appears available from an un-named street to the south of Ettrick Street. There is an apparent vacant site fronting Caledonian Road and this might present an opportunity for access from that street. Currently, high traffic volumes are only experienced twice per year on show days, with lesser traffic in winter associated with football matches and practices. Siting a Recreation Centre here would increase the frequency and timing of higher traffic volumes.

With an area of approximately eight hectares, there is ample room to site the proposed Recreation Centre, provide the necessary parking, and provide for any future expansion. If this site becomes the preferred site for a future Recreation Centre, there would need to be some guarantees from the A & P Society regarding their long-term commitment to the site. It is also noted that the site is not in ownership of the WDC and thus there would need to be a lease negotiated. Payments for this would be in addition to rentals for the use of the sports grounds.

Creation of a Recreation Centre at the Showgrounds would result in the displacement of some of the existing sports field. Relocation of these fields to King George Park or Awamoa Park would be an option and indeed, Awamoa Park could become the Football hub. That, in turn, would necessitate an upgrade of toilet and change facilities at Awamoa Park.

There are two areas where a Recreation Centre could be located, being:

a. Along the North Eastern edge of the site



This site has the advantage of being to the south of the houses fronting Caledonian Road and thus will have less sun impact on them. It also leaves the area used for the A & P Society Show Stalls clear for that activity. It might also enable directing some traffic movements to Caledonian Road, thus relieving the pressure on Ettrick Street.

A & P Showgrounds - along northeastern side				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	
Ability to integrate with other facilities.	1	2	2	Change rooms would be available for sports field use.
Absence of services and other site constraints.	4	1	4	Need to relocate some sports fields.
Perceived ease of Resource Consent process.	3	1	3	Traffic and noise are seen as the main issues.
Ability to extend facility.	5	2	10	
Onsite parking for 160-200 cars.	5	2	10	
Ease of access.	2	2	4	Access via narrow street and supplementary access may be difficult to arrange.
Total			48	

b. To the South of and adjacent to the existing Grandstand



This siting is adjacent to the existing grandstand. There is the opportunity for use of the toilets and change facilities in the new Recreation Centre for Showground users and maybe some opportunity to consolidate management / secretarial services for both the A & P Society and the Recreation Centre. While this site is to the north east of the houses fronting Lynn Street, it is not anticipated that the new Centre would create shading of those properties even though it could be perceived too. It must however, be noted that the Recreation Centre, with a footprint of approximately 6,000m² is approaching six times the footprint of the existing grandstand and thus would be seen as massive and a significant change to the current northerly outlook from properties fronting Lynn Street. Access would primarily be from Ettrick Street, although some alternative access might be possible from an un-named street to the south of Ettrick Street. The increase in traffic volumes and the hours of operation might be of concern to local residents.

This option does commit the A & P Society to remain at the site and some assurances on that would be necessary if this option becomes the preferred one. It seems desirable that the A & P Society commit to an upgrade of the grandstand, otherwise there will be a modern, well-maintained Recreation Centre adjoining a substandard and poorly maintained grandstand. This

is not the right image for attracting regional tournaments. The current state of the grandstand may well impact on the degree of fire separation between the two structures. This siting would certainly limit the options for future use of the site should the A & P Society wish to vacate the area at some time in the future.

A & P Showgrounds - behind existing Grandstand				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	
Ability to integrate with other facilities.	2	2	4	Some opportunities to integrate toilet, change, and office functions.
Absence of services and other site constraints.	2	1	2	Possible issue of fire separation from old grandstand. Would impact on show day stall arrangements. Some sports fields would need to be relocated.
Perceived ease of Resource Consent process.	2	1	2	Building bulk, traffic, noise, and perceived shading would be issues.
Ability to extend facility.	3	2	6	Adequate space, but maybe concerns from residents.
Onsite parking for 160-200 cars.	5	2	10	Adequate space for parking.
Ease of access.	1	2	2	Prime access from residential street and only some possibility of subsidiary access.
Total			41	

Awamoa Park

This is a substantial park towards the southern end of Oamaru. It has two distinct levels with junior football played on the lower level and there is an artificial cricket wicket on the upper level. The artificial wicket sees little use for formal games – only used twice in the last four years. The two levels are separated by an access road to the pavilion, which is used for storage and as a Scout Den and a parking area, which is currently used informally as a ‘display and sell’ area for motor vehicles. Public toilets are provided on the lower level near Awamoa Road, which has an extensive field drainage system, thus ensuring ‘playable’ conditions in much of winter. The level differential could be put to good use if a Recreation Centre was sited on the lower level, allowing level access to spectator and non-player areas. Should development on the lower level be the preferred option, fields displaced by the Recreation Centre could be relocated in part to the upper level.

Four sites on Awamoa Park are seen as possibilities.

a. On the Upper Level



This level of the park sees little formal use. A Recreation Centre could be located on the north western side of the existing access road to the pavilion, with the associated parking to the north east of the building. This siting would result in the loss of the currently underutilised artificial cricket wicket.

With the proposed Recreation Centre having its long axis facing northwest, residential properties in Perth Street, uphill of the pavilion access, should not be affected by shading. However, those below the pavilion access could see significant shading. The extent of this should be assessed in detail if this site becomes a contender for the favoured option. It is also noted that there is little stormwater reticulation in this area and with the extensive areas of roof and paved areas of a Recreation Centre, stormwater disposal will need significant attention.

Access to the site would primarily be from Perth Street and the significantly increased traffic volumes could give rise to neighbours' concerns. These concerns could be reduced if it was possible to form an access to Wansbeck Street, State Highway 1, but consideration would need to be given to the traffic movements, which are a result of the Service Station and Supermarket on the northern side of the road. A discussion with New Zealand Transport Agency would be necessary, as part of the final site selection process.

Awamoa Park - Upper Level				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Ample space.
Ability to integrate with other facilities.	0	2	0	Nothing to integrate with.
Absence of services and other site constraints.	3	1	3	Shading, traffic and noise issues likely. Also limited stormwater service available.
Perceived ease of Resource Consent process.	2	1	2	Noise, traffic and shading are likely concerns.
Ability to extend facility.	3	2	6	Sufficient space to extend but there could be consent issues.
Onsite parking for 160-200 cars.	5	2	10	
Ease of access	2	2	4	Prime access is from Perth Street. Possible access from Wansbeck Street.
Total			40	

b. Adjacent to Perth Street



This site is adequate to accommodate a Recreation Centre and its associated parking. Its bulk and the likely shading of Perth Street houses would probably be of cause concern for those residents. Access would be primarily from Awamoa Road, with supplementary access from Perth Street. The site does have a major stormwater line through it and it also disrupts use of much of the lower playing field, which as noted earlier, is well drained and has the potential for more intensive use in winter. Relocation of these fields to the upper level is possible.

Awamoa Park - Adjacent to Perth Street				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Adequate space.
Ability to integrate with other facilities.	2	2	4	Toilet and change facilities would be available for balance of lower field and also, loss of some winter sports fields.
Absence of services and other site constraints.	3	1	3	Major stormwater line would require relocation. Shading, traffic, and noise are likely concerns.
Perceived ease of Resource Consent process.	2	1	2	Noise, traffic, and shading are likely concerns.
Ability to extend facility.	3	2	6	Sufficient space to extend, but there could be consent issues.
Onsite parking for 160-200 cars.	5	2	10	Ample space for parking.
Ease of access.	3	2	6	Access available from both Perth Street and Awamoa Road.
Total			46	

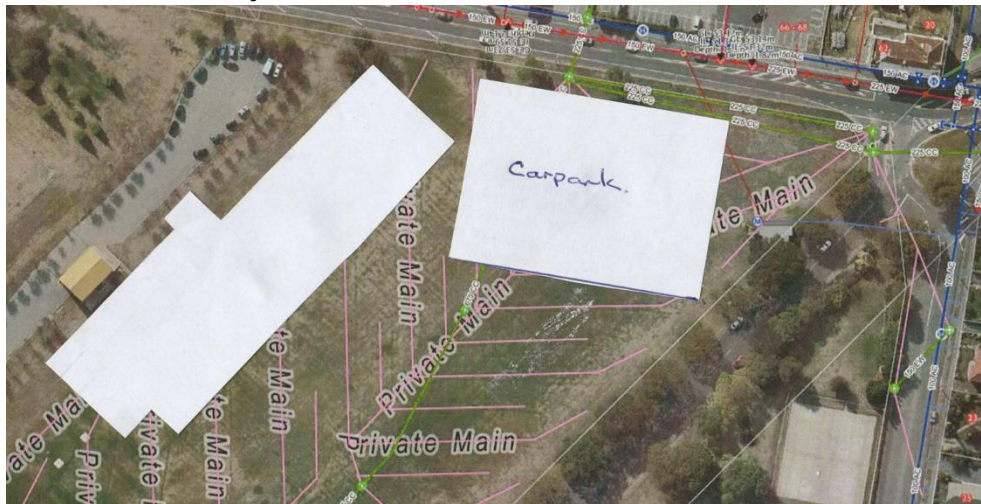
c. Adjacent to Awamoa Road



This site has adequate area to accommodate the Recreation Centre and its parking and is better suited, in respect of the shading effect on residential neighbours. It would however, shade the nearby croquet lawn, bowling green, and tennis courts. Site access would be from Awamoa Road. Subsidiary access may be possible from Wansbeck Street, State Highway 1, but if that was agreed by New Zealand Transport Agency, it is envisaged that such access would need to be well away from the complex intersection at Awamoa Road. Such access would severely limit the use of the green space remaining after the construction of the Recreation Centre and its parking and relocation of those fields to the upper level is proposed.

Awamoa Park - adjacent to Awamoa Road				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Ample space available.
Ability to integrate with other facilities.	4	2	8	Toilet and change facilities would be available to remaining fields on lower level. High profile site.
Absence of services and other site constraints.	4	1	4	Removes some winter sports fields.
Perceived ease of Resource Consent process.	4	1	4	Few affected parties.
Ability to extend facility.	4	2	8	Space available, but further loss of sports fields is a consequence.
Onsite parking for 160-200 cars.	5	2	10	Ample space available.
Ease of access.	3	2	6	Off Awamoa Road with possible access from Wansbeck Street.
Total			55	

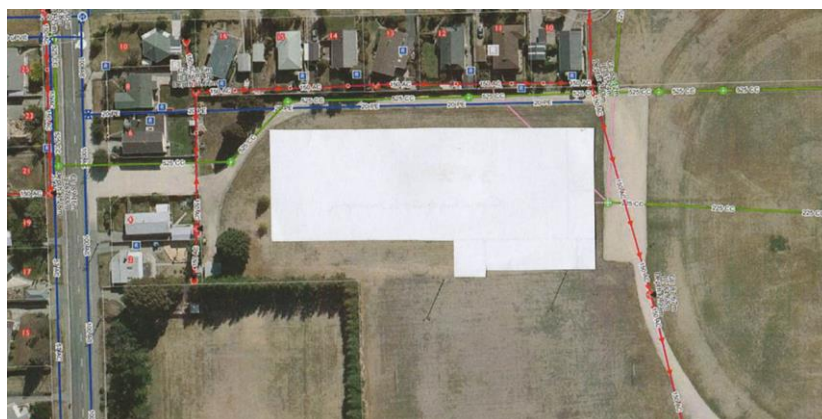
d. On Lower Level and adjacent to Access Road to Pavilion



This site enables use of the significant height difference between the upper and lower levels. Being sited close to Wansbeck Street, it has a high profile position and is sufficiently distant from residential activity for shading and noise not to be an issue. It does however, mean that some of the playing fields on the lower level would cease to be available and these would be relocated to the upper level. Access to this siting could be from both Awamoa Road and Wansbeck Street, State Highway 1, so local concerns about traffic movements should not be an issue.

Awamoa Park - adjacent to Access Road to Pavilion				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Adequate space with option to utilise height differential.
Ability to integrate with other facilities.	3	2	6	Toilet and change facilities would be available to remaining fields on lower level. High profile site.
Absence of services and other site constraints.	4	1	4	Results in loss of winter sports fields.
Perceived ease of Resource Consent process.	5	1	5	Few, if any adverse effects.
Ability to extend facility.	5	2	10	Adequate space available and with little impact on neighbours.
Onsite parking for 160-200 cars.	5	2	10	Ample space.
Ease of access.	4	2	8	Good access from Awamoa Road and possibly Wansbeck Street. Secondary access from Perth Street.
Total			58	

Weston Park



This park provides for sportsgrounds, one of which has lighting, hard surface tennis courts, and a playground area. It is adjacent to housing and there is comparatively limited vehicle access to the park. The central oval is an attractive space for field sports, providing good, relaxed viewing space for spectators. It is of similar configuration to the cricket oval at Dunedin's Logan Park, although it is a little too narrow to meet International Cricket Council requirements. There is sufficient space at this park to accommodate a Recreation Centre and its parking. If the Centre was located on the northern or western edges of the park, there would be few effects on neighbours, although the building's bulk, the increase in traffic movements, and noise would raise potential concerns. It would however displace sports fields that are well used by local teams and for informal sport. The park's distance from Oamaru will be a major issue for users and a site here would tend to be overlooked for the wider, commercial type use that the District Council is keen to develop.

Weston Park				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	4	3	12	Site is tight for proposed development.
Ability to integrate with other facilities.	1	2	2	Limited opportunity to integrate.
Absence of services and other site constraints.	3	1	3	Onsite access is major restriction. Loss of existing sports fields.
Perceived ease of Resource Consent process.	3	1	3	Little impact on neighbours, but bulk, noise, and traffic would be possible concerns.
Ability to extend facility.	0	2	0	With such a tight site, extension would be difficult.
Onsite parking for 160-200 cars).	4	2	8	Can be accommodated, but loss of sports fields
Ease of access.	0	2	0	Access is off local road and internal access would require upgrading. Distance from Oamaru is a major concern.
Total			28	

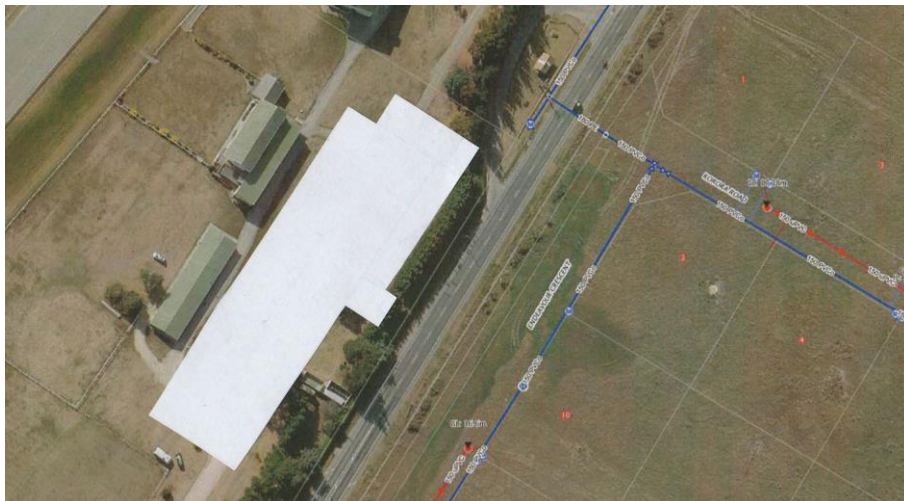
Weston Park Tennis Courts



This siting utilises the current tennis courts, which receive little use. The site is immediately north of existing houses and the presence of the Recreation Centre here would create significant shading and therefore cause concern for neighbours. The increased traffic and noise generated by such a Centre would be likely to cause additional concern. Car parking would be located on an adjacent treed area, thus minimising the need to encroach on sports fields, which are well used by local teams. Another issue for the site is the perceived distance from Oamaru, detracting from use by regular and casual sports. It is also comparatively remote from accommodation and a site in this location would unlikely be attractive for the wider, non-sporting use being encouraged by the WDC.

Weston Park Tennis Courts				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	4	3	12	Very tight site.
Ability to integrate with other facilities.	1	2	2	None.
Absence of services and other site constraints.	3	1	3	No major services on site. Stormwater disposal may be an issue.
Perceived ease of Resource Consent process.	2	1	2	Nearby neighbours likely to have concern about shading and noise.
Ability to extend facility.	0	2	0	None.
Onsite parking for 160-200 cars).	4	2	8	Space available for car park.
Ease of access.	0	2	0	Seen as remote from Oamaru.
Total			27	

Oamaru Racecourse



This large area of land is located on the northern edge of Oamaru. It is known that the Racing Club is keen to develop a Conference Centre here – they have advanced plans and there is also speculation that the A & P Society may move here at some later date.

There is no doubt that there is adequate space here for a Recreation Centre and there are already car parks onsite. These however would need upgrading to cater for the more frequent use a Recreation Centre and Conference facility would bring. The development of a Conference Centre would entail the creation of meeting and catering facilities and therefore such facilities would not need replicated in a Recreation Centre sited alongside the Conference Centre. The Recreation Centre and Conference Centre would effectively become one. The development of a Recreation Centre on this site would undoubtedly improve the finances of the Racing Club.

There are few neighbours and therefore concerns about traffic flows, noise, and shading would be minor and large gatherings are a well-established use of the site. However, the frequency of gatherings would increase. The major concerns for this site relate to it being at the extremity of Oamaru and with its sole access being off State Highway 1 in a 100 kilometre per hour speed zone, there is a significant access safety issue for all users, particularly those using bicycles for transport or walk.

Oamaru Racecourse				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Large site can accommodate proposed development.
Ability to integrate with other facilities.	4	2	8	Development of a Conference Centre provides good opportunities.
Absence of services and other site constraints.	3	1	3	Location options are limited by Conference Centre proposals, if integration options are to be pursued.
Perceived ease of Resource Consent process.	3	1	3	No adverse effects identified apart from State Highway traffic issues.
Ability to extend facility.	5	2	10	Adequate area for extension.
Onsite parking for 160-200 cars.	5	2	10	Adequate area and some parking already exists.
Ease of access.	0	2	0	Very difficult access from State Highway 1. Dangerous for pedestrians and cyclists. Perceived distance from Oamaru is an issue.
Total			49	

Milner Park



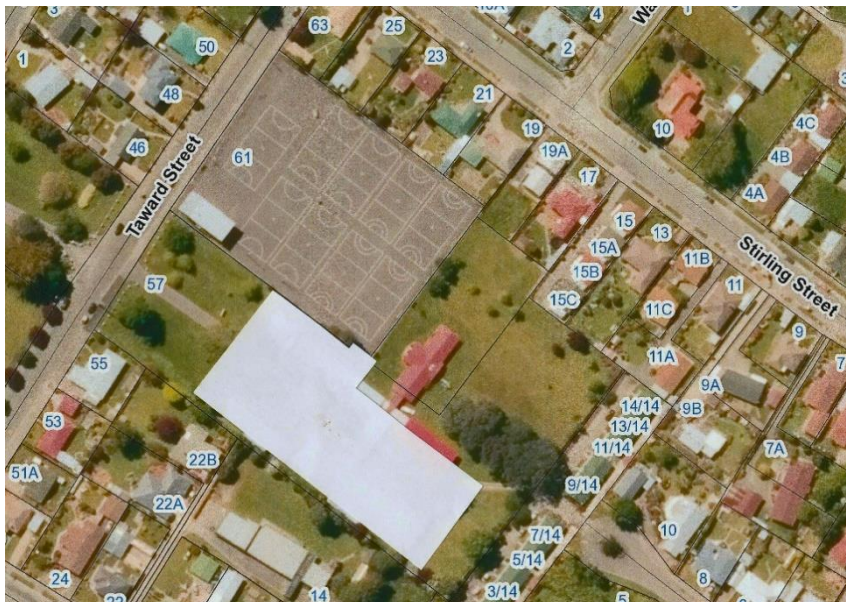
This park is owned by Waitaki Boys' High School (WBHS) and is either side of Waitaki Avenue. Currently, that part of Milner Park, south of Waitaki Avenue is surplus to the needs of WBHS and therefore maybe available for the development of a new Recreation Centre. That however does mean that the WDC would either need to buy or lease the land. WBHS recognises that their existing gymnasium is in poor order and therefore could well be a major user of a new Recreation Centre during the day and in evenings. For daytime use by WBHS, it is thought that the facility would need to be very close to the school to fit in with its timetable.

The distance from State Highway 1 will be perceived as a limitation to siting such a facility, but the site is no further from the State Highway than Centennial Park which has significant, well-established sporting activity. Centennial Park does however have better access from multiple streets and the ability to integrate with other activities is reduced if Milner Park was chosen.

The preferred location of a Recreation Centre on this site would be on the Waitaki Avenue frontage, therefore ensuring the bulk and shading caused by the development would have little impact on residences in Virgil Street. The site would require secondary access from Virgil Street and that may be of concern to those residents.

Milner Park (not Waitaki District Council ownership)				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Ample space for proposed centre.
Ability to integrate with other facilities.	2	2	4	Opportunity for integration with WBHS activities.
Absence of services and other site constraints.	5	1	5	Clear site.
Perceived ease of Resource Consent process.	3	1	3	Only impact would be secondary access from Virgil Street. Noise may be a perceived concern.
Ability to extend facility.	5	2	10	Ample space to extend facility.
Onsite parking for 160-200 cars.	5	2	10	Ample space for car parking.
Ease of access.	3	2	6	Perceived as too distant from State Highway 1. Limitations on access via Waitaki Avenue and Virgil Street.
Total			53	

Existing Netball Courts and St Kevin's College Boarding Hostel



This site has a total area of approximately 22,000m². The WDC owns the netball courts and the Boarding Hostel is owned by St Kevin's College. This latter portion of the land is becoming available due to the consolidation of all college boarding facilities to the hostel on the north western side of Taward Street.

Netball administrators are keen to support a new Recreation Centre, but are realistic and accept that relocating their whole sport to a new Recreation Centre is not possible, as they need nine courts. Their desire is to retain four to five outdoor courts (and thus the pavilion) on the existing site. This reduces the available area to approximately 17,500m². A Recreation Centre and its associated parking could be accommodated on the balance of the site, but it would be immediately to the north east of houses and therefore the Centre's bulk, shading, and traffic movements are expected to be of significant concern to residents.

The cost of land acquisition could be considerable as the land vacated by the Hostel would be a good site for houses. There would also be demolition costs as the existing buildings would have no role in the development of a Recreation Centre. It is unlikely they would have a role in any other development either. Developing at this site does offer the opportunity to integrate with the netball activity and to a lesser extent, the wider sporting activities at Centennial Park.

Existing Netball Courts - St Kevin's College Boarding Hostel				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brie.	4	3	12	Tight site.
Ability to integrate with other facilities.	3	2	6	Netball and possibly other activities on Centennial Park.
Absence of services and other site constraints.	2	1	2	Tight site.
Perceived ease of Resource Consent process.	1	1	1	Immediately adjacent and to the north east of houses. Shading and bulk issues would be of concern.
Ability to extend facility.	0	2	0	Site shape does not make extension easy.
Onsite parking for 160-200 cars.	3	2	6	Tight site will require careful planning.
Ease of access.	3	2	6	Good access from Taward Street, but only one access to site.
Total			33	

Centennial Park

This is a very large park towards the northern end of Oamaru and is the centre of significant sporting activity all year round. It is seen as the sporting hub of Oamaru with rugby, hockey, petanque, squash, indoor bowls, athletics, cricket, and formerly softball being played there. It also serves informal sport and general recreation. Many people see it as the logical site for any proposed Recreation Centre. Developments onsite include a grandstand, an artificial hockey turf, a stand-alone toilet block, and a clubroom for the Athletics Club and the Excelsior Club. There are lighting and irrigation systems on some fields.

The grandstand has had an assessment of earthquake risk undertaken and that assessment results in a rating of 43% of New Building Standard and therefore is not seen to be 'earthquake prone'. Minor refurbishment has been carried out in recent times, however the grandstand and the toilet and change facilities are well below the standard that would be expected at the major ground in the Waitaki District. The North Otago Rugby Football Union has a proposal to develop a Corporate Box facility and also move their office to face the playing oval.

The hockey turf has an associated clubroom and change facility and while these facilities were intended to be available to all Park users, including the public, there is conflicting evidence on whether this is occurring.

Athletics and Excelsior Clubs both have a clubroom with toilet and change facilities and these are seen as adequate for their intended use. Both buildings are well-maintained, although there is some concern around the financial sustainability of the clubs, as there is reliance on bar surpluses, sponsorship, and charitable grants. There is also some pressure from members to lower the already low membership fees and this adds to the Clubs' dilemma. This comment relating to reliance on bar surpluses, sponsors, and charitable trusts is echoed amongst sports clubs throughout the country.

North Otago Cricket use the number 2 ground as its premier cricket ground. They have a proposal to build a new building to the north west of the Excelsior Clubroom to serve match officials and guests. Cricket already use the change facilities of the Excelsior Club. There is a small toilet and change facility adjacent to the central road that provides access to the back of the Park and the extensive car park between the two clubrooms. The toilets are only accessible when a key holder is present and that presents a limitation to informal use or access by spectators.

In recent years, the WDC has levelled grounds and installed irrigation systems. This results in playing surfaces of a high standard. Despite the park's considerable size, the intensity of existing use significantly limits development potential. In respect of potential locations for a possible Recreation Centre, five sites have been identified. All would have a significant impact of existing users and in some cases, neighbours.

The sites are:

At the Northern end of the Park and perpendicular to Taward Street (requires Land from St Kevin's College)



In this option, a Recreation Centre could be built between Taward Street and the main playing oval. It would, in part, be sited on the land currently used for access to St Kevin's College and would necessitate relocating that access to beside the houses to the north east. The Recreation Centre would present a significant change in outlook for residents in part of Taward Street, but the impact is reduced by the Centre's northwest and southeast orientation. However, it would cause significant shading to residents on the north western side of Taward Street.

Parking would be in the area partially occupied by the softball diamond and extending to playing fields 8 and 9 behind the grandstand. Softball would need to be relocated to another ground. Awamoa Park is suggested for the softball hub. The winter use for practice by the Old Boys Rugby Football Club would need to be relocated.

Centennial Park - North End				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Six court complex can be accommodated.
Ability to integrate with other facilities.	2	2	4	Limited possibilities to integrate with activities in Grandstand.
Absence of services and other site constraints.	2	1	2	Requires land from St Kevin's College and relocation of their access.
Perceived ease of Resource Consent process.	2	1	2	Significant shading impact on Taward Street properties.
Ability to extend facility.	3	2	6	Would need careful planning in initial design.
Onsite parking for 160-200 cars.	5	2	10	Space available, but softball and practice grounds would need relocated.
Ease of access.	5	2	10	Easy access.
Total			49	

Adjacent to the Rear of the Grandstand



Location here avoids the need to purchase or lease adjoining land, but with the associated parking, it does effectively prohibit any playing areas between the grandstand, Taward Street, and the internal access road. The Recreation Centre would hugely change the outlook from properties fronting Taward Street, as the Centre would be two and a half times longer and three times wider than the present grandstand. Using this location allows integration with the activities currently undertaken in the grandstand. In particular, the small gymnasium under the grandstand could be included in the fitness centre of the proposed new Centre. Better changing

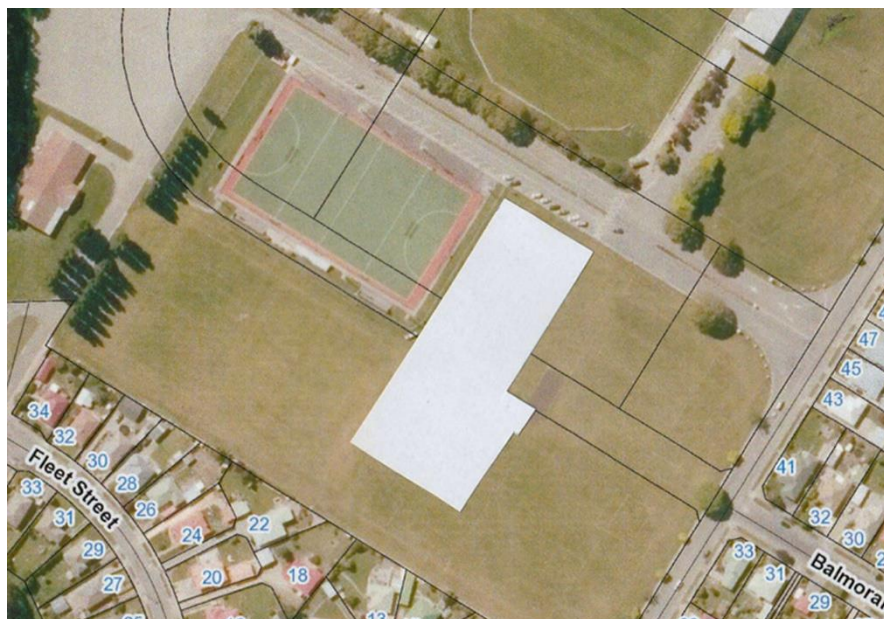
rooms would also be available. This location removes the softball diamond and field numbers 8 and 9. Relocation proposals are outlined in the previous section.

Centennial Avenue - at rear of Grandstand				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Six court complex can be accommodated.
Ability to integrate with other facilities.	3	2	6	Integration with facilities in Grandstand possible.
Absence of services and other site constraints.	3	1	3	Relocation of services necessary. Loss of softball diamond and practice fields.
Perceived ease of Resource Consent process.	4	1	4	No identified major impacts on neighbours.
Ability to extend facility.	4	2	8	Would need considered in initial design.
Onsite parking for 160-200 cars.	5	2	10	Ample space available.
Ease of access.	5	2	10	Easy access.
Total			56	

Between the Hockey Turf and Taward Street

Under this proposal, a Recreation Centre could be built parallel to Taward Street and adjoining the hockey turf. The area between the Centre and Taward Street would be utilised for parking and thus there is a significant loss of playing areas. Field numbers 7 and 8 would be lost, as would the cricket block.

As the Centre would be further from Taward Street properties, there would be less effect of bulk and shading, however with the Centre being close and to the north of houses in Kent Street, shading would be a significant issue for those residents. There is no opportunity to integrate the Recreation Centre facilities with other activities with this siting.



Centennial Avenue – Between Hockey Turf and Taward Street				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Six court complex can be developed.
Ability to integrate with other facilities.	0	2	0	No opportunity.
Absence of services and other site constraints.	3	1	3	Clear site. Removes substantial area of playing fields.
Perceived ease of Resource Consent process.	2	1	2	Likely impact on residents of Kent Street.
Ability to extend facility.	4	2	8	Would need planned as part of initial design.
Onsite parking for 160-200 cars.	5	2	10	Ample space.
Ease of access.	5	2	10	Easy access.
Total			48	

Car park between Athletics Clubroom and Excelsior Clubroom



There is space to accommodate a Recreation Centre on the car park, but it would take up the whole car park and encroach on the green space to the hockey turf. It would also extend into the area of trees at the western edge of the site. A possible solution to saving the car parking would be to have the Recreation Centre approximately three metres above the car park, but this would add considerably to the cost. There would also need to be additional parking provided, as the parking requirements for a Recreation Centre would be in addition to those already required for other Park users. Areas suggested for additional parking are the area outside the Athletics Clubroom and extending onto field number 5 to the southwest of the hockey turf. There would need to be some relocation of the central access road that links to Fleet Street. There does not appear to be extensive stormwater facilities in this area, although the presence of the extensive car parking does suggest some drainage exists. The dual access from Taward Street and Fleet Street provides some benefits.

Locating the Recreation Centre here gives some scope for integration. with the activities of both the Athletics and Excelsior Clubs. This goes some way to meeting the desire for better 'hubbing' of sports at Centennial Park.

Centennial Park – Car park between Athletics Clubroom and Excelsior Clubroom				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Six court complex can be developed.
Ability to integrate with other facilities.	4	2	8	Integration options with both existing clubrooms.
Absence of services and other site constraints.	3	1	3	Stormwater servicing could be an issue. Access road will need relocated.
Perceived ease of Resource Consent process.	5	1	5	No significant impact on neighbours.
Ability to extend facility.	2	2	4	Quite limited ability.
Onsite parking for 160-200 cars.	3	2	6	Development of car park at Athletics clubroom and further development on sports fields.
Ease of access.	5	2	10	Excellent - dual access available.
Total			51	

Centennial Park – incorporating the Excelsior Clubroom and Linked to Athletics Clubroom

A bolder plan in this area is possible, but is seen to be dependent on the goodwill of the Club's and the willingness of the WDC to act as 'banker'. It would come close to being a 'true' hub.



Under this scenario, the new Recreation Centre would be sited on the present Excelsior Clubroom site, the petanque pistes, and the car park. The needs of North Otago Cricket would be incorporated into the Recreation Centre. The North Otago Cricket Association and Excelsior Club would become tenants to the Recreation Centre. The Centre would also link to the Athletics Clubroom.

If the concept of 'hubbing' is extended, the Oamaru Squash and Badminton Club would move to this facility as well and as part of that concept, the existing squash courts could possibly be retained, four additional courts constructed and two of these would be able to be used for doubles play. The existing facility in Tyne Street would be purchased by the WDC and incorporated into the Heritage Precinct. It is to be noted that WDC already lease the open space at the Tyne Street site for off street parking. The existing Badminton Hall has an asbestos cement roof in parts and the Clubs are actively seeking a solution to that. With the roof being unsarked, if there is asbestos dust falling on the courts, prompt action will be needed – it is unlikely to be able to be deferred to fit in with a timetable for the construction of a Recreation Centre.

This may well be seen as too bold a plan, but would result in the activities of squash, badminton, cricket, petanque, netball, basketball, futsal, Excelsior rugby, commercial fitness centre, and other Recreation Centre uses being all in the one place. Indoor bowls and Athletics rugby and hockey are close by and would be linked to the new Centre. It would also allow the Squash and Badminton building in Tyne Street to be incorporated into the heritage activities in that area. Again, stormwater services would need to be carefully considered. The dual access from Fleet Street and Taward Street remain available.

Centennial Park – Incorporating Excelsior Clubroom				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Six court complex can be developed.
Ability to integrate with other facilities.	5	2	10	Integration with cricket plan, squash and badminton, better change facilities.
Absence of services and other site constraints.	4	1	4	Requires relocation of petanque and encroachment on area of trees. Relocation of access road probably required.
Perceived ease of Resource Consent process.	5	1	5	No significant impact on neighbours.
Ability to extend facility.	4	2	8	Would need to be considered in initial design.
Onsite parking for 160-200 cars.	4	2	8	Additional parking required at Athletics clubroom and on sportsfield adjacent to hockey turf.
Ease of access.	5	2	10	Easy dual access.
Total			60	

St Kevin's College (land not owned by the WDC)



St Kevin's College has extensive land areas and some are surplus to requirements. One such area is fronting Redcastle Road and currently has an unused cricket wicket, which has at times been used as a horse paddock for pupils. There is ample space here for a new Recreation Centre and the associated parking.

With this site being northwest of houses fronting Lismore Street, shading would be anticipated. The location is separated from activities at Centennial Park. There is good access from Redcastle Road. Linkage with Centennial Park is seen as desirable and could be created along Lismore Street and across the access road to St Kevin's College. The extent of services, particularly stormwater would need to be investigated if this site emerges as a possible location for the Recreation Centre.

St Kevin's College - adjacent to Redcastle Road				
Feature	Score (0-5)	Weighting Factor (1-3)	Weighted Score	Comments
Full compliance with concept brief.	5	3	15	Ample space for six court facility.
Ability to integrate with other facilities.	1	2	2	No integration options except St Kevin's College facilities.
Absence of services and other site constraints.	3	1	3	Unlikely to have adequate stormwater or water service.
Perceived ease of Resource Consent process.	3	1	3	Likely concerns by Lismore Street residents about shading.
Ability to extend facility.	5	2	10	Ample space for expansion.
Onsite parking for 160-200 cars.	5	2	10	Ample space.
Ease of access.	4	2	8	Easy access, but not readily accessible from Centennial Park.
Total			51	

Relocation of Sports

Any decision to build a new Recreation Centre will necessitate relocating several sports, due to the site of the existing sport being taken up by the new facility, by sports relocating to the new facility, and subsequent movements to vacated premises.

While no decision on the location of a new Centre has been made, a scenario has been developed based on the new Centre being constructed on Centennial Park, near the existing Grandstand. The following table sets out the relocation of sports that would result. It is necessary to develop a 'notional' table of sport relocation to assist in determining utilisation of the new Centre and in addition, inform operating financials. It must be stressed that the table is based on assumptions and does not represent a commitment or agreement by any of the sports. Different assumptions would probably result in a change to the relocations necessary.

Sport	Current Location	Future Location	Comments
Softball	Centennial Park	Awamoa Park (upper)	Existing cricket wicket not used.
Cycling	Waimate Velodrome	Old Oamaru Landfill site	Likely development of the site is as a bike park.
Basketball	Existing Recreation Centre	New Recreation Centre	
Netball	Outdoor Netball Courts	Some games to new Recreation Centre	Five hard courts retained at existing netball courts.
Indoor Bowls	Athletics Clubroom	New Recreation Centre	
Snooker and Billiards	Oamaru Club	Athletics Clubroom	To space vacated by indoor bowls.
Table Tennis	Oamaru Club	New Recreation Centre	
Boxing	Home Garage	Existing Recreation Centre	
Trampoline	Drill Hall	Existing Recreation Centre	
Gymnastics	Drill Hall	Existing Recreation Centre	
Tai Chi, Fitness Group	Existing Recreation Centre	New Recreation Centre	
Special Olympics	Awamoa Road Tennis Courts	Existing Recreation Centre	
Rugby Training Field	Centennial Park	Elsewhere on Centennial Park	
Indoor Soccer	Existing Recreation Centre	New Recreation Centre	

In addition to these suggested moves, there is further opportunity to move other users of the Drill Hall and therefore clear that space for other use. Those opportunities are:

Current Location	Activity	Future Location
Drill Hall	Air Training Corps	Existing Recreation Centre
Drill Hall	North Otago Bird Fanciers Club and the Oamaru Poultry, Pigeon & Canary Society.	A & P Society Grandstand
Drill Hall	Army	Existing Recreation Centre

Role in Hosting Regional Tournaments

Frequently in interviews with sport leaders, reference was made to the location of Oamaru being very suitable geographically for hosting tournaments for the region or the South Island. While some tournaments are hosted by the current facility, those requiring indoor venues are at best, difficult to host in Oamaru. Current arrangements for an indoor tournament would likely entail using the existing Recreation Centre and the gymnasium at Waitaki Boys' High School and St Kevin's College. The logistics of moving competitors and match officials between venues, the lack of social space at the present venues, and the need to have greater numbers of support staff to cover multiple venues, detracts from the benefits of Oamaru hosted tournaments.

The Waitaki District Council is strong in its desire to see more visitors, especially in the winter months and having a larger indoor Recreation Centre removes the current limitation. A new Recreation Centre with six courts and supporting facilities overcomes these limitations and therefore places Oamaru as a desirable Recreation Centre for hosting tournaments. Sports that could possibly host tournaments in Oamaru are listed below. Allowance for one major tournament per year has been allocated in the financials.

- Netball
- Basketball
- Gymnastics
- Trampoline
- Indoor Bowls
- Futsal
- Badminton
- Table Tennis

Airport Limitations

It is noted that the Waitaki District has extremely limited access by air. However, a proposed new Recreation Centre is more likely to attract regional and South Island utilisation rather than national so the location and access to the airport and frequency of air travel is less critical. The majority of competition held by the district is more likely to be regional or South Island based and travel via road.

Wider Economic Benefits

During this Study, the Sport Otago team has assessed facilities across the entire South Island. This assessment reveals that the majority of indoor facilities that exist within the South Island are heavily utilised to the extent that the facility operators express the need to add courts to increase capacity.

Discussion with sports codes reinforces the view that any proposed Recreation Centre must be capable of meeting community needs and future proofed to anticipate growth, both in terms of population over time, as well as growth in sport numbers and consequent utilisation of a Recreation Centre. The current Recreation Centre has, due to its limited capacity, acted to inhibit the potential growth of sports.

Based on our assessment of facilities across the South Island, discussions with facility operators and sporting codes, it is evident that the six court complex, as proposed, would not only meet the needs of the local district, but provide a venue capable of hosting regional, South Island, and national tournaments. The six court Recreation Centre would be the largest regional facility south of Christchurch, with the exception of the Edgar Centre in Dunedin and Stadium Southland in Invercargill. Oamaru's central geographic location is likely to attract tournaments on a regular basis, therefore injecting funds into the local economy through accommodation, hospitality, and needs services. A facility of this size and scope is also likely to attract other users, such as trade shows, exhibitions, and conferences, which could be integrated into the district's tourism development and marketing promotion.

Wider Commercial Use and Economic Benefit

The Waitaki District Council is keen to see Oamaru as a venue for major events, such as large conferences and trade shows. It is noted that Oamaru did host the large Irrigation Conference recently, but the logistics around that were significant. The creation of a six court Recreation Centre, with its commercial kitchen and associated facilities enables the hosting of large events. It is noted that two of the courts will be sprung wooden, however protective carpeting will be available for those two courts.

Accommodation is indicated to be a potential limitation at the height of the summer tourist season. However, during the autumn and winter seasons, accommodation is seen to be able to cope with major events. Further, during term holidays, there is potential to use the boarding facilities of secondary schools in Oamaru. A new Recreation Centre would therefore likely attract a greater number of people to Oamaru from outside the district on a more regular basis, with the Recreation Centre providing a focal point for activities and events that currently are not attracted to the district.

Fitness Centre – Gymnasium

An assumption made in this Study is that the Fitness Centre would be run by a private operator and the choice of that operator would be the subject of a tender process. Revenue for the gymnasium has been allowed for in the financials, with an indicative lease price of \$50,000. The costs of operation, e.g. electricity, gas, components of security, and alarms have also been included. The revenue derived from the Fitness Centre rental will thus directly be reflected in the Recreation Centre's 'bottom line' performance.

Commercial Kitchen

A commercial kitchen has been allowed for in the base requirements of a new Recreation Centre. This 'catering' kitchen would service the needs of the Centre and provide for hosting of a range of sporting and non-sporting events. It allows for the entire main arena to be utilised for major conferences, trade shows, and displays, with a catering arrangement that is capable of meeting the requirements of large gatherings, as well as servicing the proposed conference/meeting space that is ideal for standard scale use by sport and community groups on a regular basis. The commercial kitchen has the potential to be leased to a manufacturer or commercial caterer when not required to support a major event or tournament. No allowance for any potential revenue derived or expense incurred as a result of wider use of the commercial kitchen has been included in the financial projections for a new Recreation Centre.

Economic Benefit

The feasibility allows for two sports tournaments per year and one major event to be hosted within the Recreation Centre. This assumption may be conservative. Active promotion and marketing of the Recreation Centre, aligned to promotion of the key attractions of the district may attract a greater number of tournaments and activities per year. We have used the Tourism Industry standard of \$126.00 per day, per person spend to calculate the potential benefit to the district, flowing from the siting of a six court Recreation Centre. Using basketball and netball as an example; based on 12 teams attending a basketball tournament, with an average player/entourage of 15 people attending over two days, the return is approximately \$45,360. Providing for a 24 team netball tournament over two days, allowing for 20 players/supporters per team, represents a potential return of \$120,960. In total, two sports tournaments per annum have the potential to inject \$166,320 into the local economy. The feasibility allows for the conference/meeting space to be utilised for 30 days per annum at \$300.00 per day. Allowing for a slightly lower spend per day of \$60.00 and an average of 100 people attending seminars/forums and meetings in this space, the return from this space is approximately \$189,000. We have also allowed for **one** major non-sporting event to be hosted in the Recreation Centre. Dependent on numbers, but based on 400 attendees and applying the Tourism Industry formula, such an event could potentially inject a further \$100,800 into the

district. This, allowing for a minimum of two sports tournaments, one major event and 30 days per annum use of the Centre conference/meeting space, the potential injection of funds into the district is approximately \$456,120. Greater use of the facility and attracting a larger number of tournaments and/or events over a year could potentially increase this level of funds injected into the local economy.

As mentioned, the potential return from leasing the commercial kitchen has not been included in the financials, but would contribute to markedly reducing the projected operational deficit of the Recreation Centre. Based on the assumptions outlined, the new Recreation Centre has the potential to inject approximately \$500,000 into the local economy on an annual basis. Allied to this is the spin-off to local businesses in providing services to the Recreation Centre, along with the hospitality and accommodation sector, providing a boost to local enterprises and employment.

Competition with other Venues

A proposed six court Recreation Centre with a general meeting and conference area for up to 150 people is not seen as directly competing with other venues, such as the Opera House. The primary target market is sport and recreation organisations for sports seminars, meetings, and associated competitions and tournaments. The Recreation Centre facilities are seen as complementary to other venues. The potential for the Centre to attract trade shows and business related conferences, provides the opportunity to generate business for other venues.

Management Options for a New Recreation Centre

Sport New Zealand (Sport NZ) has determined that there are essentially six broad models for the operation and governance of community sporting centres. These are:

- In-house management.
- A Council Controlled Organisation.
- Contracted or leased to a private provider.
- Contracted or leased to a community trust or committee.
- A 'mixed management' model, where Territorial Authorities (TAs) choose to have a combination of any or all the above models.
- A 'Hands-Off' model.

Sport NZ is clear in their view that there **is no ideal model** and each situation needs to be carefully evaluated.

A detailed treatise on the various options, their advantages and disadvantages, is contained in the Sport NZ publication '**Territorial Authority Community Sport and Recreation Facility Management Choices in New Zealand Research Report**' and this document should be a reference document when detailed evaluation of management options is undertaken.

The Sport NZ publication of necessity, is focused on individual facilities and does not offer any guidance, in the case of Waitaki, as an existing facility must be integrated into a combined operation. This integration is seen as essential if both centres are to be most efficient and not operated in a competitive way.

The present Recreation Centre is managed and governed by the Waitaki Community Recreation Trust Board, which also operate all programmes provided at the Centre. If a new Recreation Centre is built, it is assumed that the provision of the major programmes, principally through the Fitness Centre, would be the subject of a franchise contract. The existing centre would remain and be the home for some sports relocated from lesser premises. In addition, there is also the interest of Waitaki Girls' High School to be protected.

While the final decision on the management model for any future recreation centre will likely be influenced by subjective analysis, some attempt has been made to provide some quantitative analysis. To do this, the broad factors to be considered were extracted from the Sport NZ document. To this list, additional factors were included to allow the need to integrate with the existing Recreation Centre and the ability to access charitable funding.

Scores and weighting factors were assigned to each factor and resulting 'weighed scores' calculated. The weighted scores were.

Factor	Weighted Score
In-house management.	116
Council Controlled Organisation.	92
Contracted or leased to a private provider.	76
Contracted or leased to a community trust or committee.	121
A mixed management model, where TAs choose to have a combination of any or all of the above models.	117
A 'Hands-Off' model.	41

The full analysis is provided in **Appendix 5**.

The Sport Otago team is strongly of the view that any new Recreation Centre either be managed by:

- A 'mixed model', where a trust owns and manages the facility, but the specialist skills of accounting, asset management, and marketing are provided by the Waitaki District Council (WDC).
- The WDC. Under this option, operation would be integrated into the Council's Parks and Reserves Department. Particular attention will need to be given to the relationship with the Waitaki Community Recreation Trust.
- A trust, which encompasses both the existing and proposed Recreation Centres.

Costings

For a new Recreation Centre in Oamaru, the following financial information is presented.

Capital

With no decision on siting any new facility, a 'notional' facility was developed and costings for its construction assessed by a Quantity Surveyor; that facility excluded any squash courts. The standard of the facility is that which the Sport Otago team believe the Waitaki Community would be proud of, but there is scope for reduction in standards in the facility without seriously reducing the level of service that the Centre would provide to users.

The estimated cost of this 'notional' facility is \$17.5 - \$19.5 million. Furniture and equipment for offices is not included and while some allowance has been made for getting services to the site, the cost of this aspect will vary widely depending on the site chosen. The cost estimate has been prepared by Chas. E. George & Sons Ltd, Quantity Surveyors, Dunedin. The estimate was based on the brief provided by Sport Otago and incorporated the changes made following the meeting with the Steering Group on 25 January 2017. The Chas. E. George & Sons Ltd estimate is provided at **Appendix 6**. An improved budget will only be established once a site is chosen, an agreed brief derived, and a concept design produced.

Subsequently, the possibility of incorporating the Athletics Clubroom, squash courts, and the wishes of North Otago Cricket have been further developed following the meeting with the Waitaki Steering Group on 22 May 2017. These additions add an estimated \$1.5 million to the construction cost. If the existing Squash and Badminton Club premise is purchased, the Capital Value of that facility is \$445,000.

All figures used are based on 2016 costs. For expenditure in later years, inflation adjusted figures are given in the table below. After looking at information from Colliers International Research Report on the Cost of Construction and a Private Capital company, we suggest it would be appropriate to use 4% year-on-year inflation when estimating projects. Sport Otago is advised that if the Recreation Centre proceeds, the most likely timing is for construction in 2020.

It may be that the Waitaki District Council (WDC) wishes to consider a four court facility. If that is the case, Takaro Park and Orana Park may be seen as viable sites. Takaro Park would have difficulties accommodating parking, but has an advantage of integration with the Aquatic Centre, therefore making for a more vibrant facility. Orana Park would offer the possibility of continuing to use the existing Recreation Centre for its current role, but parking would present some challenges. Neither facility would provide opportunities for future extension, nor contribute to the 'hub' concept, seen as a valuable concept by many.

Facility	Estimate in 2016	Estimate in 2020
Stand-alone six court Recreation Centre.	\$17.5 - \$19.5 million	\$20.5 - \$22.8 million
Six court facility integrated with Excelsior Clubroom.*	\$19.0 - \$21.0 million	\$22.2 – 24.6 million
Four court stand-alone Facility (without squash courts).	\$14.5 – \$16.5 million	\$17.0 - \$19.3 million

** These figures do not include purchase of the current facility owned by the Oamaru Squash and Badminton Club.*

It is recognised that this is a significant commitment and it is appropriate to make some comparisons with other Recreation Centres throughout the South Island. These are 'raw' figures and are not necessarily on the same basis, so caution on the interpretation of the table is urged. The table is included purely to indicate the range of costs that have occurred in similar developments. The cost/court figure is adjusted for Capital Goods Price Index (CGPI) using the index for 'non-residential buildings' published by Statistics New Zealand. 2016 are the latest figures available.

Facility	Date Opened	Number of Courts	Estimated Cost	Estimated Cost/Court	Estimated Cost/Court CGPI Adjusted to 2016	Comments
Cross Recreation Centre, Balclutha	2014	5	\$5,015,000	\$1,003,000	\$1,133,000	Some car parking included. Little storage and no spectator gallery or commercial kitchen. Uninsulated court hall.
Waimate Recreation Centre	2016	2	\$5,200,000	\$2,500,000	\$2,600,000	Excellent facility, but with little storage. Small kitchen and meeting space, little parking.
EA Networks Centre, Ashburton	2015	4	\$14,000,000	\$3,500,000	\$3,750,000	Excellent facility. No kitchen for hire and no meeting spaces. Combined Aquatic Centre and Sports Centre, cost \$34 million.
Marlborough Lines Stadium 2000	2000	3	\$4,800,000	\$1,600,000	\$2,537,000	Stadium seating for 1200, conference seating for 1,500. Cost might include an outdoor pool.
New Recreation Centre for Oamaru (without squash court)	Under consideration	6	\$18,500,000 (mid-range)	\$3,080,000	\$3,080,000	Estimate prepared before a site agreed and without a detailed concept plan.

It is likely that there will be interest in comparing the possible new Recreation Centre for Oamaru with the cheapest example found; being the Cross Recreation Centre in Balclutha. There are some important differences between the possible new Recreation Centre for Oamaru and the current Cross Recreation in Balclutha and these are listed below:

Feature
No insulation to sports hall at Cross Recreation Centre.
No condensation control to ceiling lights.
Waitaki facility is six courts and Cross Recreation Centre has five.
No commercial kitchen at Cross Recreation Centre.
Less car parking in Cross Recreation Centre costs.
No spectator Gallery at Cross Recreation Centre.
Generally larger spaces in Oamaru.
Very limited storage space at Cross Recreation Centre.
Higher standard of finish proposed at Oamaru.
Floor Protection to two courts in Oamaru.
Two courts are to be sprung wooden in Oamaru.

If the standards of construction for the Cross Recreation Centre were adopted and the works excluded from the Cross Recreation Centre and required at Oamaru are included, the likely **minimum** cost becomes \$10,313,000 in 2016 terms.

This is made up of:

Item	Estimated Cost in 2016	Estimated Cost in 2020
Base build of Cross Recreation Centre.	\$5,665,000	\$6,628,000
Additional court.	\$1,133,000	\$1,326,000
Additional space - spectators and storage (1,350m ²).	\$1,911,000	\$2,236,000
Commercial kitchen fit out.	\$200,000	\$236,000
Additional car parking.	\$630,000	\$737,000
Energy efficient lighting.	\$50,000	\$59,000
Fire sprinklers.	\$100,000	\$117,000
Extra over synthetic floor for two wooden courts (allowed at \$40.00 per m2).	\$64,000	\$75,000
Floor protection to two courts.	\$60,000	\$70,000
Allowance for services to site.	\$500,000	\$585,000
Total	\$10,313,000	\$12,069,000

It is to be noted that the Main Contractor was a local firm and were also donors to the project. Higher costs would be expected in Oamaru. Effectively, Cross Recreation Centre was a 'design and build' facility. For a centre in Oamaru, it is assumed that full professional design services would be used and these are estimated at \$1 million for a project of this size and scope.

There is also the matter of the state of the contracting market at the time of tendering the project. Currently, the construction industry is busy with most major contractors reporting a shortage of staff. In three years' time, the scene could be quite different with the possible impact of the lessening of activity in the Christchurch rebuild being a bigger factor than it is today.

With a proposed Recreation Centre being such a large project, the WDC may wish to consider a smaller facility or one having lesser standards. There seems to be a desire to incorporate squash courts in a new facility and therefore indicative costs for various Centres, both with and without six squash courts, is provided in the following table.

These figures do not include costs associated with the purchase of the existing Squash and Badminton Club's premises in Tyne Street.

Facility	Without Squash Courts		With Squash Courts	
	Estimate Range 2016	Estimate Range 2020	Estimate Range 2016	Estimate Range 2020
Stand-alone six court Cross Recreation Centre.	\$17.5 - \$19.5 million	\$20.5 - \$22.8 million	\$19.0 - \$21.0 million	\$22.2 - 24.6 million
Stand-alone six court facility and squash courts integrated on Excelsior Site (preferred option).	Squash courts included in this option.	Squash courts included in this option.	\$19.0 - \$21.0 million	\$22.2 - \$24.6 million
Four court stand-alone facility.	\$14.5 - \$16.5 million	\$17.0 – \$19.3 million	\$16.0 - \$18.0 million	\$18.7 - \$ 21.1 million
Enhanced five court Design and Build (Cross Recreation Centre model).	\$9.1 - \$10.1 million	\$10.6 - \$11.9 million	\$10.6 - \$11.6 million	\$12.4 -\$13.6 million
Enhanced six court Design and Build (Cross Recreation Centre model).	\$10.3 - \$11.5 million	\$12.1 - \$13.4 million	\$11.8 - \$13.0 million	\$13.4 - \$15.2 million
Five court Design and Build (Cross Recreation Centre model).	\$6.9 - \$ 7.7 million	\$8.1 - \$9.0 million	\$8.4 - \$9.2 million	\$9.8 - \$10.8 million
Enhanced four Court Design and Build (Cross Recreation Centre model).	\$7.8 - \$8.7 million	\$9.1 - \$10.2 million	\$9.3 - \$10.2 million	\$10.9 - \$11.9 million

Operating

Operating costs for the Cross Recreation Centre have been reviewed and an indicative operating budget prepared for a possible new Recreation Centre in Oamaru. In preparing these costings, the following major assumptions have been made:

- That the fitness centre space will be leased to an external operator.
- The two non-sport events will be held per year in the court space.
- The meeting/conference space will be used for 30 days per year.
- An additional 10% of court bookings will be casual users.
- Main court fees \$26.00 per hour (GST exclusive) and \$30.00 per hour (GST inclusive). No split between court charges and any per player charge has been made.
- Squash court fees \$13.00 per hour for (GST exclusive) club play, \$17.00 per hour (GST exclusive) for casual play.
- Whole complex hire \$1,000 a day (GST exclusive).
- Meeting/conference space \$300 a day (GST exclusive).
- No grant is made by the WDC.

The figure derived for a new Recreation Centre indicates (based on 2016 values) Gross Revenue of \$356,251, Operational Expenditure of \$228,000, and Loan and Depreciation Charges of \$814,666. This results in a Gross Operating Surplus (before loan and depreciation charges) of \$128,251, and a Net Operation Deficit of \$686,415. The table below summarises the expected revenues and expenses in 2016 terms and includes reference to the financials for the Cross Recreation Centre in Balclutha. The full schedule is attached at **Appendix 7**.

	Cross Recreation Centre 2016	Proposed Recreation Centre (including squash courts)
	Actual 2016	
Income		
Total Programmes	0	2000
Total Other Services	157924	303751
Total Other Recoveries	0	0
Total Grants	74329	50000
Other Income	2328	500
Total Operating Income	234581	356251
Expenses		
Total Service Costs	10316	9000
Total Programme Costs	473	2000
Total Administration Costs	40558	24500
Total Employment Costs	96957	104300
Total Equipment Costs	0	0
Total Building Occupancy Costs	43263	88200
Total Operational Expenses	191567	228000
Gross Operating Surplus/Deficit before Loan and Depreciation Charges	43014	128251
Total Loan Charges and Depreciation	37185	814666
Net Operating Surplus/Deficit	5829	-686415

Financial Projections

If approved, it is envisaged that construction will occur in 2020. The estimated cost of construction in 2020 is \$24,600,000 for a six court complex, incorporating squash courts.

In developing financial performance figures, the following assumptions made are:

- Revenues will be adjusted annually in accordance with Consumer Price Index (CPI) - assumed 2% per annum.
- Operating expenses will increase at CPI rate - assumed 2% per annum.
- Building Depreciated Replacement cost inflated at rate of 4% per annum.
- Fit out Depreciated Replacement Cost inflated at CPI - assumed 2%.
- Loan charges remain at 3.25% throughout the financing term of 20 years.
- Building depreciation – no depreciation applied.
- Fit out Depreciation – full depreciated replacement cost and assume 10 year life.

The following table provides an indication of the financial performance of the Recreation Centre in inflation adjusted terms.

Financial Performance

Year	Gross Operating Surplus/Deficit (\$)	Net Operating Surplus/Deficit (\$)
2021	141589	-797591
2022	144421	-804959
2023	147309	-813291
2024	150255	-822687
2025	153261	-833258
2026	156326	-845126
2027	159452	-858427
2028	162641	-873308
2029	165894	-889932
2030	169212	-908479
2031	172596	-929145

The detailed table is provided at **Appendix 8**.

Financials for the Existing Recreation Centre

Financial projections for the existing Recreation Centre, following the creation of any new Centre are provided in the section of this report relating to the existing Centre. For convenience, the key figures are repeated here.

Revenue	\$32,950
Expenses	\$73,920
Operating surplus/deficit	-\$40,970

This assumes that there is no grant from the WDC – currently \$73,000 per year. There is also the issue that the exterior cladding requires replacement and the estimated cost of that work is \$110,000 and this is not included in the figures above.

Funding Sources

Funding such a significant community facility will be a challenge. Traditionally, funding such facilities have been from a mix of sources and these, together with some thoughts on the percentage of funding raised from each source, is contained in the following table.

Potential Funder	Possible % of Total Cost	Contribution using 2020 Estimates
Waitaki District Council	50%	\$12,300,000
Otago Community Trust	15%	\$3,690,000
New Zealand Lotteries Grants Board	5%	\$1,230,000
Local Charitable Trusts	10%	\$2,460,000
Licensing/Gaming Trusts	5%	\$1,230,000
Naming Rights	5%	\$1,230,000
Corporate Donations	8%	\$1,968,000
Community Fundraising	2%	\$492,000

Project Risks

In any project, there are risks and these need careful consideration and management. In general, risk is best carried by the party most able to manage the particular risk.

During this study, some potential risks have been identified and comment on them follows.

Scope Creep and Changes in Standards

As a project develops, careful control needs exercised on the scope and standards of the proposed facility. The development of a robust brief is fundamental to controlling this risk and the desire to aim for higher standards or increase the scope of the work is to be resisted. It is also important to select Consultants which have a reputation for good detailing of drawings and specifications and which will provide an appropriate level of contract observation. Through this, the potential for contract variations is limited. It is highly desirable that scope changes are not made after the contract for construction is awarded, as doing certain things as variations is usually much more expensive than if the work had been included in the original contract.

Construction Cost Changes

The construction industry is one which has significant swings in work volumes and this affects prices. Currently, there is significant activity in the industry with most contractors reporting a heavy workload and staff shortages. This is reflected in increased construction costs. Likewise, a lull in activity sees a reduction in costs. A Quantity Surveyor would provide the best guidance in relation to this.

Cost of Usage of a new Recreation Facility

Throughout this Study, frequent mention has been made of the cost of participation in sport in Oamaru. Club fees are already quite low, but some Clubs report pressure from their members to further lower costs. At the existing Recreation Centre, court hire is \$30.00 an hour (GST inclusive), which is totally in line with other Centres. However, some users and potential users have stated that the cost of use is beyond their means. A new Recreation Centre will provide an increased level of service and therefore there will be some desire to raise hire charges. This needs to be considered in light of the current concern by some users at the cost and risks the reduced use, resulting in the building being underutilised. A solution may lie in the way charges are levied, e.g. a cost per hour, plus a charge per participant. Charges for a new Recreation Centre present a significant risk.

Reduction in Scope

There is a tendency in a project of this nature to reduce cost by removing component parts, services, and quality of construction materials. Care must be taken to ensure that in applying such an approach, the operational and financial ability of the Centre to function effectively and meet need is not compromised. This happens all too frequently.

Alignment with Waitaki District Council Goals and Objectives

The Waitaki District Council (WDC) formulated its Long Term Plan 2015–2025 in a process which commenced following the October 2013 Local Government election. The Plan has six high level outcomes which guide all that the Council does. Lower level, activity-based strategies provide a more detailed account of intended action.

The outcomes provided for in the Long Term Plan 2015–2025 are:

- We keep our district affordable.
- We enable opportunities for new and existing business.
- We provide and enable services and facilities so people want to stay and move here.
- We understand the diverse needs of our community.
- Our distinctive environment is valued and preserved.
- We maintain the safest community we can.

When comparing outdoor sporting facilities provided by the WDC and the Long Term Plan 2015–2025, the areas of alignment below are observed.

We keep our district affordable

There is adequate space for outdoor sport in the district and the spaces are of an appropriate standard. Fees charged for use are low and in many cases well below fees charged in other districts. While there are comments from sports administrators that there is pressure on participation fees, the charges levied are seen as affordable.

We enable opportunities for new and existing business

Existing sports fields do host local and regional tournaments, resulting in the benefit to local businesses, particularly in the accommodation and hospitality activities. There is also business generated in the tourism industry from participants and their families.

We provide and enable services and facilities so people want to stay and move here

The range of sporting activities available within the district contributes to ensuring that the district is seen as a good place to live for people of all ages. It is recognised that there is a significant loss of older teens who move away for tertiary education. The district is attractive to retirees and therefore, together with the loss of teenagers, results in the district having a higher median age than much of New Zealand.

We understand the diverse needs of our community

Waitaki has a diverse population and it is of note that between 5% and 10% of residents are Pasifika people. The range of outdoor recreation opportunities cater for all residents and visitors.

Our distinctive environment is valued and preserved

Sports fields are mainly green spaces and therefore provide visual amenity, as well as their sporting function. The maintenance of the fields and the surrounding treed areas support biodiversity. The high standards of maintenance contribute to the district being viewed positively.

We maintain the safest community we can

All sports fields and playgrounds are well maintained and designed with safety in mind. The opportunity to participate in sport to some degree reduces the incidence of antisocial behaviour.

When applying the Long Term Plan 2015–2025 outcomes to a possible new Indoor Recreation Centre, we find the areas of alignment below.

We keep our district affordable

The creation of a new Recreation Centre in Oamaru is a significant investment. The projected utilisation rates and charges indicate that the facility will be well used and the fees will be affordable, although some better model of charging should be considered to counter participants' concerns regarding charges.

We enable opportunities for new and existing business

The creation of a new Recreation Centre will enable more regional and South Island tournaments and therefore create opportunities for accommodation and hospitality providers. This will be especially beneficial in the 'non-tourist' season. There will also be 'spin-off' business for local attractions. The facility will also provide opportunities to host conventions, large gatherings, and other non-sporting activities, again generating business in the local community. An onsite Fitness Centre would provide economic benefits.

We provide and enable services and facilities so people want to stay and move here

A new Recreation Centre would increase the sporting and recreational opportunities in the district, therefore contributing to enhancing the appeal of Oamaru to residents and visitors. Bringing some outdoor sports indoors will increase participation, reduce the impact of bad weather and enhance safety of participants.

We understand the diverse needs of our community

The Waitaki District is a diverse community and the provision of a larger Recreation Centre will provide increased opportunities for participation in sport by all.

Our distinctive environment is valued and preserved

The proposed Recreation Centre siting is one which minimises adverse impacts on neighbours. The Recreation Centre will provide opportunities for indoor training for a wide range of sports, therefore contributing to a healthy community.

We maintain the safest community we can

The provision of a new Recreation Centre will ensure that sports can be played in as safe an environment as possible, therefore lengthening the time that people are involved in their sport. It will also provide a safe, friendly, and sheltered environment for people. It would provide a good setting for parents, friends, and supporters, encouraging participation by family members. Having more people involved in sports contributes to better health in the community and less antisocial behaviour.

The WDC has adopted a Recreation Strategy covering the period 2012–2022.

Aims of that Strategy were:

- The facilities provided by the Council would represent value for money to the community.
- That facilities provided would be fit for their intended purpose.
- That Council would be professional and efficient in its actions with respect to recreation.
- That Council working together in partnership with others would be encouraged and enhanced.

In terms of sport, the key issues identified in the Strategy were:

- Lack of management policies and control on field use.
- Lack of a field booking system.
- Sports facilities and grounds provision is inconsistent between sports codes and inconsistencies for user pays (inequity).
- Lack of leases and licenses with some users.
- Lack of coordination between sports codes.

- Nationally, participation in formal sport is declining (backed by national statistics) and there is a decreasing pool of skilled volunteers, e.g. coaches, managers, and administrators.
- Provision lacks coordination and sharing of fields and facilities.

Opportunities identified in the Strategy were:

- Strong recreation club environments in Waitaki.
- Provision of good quality grounds.
- Sponsorship agreement with Whitestone Contracting Limited, administered by North Otago Rugby Football Union.
- Suitable location and climate to host major sports events.
- Additional sponsorship and funding.
- Interest from clubs for looking at Sports Partnership model and funding received for this from Sport New Zealand.
- Interest in developing a 'centre of excellence'.
- Partnerships with schools.

The Recreation Strategy is one of the WDC and therefore is silent on the role of the current Recreation Centre and the sports serviced from facilities, which are privately owned. There is no mention of a possible need for a new Recreation Centre.

Current Sport and Recreation Needs Assessment and Indoor Recreation Centre Feasibility

During this current Study, progress towards addressing some of these issues was noted. In particular, there was unsolicited comment from many about the positive relationships with elected members and staff. The Sport Otago team particularly noted the lack of volunteers and the need for succession planning in several sports. While this is beyond the scope of Local Government, the partnering with Sport Waitaki, sports clubs, and service clubs to provide workshops to encourage participation in support of sports might go some way in addressing what is a real problem that is becoming increasingly critical. The opportunity to host regional and South Island tournaments was expressed by many sporting leaders in the course of this Study. Grounds for field sports were found to be adequate in both number and quality, with only minor works recommended. For those sports where specialist surfaces are required, these are generally available throughout the district and are of appropriate standard. Where improvement is seen to be needed is in the provision of toilet and changing facilities. Some codes are planning developments, which the Council is in support of, clearly demonstrating partnering.

Confirmation of Alignment

In terms of alignment of this Feasibility Study and the WDC Recreation Strategy, alignment is commented on, utilising the strategic aims as headings.

The Facilities provided by the Council would represent value for money to the Community

The WDC already spends a lot of money on the provision of recreation facilities and this is funded largely from rates, revenue, and a small amount from user charges. Few actions on outdoor facilities are recommended in this report and therefore the financial impact will be small. If a decision is made to build a new Recreation Centre, costs will increase and it is noted that the funding of the shortfall in the cost of operation of the existing Recreation Centre will need to be retained, but at a lesser level. If a new Recreation Centre is built, the investment in recreation is seen as good value for money.

The Facilities provided would be fit for their intended purpose

The Study found that most facilities were fit for purpose and well-maintained. The existing Recreation Centre, while not a WDC facility, has performed well and is a valued facility in the district. However, it does not have the capacity to meet demand and for some sports is limiting their growth.

The Council would be professional and efficient in its actions with respect to recreation

The Study found that there are generally harmonious and helpful relationships, with both elected members and staff of the WDC.

The Council working together in partnership with others would be encouraged and enhanced

There is a good relationship between the Council and the Waitaki Community Recreation Trust, with ongoing opportunities to develop partnering further, particularly if the decision to build a new Recreation Centre is made. Other partnerships identified related to community initiatives and the role of Council as 'landlord' for spaces such as bowling greens and tennis courts.

It is believed by the Sport Otago team that there is nothing in this Study that is inconsistent with the WDC Recreation Strategy.

Section 3 - Schedule 1 and Appendices

SCHEDULE 1

WAITAKI DISTRICT COUNCIL PROJECT SCOPE

Project Title	Sport and recreation needs assessment and indoor recreation feasibility.
Time Frame	Start: 15 September 2016 Finish: 31 May 2017
Version	1
Project Sponsor:	Thunes Cloete – Community Services Group Manager
Project Manager:	Erik van der Spek – Recreation Manager
Consultant/ Contractor:	Sport Otago

Roles and Responsibilities		
Roles:	Who:	Responsibilities:
Council:	Councillors	Determining scope. Funding,
Steering Group:	Erik van der Spek Thunes Cloete Gary Kircher Melanise Tavendale	Decision making as part of review.
Working Group:	Erik van der Spek Jane Matchett Mike Kwant	Information supply. Review.
Other resources:	GIS staff Sporting clubs	To develop maps To provide information on numbers/ issues etc.

Background:	<p>Some sport and recreation facilities are reaching the end of their life and significant asset renewal may be required. (E.g. The recreation Centre has limited space and flexibility).</p> <p>Changing recreational trends and levels of service result in requests from various organisations for sporting improvements and development. (E.g. It used to be acceptable to play rugby in a paddock, it is now becoming common to play on artificial fields). Our current response to this is ad hoc.</p> <p>Various attempts have been made to develop an integrated plan for Centennial Park but have resulted in continued ad hoc approach.</p> <p>Council routinely receives requests from the community for additional facilities or support.</p>
Objective/ Outcome:	<p><i>Priority One: Indoor Recreation:</i> <i>Needs Assessment - Indoor Recreation</i> (including typical sports using these facilities).</p> <p><i>Indoor Recreation Feasibility study</i> – A feasibility study determining the best price/quality option to meet future indoor recreation needs in Waitaki with an actionable implementation plan.</p>

Priority Two: Other Sporting provision

Needs assessment – An assessment of the lack of or oversupply of existing facilities and services associated with Council provision.

- Field Sports (including Football, Rugby, Cricket, Athletics, Touch, Tennis, Softball)
- Disability Sports.
- Elderly Recreation.

Priority Three: Other Sporting provision

Needs assessment – An assessment of the lack of or oversupply of existing facilities and services associated with Council provision.

- Fine turf (including Bowls, Croquet and Petanque)
- Artificial surfaces (including Hockey, Netball)

Alignment Strategies:

to

The plan must align to relevant Council Goals and objectives specified in Councils 2015-2025 Long Term Plan.

The plan must consider the sporting goals and objectives in the 2012 Recreation strategy but with approval of the Steering group may not be limited by them.

The Community Sport and Recreation Facilities Development Guide published by Sport NZ shall be used as a guide.

What is in Scope?

Review of previous studies.

Needs Assessment:

- Identify current supply (including facilities supplied by others).
- Review key population characteristics.
- Define gaps.
- Identify current and projected needs.
- Establish priorities.
- Identify options and preferred solutions.
- Define roles and responsibilities.
- Identify location options from strategic perspective.

Consider:

- Likelihood and frequency of regional and national events.
- Consideration of competing facilities across Otago and Canterbury.
- Capital and operation cost of facilities including funding opportunities and mechanisms.
- User fee levels.
- Impact/ Shared provision with Schools.
- Impact on other venues/offices/business in Waitaki.
- Assessing possible locations.
- Priorities and timing.

Feasibility Study: (Indoor Recreation Only)

- Confirm facility vision, objectives, scope, and purpose.
- Review locations including considering geotech, contaminated ground, etc.
- Define business case and model.
- Prepare concept plan including preliminary costing.
- Define occupancy and throughput.
- Specify pricing structure/fees.

Risks	<ul style="list-style-type: none"> • Generate an income and expenditure model over 10 years. • Define ownership, governance, management and operating model. • Determine funding model.
Dependencies	<ul style="list-style-type: none"> • Capacity: High risk: We have limited staff resources for this project. • Financial: Medium risk: Budget of \$40,000 to complete work. • Technical: Medium risk: Experienced Recreation planner and property advisor engaged to implement this work. • Community: Medium risk. Community may not buy into process and need to be taken with us. Consultation is important. • Timing: Low risk. Work to be completed by July 2017 to feed into next Long Term Plan.
Community Involvement	<ul style="list-style-type: none"> • Information from sporting codes and interested parties. • Support from GIS teams. • Support from property to determine locations.
Communication	<p>Sporting groups and interested stakeholders are to be involved through the process.</p> <ul style="list-style-type: none"> • Project Plan to be developed and kept up to date by Contractor. • Fortnightly meeting of Contractor/ Project Manager. • Steering group to meet as required.

Appendix 1 - Sports Fields and Facilities Indices

	Score: 5 (Excellent) - 1 (Poor)			2 = Yes 1 = No		Score 1 - 5		1 (High evidence), 2 (Some), 4 (None)			2 = No, 1 = Yes	Score 5 - 1			Other features, e.g. lighting, pavilion, irrigation	Improve ments	Comments
	Grass Cover	Length of Grass	Apparent Drainage	Size of Field Adequate	Adequate Safety Margins	Slope of Field	Evenness of Field	Evidence of Dog Fouling	Evidence of Stone, Glass, Litter	Evidence of Damage to Surface	Exposure of Field to Elements	Line Markings	Proximity to Changing Facilities	Total Score			
Highest Score	5	5	5	2	2	5	5	4	4	4	2	5	5	53			
Average/Acceptable Score	3	3	3	2	2	3	3	2	2	2	1	3	3	32			
Oamaru Grounds and Facilities																Fields Used for Competition	
A & P Showgrounds Field 2 Senior Football	5	3	1	1	2	5	3	4	4	4	2	5	4	43			A & P Society ownership
A & P Showgrounds Fields 11 and 12 (Junior Football)	5	3	1	1	2	5	3	4	4	4	2	5	4	43			A & P Society ownership
A & P Showgrounds Midget Football Fields (1 - 6)	5	3	5	2	2	5	3	4	4	4	2	5	3	47			A & P Society ownership
A & P Showgrounds Primary Football Fields (8, 9, 10)	5	3	5	2	2	5	3	4	4	4	2	5	5	49			A & P Society ownership
A & P Showgrounds Senior Football (Field 1)	5	3	1	2	2	5	3	4	4	4	2	5	5	45			A & P Society ownership

Awamoa Artificial Wicket Field 3 (Cricket)	1	3	3	2	2	3	3	4	4	4	2	4	5	40	Pavilion		Wicket not in use
Awamoa Park East Bowling Greens	5	5	5	5	5	5	5	4	4	4	1	5	2	55	Pavilion		Pavilion and surfaces owned by Awamoa Bowling Club
Awamoa Park East Croquet Greens x 5	5	5	5	5	5	5	5	4	4	4	1	5	2	55	Clubroom		Minimal clubroom facility owned by Awamoa Croquet Club
Awamoa Park East Tennis Courts x 2	n/a	n/a	4	2	2	5	5	4	4	4	1	4	2	37			
Awamoa Park Field 1 (Cricket)	1	3	3	1	1	3	3	4	4	2	2	4	5	36			
Awamoa Park Field 2 (Cricket)	1	3	3	1	1	3	3	4	4	2	2	4	5	36			
Drill Hall																	Earthquake prone building
Gardens Tennis Courts x 12	n/a	n/a	5	2	2	5	5	4	4	4	2	5	5	43	Pavilion and clubroom		Buildings and surfaces owned by North Otago Tennis
Hina Marae Reserve (Netball Courts x 9)	n/a	n/a	5	2	2	5	5	4	4	4	1	5	5	42	Pavilion and clubroom		Buildings and surfaces owned by North Otago Netball
King George Park Field 1 (Cricket)	3	3	1	1	1	1	2	4	4	4	1	3	5	33	Pavilion and clubroom		Buildings owned by Union Cricket Club
King George Park Field 2 (Cricket)	3	3	1	1	1	1	1	4	4	4	1	3	5	32			

King George Park Junior Football Field	3	3	1	2	2	3	3	4	4	4	1	5	5	40			
King George Park Midget Football Field	3	3	1	2	2	3	3	4	4	4	1	5	5	40			
King George Park Primary Football Field	3	3	1	2	2	3	3	4	4	4	1	5	5	40			
King George Park Senior Football Field	3	3	1	2	2	1	3	4	4	4	1	5	5	38			
Oamaru Squash and Badminton Club															Squash courts and badminton courts		Owned by club, earthquake prone building has fibre cement roof
Phoenix Bowling Greens	5	5	5	5	5	5	5	4	4	4	2	5	2	56	Pavilion and clubroom		Buildings owned by Phoenix Bowling Club
Rowing Club															Clubroom and gym		Building owned by Rowing Club
Whitestone Contracting Centennial Park (WCCP) Field 2 (Cricket)	5	3	5	2	2	3	5	4	4	4	1	3	5	46			
WCCP Field 2 (Rugby)	3	5	3	2	2	4	5	4	4	2	1	5	5	45			
WCCP Field 3 (Rugby)	3	5	3	2	2	4	5	4	4	4	1	5	5	47			
WCCP Field 4 (Hockey Turf)	5	5	5	5	5	5	5	4	4	4	1	5	2	55	Clubroom and toilets		Clubroom and toilet owned by Turf Trust
WCCP Field 5 (Adult and Junior Touch)	3	3	3	2	2	3	1	4	4	4	2	3	5	39			

WCCP Field 5 (Rugby)	3	3	1	2	1	3	1	4	4	4	1	5	5	37	Clubroom and Indoor Bowls Centre		Building owned by Athletics Sports Club
WCCP Field 6 (Junior Touch)	3	3	3	2	2	3	1	4	4	4	1	3	3	36			
WCCP Field 6 (Rugby)	3	3	1	2	2	3	1	4	4	4	1	5	3	36			
WCCP Field 7 (Junior Touch)	3	3	3	2	2	3	1	4	4	4	1	3	3	36			
WCCP Field 7 (Rugby)	3	3	1	2	2	3	1	4	4	4	1	5	3	36			
WCCP Fields 7 and 8 (Junior Rugby)	3	5	1	2	2	5	1	2	1	4	2	5	5	38			
WCCP No 1 Ground (Athletics)	3	3	1	1	1	2	5	4	2	2	1	2	5	32		Field lighting	
WCCP No 1 Ground (Cricket)	3	3	1	2	2	3	5	4	2	2	1	4	5	37			
WCCP No 1 Ground (Rugby)	5	5	5	2	2	4	5	4	4	2	1	5	5	49	Grandstand		Corporate Boxes owned by North Otago Rugby Football Union (NORFU)
WCCP Petanque Pistes/Squash Courts															Clubroom/ piste owned by Excelsior Club		
WCCP Softball Diamond	4	4	4	2	2	5	4	2	4	2	2	1	5	53	Limestone diamond		Unmaintained

Ahuriri Grounds and Facilities																	
Kurow Racecourse (Rugby x 2)	3	3	2	3	3	3	2	3	3	3		2	2	32	Clubroom		Land owned by Kurow Racing Club
Kurow Recreation Reserve (Rugby)	4	4	4	4	4	4	4	4	4	4	4	4	5	53	Clubroom and Toilet		Clubroom owned by Kurow Rugby Club
Omarama Recreation Reserve (unmaintained sports field)														0	Hall		
Omarama Recreation Reserve Bike Track														0			
Omarama Recreation Reserve Cricket														0			
Omarama Recreation Reserve Rugby														0			
Omarama Recreation Reserve Tennis Courts														0			
Otematata Lakes Centre Sports Hall/gym														0			
Omarama (1 field)	3	4	3	3	4	3	4	4	4	3		2	1	38			
Corriedale Grounds and Facilities																	
Duntroon Recreation Reserve (Football)	5	4	5	4	4	4	4	5	4	4		4	4	51	Toilets, building		
Enfield Domain														0	Building and playground		

Maheno Domain (Rugby)	4	3	3	4	4	4	4	4	4	4	4	4	4	50	Clubroom	Field lighting	Clubroom owned by Maheno Rugby Club
Ngapara Domain (Rugby)														0	Clubroom		Owned by NORFU
Papakio Community Centre														0	Hall and Squash Courts		Ownership uncertain
Weston Domain (Oval) No 1 Ground (Cricket)	3	3	3	2	2	5	3	4	4	2	1	5	5	42			
Weston Domain (Oval) No 1 Ground (Rugby)	3	3	1	2	2	5	5	4	4	2	1	5	5	42			
Weston Domain (Tennis)														0	Pavilion, toilets		Pavilion and courts owned by Weston Tennis Club
Weston Domain Field 2 (Rugby)	3	3	3	2	2	5	5	4	4	2	1	5	5	44	Pavilion		Valley Sports Club
														0			
Waihemo Grounds and Facilities																	
Dunback Domain (Bowling Greens)	5	5	5	5	5	5	5	4	4	4	1	5	2	55	Pavilion		Surfaces and building owned by Dunback Bowling Club
Dunback Domain Tennis Courts														0	Pavilion		Buildings and surfaces owned by Dunback Tennis and Cricket Clubs

Hampden Beach Reserve (Tennis)														0	Pavilion		
Hampden Square (Bowls)														0	Pavilion		Surfaces and buildings owned by Hampden Bowling Club
Macraes Domain															Garage		Macraes Cricket Club
Macraes Domain															Playground		
Macraes Domain (Cricket)														0	Pavilion		Macraes Playcentre Group
Palmerston Bowling Green																	
Palmerston Mill Domain (Cricket)	3	3	3	2	2	4	3	4	2	2	2		5	35	Toilet and Pavilion		Buildings owned by Palmerston Cricket Club
Palmerston Recreation Reserve (Showgrounds) Sportsgrounds	3	3	3	2	2	4	3	4	2	2	2		5	35	Community Hall, field lighting		Hall owned by Waitaki District Council
Palmerston Recreation Reserve (Showgrounds) Sportsgrounds															Squash courts		
Palmerston Tennis Courts																	

Appendix 2 - Waitaki Community Recreation Centre Financials

	Actual 2016	Estimate following New Recreation Centre	
Income			
Programmes			Assumptions
Active and Age	7487	0	Trampoline, gymnastics, Special Olympics, and boxing move to existing Recreation Centre.
Aerobics	31670	0	
Rockwall	1939	2000	
Wage Recovery	18069	0	Smallbore rifle shooting and rock climbing remain at existing Recreation Centre.
Weights	33572	0	
RPM	5156	0	
Weights Casual	3691	0	Aerobics and other fitness activities move to new Recreation Centre.
Aerobic Casual	3179	0	
Activity Programme	10500	0	
	<hr/> 115263	<hr/> 2000	
Other Services			
Canteen	3570	2000	Allow for 40 weeks per year use.
Creche	1694	0	
Hall Hire	36044	3000	
Trampoline Club	new use	2000	No annual grant from the Waitaki District Council.
Gymnastics Club	new use	2500	
Special Olympics	new use	1500	
Boxing	new use	1000	Major maintenance will be subject to special fundraising.
Key Sales	2206	500	
Fundraising	40	0	
	<hr/> 43554	<hr/> 12500	

Other Recoveries

Waitaki Girls' High School (WGHS) Physical Education	1749	1800
WGHS Electricity	8209	8500
WGHS Maintenance and Equipment	6233	6000
Staff Development	1030	0
	<hr/> 17221	<hr/> 16300

Grants

Waitaki District Council	73000	0
Sponsorship	2000	1000
Other Grants	2087	1000
	<hr/> 77087	<hr/> 2000

Total Operating Income

253125	32800
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Expenses**Service Costs**

Purchases - Canteen	2072	1200
Purchases - Creche	0	0
Depreciation - Creche	12	0
Purchase - Keys	587	300
Purchases - Fundraising	487	200
	<hr/> 3158	<hr/> 1700

Programme Costs

Advertising	1634	0
Aerobics	1802	0
Franchise	4297	0
Rockwall	1139	1200
Weights	1406	0
Activity Programme	6256	1000
	<hr/> 16534	<hr/> 2200

Administration

Accountancy	2630	1000
Audit	1750	1000
Bank Charges	245	0
Depreciation	427	0
Eftpos	807	0
Interest Waitaki District Council Roofing Loan	183	200
General Expenses	1461	1000
Office Equipment under \$500	807	0
Postage/Courier	440	0
Software Maintenance and Support	3626	0
Printing and Stationery	2124	200
Telephone and Communications	1314	500
	<hr/>	<hr/>
	15814	3900

Employment

Accident Compensation Corporation Levies	1881	0
Staff Development	4375	0
Wages	164745	5000
Travel and Accommodation	230	0
	<hr/>	<hr/>
	171231	5000

Equipment**Aerobics**

Purchases under \$500	1164	0
Repairs and Maintenance	123	0
Depreciation	1218	0

Weights

Purchases under \$500	622	0
Repairs and Maintenance	2660	0
Depreciation	4257	0

Gym

Maintenance and Repairs	775	0
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Spin

Maintenance and Repairs
Depreciation

280	0
1164	0
<hr/> 12263	<hr/> 0

Building Occupancy

Caretaking Supplies
Cleaning Contract
Depreciation
Electricity and Gas
Insurance
Repairs and Maintenance
Water Rates

2539	1500
	10000
16551	17000
13396	10000
7211	7500
12892	15000
112	120
<hr/> 52701	<hr/> 61120

Total Expenses

<hr/> 271701	<hr/> 73920
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Net Operating Surplus

<hr/> -18,576	<hr/> -41,120
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Plus other Income

Interest Received

193	150
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Net Surplus

<hr/> -18,383	<hr/> -40,970
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Appendix 3

Does the Waitaki District have enough recreational facilities to meet your needs?

	Yes	No	Total Respondents
Indoor	34.33% 23	65.67% 44	67
Outdoor	73.44% 47	26.56% 17	64

If no, what do you believe is lacking or insufficient to meet demand?

- Small bore and other shooting.
- Equestrian.
- Omarama needs tennis and other outdoor sports facilities.
- Indoor cricket, netball and netball over winter, table tennis, gymnastics?
- Reasonable gym at a reasonable price.
- Badminton hall is leaky, also Recreation Centre, boxing gym self-funded by Joe Cropley, modern facility would be great improvement. Would be good to have maybe indoor cricket, netball, etc. especially in winter.
- Facility that winter sports can use and aren't hampered by weather.
- The existing badminton hall is in need of a new roof - asbestos and danger of falling debris - and the club may have to close if this project proves to be unable to be financed.
- Legal outdoor shooting facilities.
- Recreation centre is outdated and too small for our community.
- Need a small bore rifle range.
- Small community sports fields being upkept.
- Walking tracks where one can take a dog.
- Indoor courts, public use of swimming pool as it is always congested, or down to one lane.
- As above. The rowing club is losing its gym and will need an affordable alternative
- Large stadium. At least five courts.
- A decent sport centre for indoor soccer, basketball, indoor netball etc.
- Extra space at the aquatic centre.
- We need bigger indoor sporting arena than the recreation centre, we need to compete with Dunedin and Timaru indoor arenas, we could hold so many more events if we had an indoor sports arena.

If no, what do you believe is lacking or insufficient to meet demand?

- The quality of facilities is lacking.
- Indoor sports centre. The recreation centre is severely lacking when it comes to hosting important games. We need an option to get netball inside.
- Indoor netball courts and tennis courts.
- Pool is a bit small.
- Indoor cricket and basketball/netball courts.
- Indoor netball, tennis, basketball, cricket, training facilities for a sports and recreational activities.
- More space needed on Palmerston showgrounds.
- Apart from school halls, there is only the recreation centre for general use for children.
- An indoor sports stadium in the same mould as the Waimate Event Centre.
- Indoor sports stadium.
- Currently have a large number of spaces for smaller sports which are spread around town, this is fine. However, the current recreation centre is limited in its size to run larger sports, (particularly for young people), such as basketball and netball.
- Quality facilities would see a marked increase in local Waitaki young people participating in sports.
- Not everyone wants to do standard activities. Fringe activities should be promoted and encouraged
- Large stadium.
- It would be wonderful to have an indoor stadium for netball and tennis.
- Indoor netball area.
- An indoor sports centre.
- Size.

If no, what do you believe is lacking or insufficient to meet demand?

- Indoor netball court would be amazing. It would allow for the local competition to continue no matter the weather.
- Huge benefit to have indoor stadium.
- Indoor facilities would be fantastic as bad weather cancels Saturday sports regularly.
- We need a covered multi sport facility.
- The quality of the hockey turf as it is used almost everyday in the hockey season and it is over 16years old.
- Indoor tennis courts.
- Recreational centre is getting old, and not big enough.
- Indoor courts - netball, basketball, tennis, badminton, etc.
- Indoor sport and recreation centre is a must - Oamaru is lagging behind a lot of other towns because it is totally weather dependent.
- A better indoor recreation centre.
- We need a multipurpose indoor facility with a number of courts.
- Bigger modern indoor facilities.
- Flexible indoor complex with catering and provision for commercial spaces.
- Number of courts.
- Indoor netball/basketball facility
- Multipurpose facility, for both sporting and cultural functions.

Do you believe facilities are accessible for all people?

	Yes	No	Total	Weighted Average
General Public Use	80.88% 55	19.12% 13	68	1.19
People with disabilities	60.94% 39	39.06% 25	64	1.39
Older People	70.31% 45	29.69% 19	64	1.30

Is the standard of the existing facilities acceptable to you?

Answer Choices	Responses	
Yes	31.88%	22
No	68.12%	47
Total		69

Do you believe the existing Waitaki Recreation Centre meets community needs?

Answer Choices	Responses	
Yes	29.33%	19
No	70.77%	46
Total		65

Do you believe there is a demand for a new Indoor Recreation Facility?

Answer Choices	Responses	
Yes	78.79%	52
No	21.21%	14
Total		66

Do you believe there is an opportunity to cluster a number of sports together in a facility to create a 'sports hub'?

Answer Choices	Responses	
Yes	89.55%	60
No	10.45%	7
Total		67

Do you believe it would be desirable to incorporate a 'sports hub' within a recreation centre?

Answer Choices	Responses	
Yes	73.44%	47
No	25.56%	17
Total		64

Do you believe there is a wider community need for an indoor facility, i.e. to include seminars, conferences, tournaments, trade shows?

Answer Choices	Responses	
Yes	78.79%	52
No	21.21%	14
Total		66

Do you believe a six court (basketball size) facility would cater for local needs?

Answer Choices	Responses	
Yes	80.00%	48
No	20.00%	12
Total		60

If a new facility was to be established, does it need to incorporate:

	Yes	No	Total	Weighted Average
Synthetic Floor	77.27% 34	22.73% 10	44	1.23
Wooden Floor	92.45% 49	7.55% 4	53	1.08
Meeting Spaces	91.94% 57	8.06% 5	62	1.08
Kitchen/Catering Space	92.31% 60	7.69% 5	65	1.08
Officials Control Room	93.10% 54	6.90% 4	58	1.07
Gymnasium	86.44% 51	13.56% 8	59	1.14
Storage Rooms	93.85% 61	6.15% 4	65	1.06

Accessibility is a key consideration. What would be your preferred site should a new indoor facility be progressed? Please indicate a location.

- Doesn't seem important where it is in such a small town but somewhere around Centennial Park seems sensible.
- Centennial park or A & P.
- Out by the hockey turf.
- Just extend the pool complex. I know there was controversy over the original siting of the pool, but people have got over it now.
- Where the netball courts are? Maybe where St Kevin's College hostel is?
- Central Oamaru be great. As accommodation close by. But also happy to travel to outside the CBD.
- Waitaki Recreation centre or Centennial Park
- On recreation reserve land.
- Part of Awamoa Park. Plenty of parking, plenty of space to build.
- Not sure.
- Not too fussed where but near the rugby/hockey grounds would be ideal. Maybe where the netball courts are.
- Orana park.
- Centennial Park area.
- Industrial area.
- Anywhere in Oamaru.
- North end around the other sports fields.
- North End Business Park area.

Accessibility is a key consideration. What would be your preferred site should a new indoor facility be progressed? Please indicate a location.

- North End of Town, Centennial Park. This would mean majority of sports are in one place; makes it easier for parents and participants playing multiple codes.
- Centennial Park, creates hub with other sports or lower part of St Kevin's field.
- Not a huge choice I don't think. Love the recreation centre to be larger on that site but it would have to take the Waitaki Girls' High School Wilson Park. So Awamoa Park up top by Scout club room is my suggestion.
- Near the hockey turf or somewhere else where there is plenty of room for parking.
- Out by Centennial Park.
- Oamaru Central. RSA perfect and incorporating a loved community building, old railways goods yard or rest of Takaro Park.
- Out at the north end some where it's glad [sic] and lots of open space.
- In town.
- North end where netball, rugby, soccer, and hockey already are.
- Centennial Park due to other existing groups using the area, or Awamoa Park.
- Don't care as long as it is within Oamaru.
- Orana Park, King George Park, Centennial Park, St Kevin's or Waitaki Boys' High School grounds or top Awamoa Park.
- Centennial Park or big open space at harbour.
- Takaro Park by pool.
- Near the rugby/hockey fields would make sense, already plenty of parking.
- Oamaru Showgrounds, Oamaru race course, (yes these come with other issues), Awamoa Park.
- A site with plenty of parking, in the centre of town for easy access to youth.
- Centennial Park.
- Centennial Park.
- Ideally the current site, or somewhere where it is close to other sports - e.g. the current netball courts. Needs to be accessible.

Accessibility is a key consideration. What would be your preferred site should a new indoor facility be progressed? Please indicate a location.

- South end or central.
- Near the swimming pool but not fussed.
- Whitestone Contracting Stadium.
- Ideally not too far from the centre of town, for socialising and eating afterwards! Some grass outside for 'uncatered-for' summer sports and training; all weather cricket nets. How about in front of the swimming pool.
- As close to town centre as possible, to accommodate north and south; especially with SH1 traffic getting worse.
- Show grounds.
- Leave where it is, although parking is a problem at times.
- Central within Oamaru, i.e. not Centennial Park.
- Possibly at Centennial Park, if there is space available.
- A flat site with plenty of parking, perhaps 'industrial park' area or beyond.
- Unsure.
- Oamaru showrooms.
- Awamoa Park.
- Central Oamaru. At present there a lot of older users of facilities and classes at recreation centre walk there. If the new facility were located at the north end for example it would be difficult to access especially for non drivers.
- I think wherever it could fit where there is plenty of parking. I would rather drive further and have adequate safe parking.
- Awamoa Park.
- An ideal site should be big enough for everything. No idea about location.
- I'd love to see the current Whitestone Contracting grandstand demolished and rebuilt. Rebuild the grandstand as a suitable facility, with the indoor courts out the back of this, (over the touch/old softball fields), on Taward Street. I'd like to see the netball, basketball, and squash all available in this facility. The netball courts could be converted to car parking to accommodate the facility.

If a new recreation centre were to be progressed, what could the current Waitaki Recreation Centre be useful for? (Note: the Waitaki Recreation Centre sits on Waitaki Girls' High School grounds and the school utilises the courts.)

- Multi school use.
- School gym obviously.
- Sell it afterwards to partially fund the new facility.
- Intercultural centre? Refugee welcome centre? Adult education? Or sell it to help pay for the new centre.
- School may purchase.
- Don't know.
- For Waitaki Girls' High School as their gym and PE use, also this could be the gym location for those who need that type of facility.
- Gift to school.
- Leave it to the school.
- Maybe returned back to the school or could it be revamped to become a conference facility.
- Conference venue if that is required.
- School gym.
- Waitaki Girls' High School would have the gym, as St Kevin's and Waitaki Boys' High School have their own gymnasiums.

If a new recreation centre were to be progressed, what could the current Waitaki Recreation Centre be useful for? (Note: the Waitaki Recreation Centre sits on Waitaki Girls' High School grounds and the school utilises the courts.)

- Both could be used for tournaments.
- Waitaki Girls' High School take over recreation centre.
- Waitaki Girls' High School PE classes and overflow of tournament games.
- Primary school sport like basketball and gymnastics should move there.
- Another indoor courts area or something old people could use.
- Bulldoze it, (at ratepayers cost), then get a digger in to dig a pit for us to throw our money into, as we don't need it for groceries, rather it went to rates.
- Gymnasium/PE facility for Waitaki Girls' High School.
- Continue as school gym.
- Can you really decided what is going to happen to the rec centre; I actually thought it was part owned by WGHS as they put money into it when it was built? I am sure it can still be used, just use common sense and use it for a certain sports that the new centre doesn't deal with.
- It would be a great location for after school care, holiday programmes, a gym.
- One court and school facilities could remain and rest be demolished.
- Handed back to Waitaki Girls' High School, but utilising as much as possible of community area into new centre.
- You could use it for youth sports. A place where youth can call home. Special programs aimed at them etc.
- Training courts.
- Waitaki Girls' High School sole use.
- School stuff.
- As it is now.
- Not sure.
- Pass

If a new recreation centre were to be progressed, what could the current Waitaki Recreation Centre be useful for? (Note: the Waitaki Recreation Centre sits on Waitaki Girls' High School grounds and the school utilises the courts.)

- Demolish it or sell to school.
- Conference facilities, hand over to Waitaki Girls' High School.
- Unsure myself but I am sure it would be easy to find uses. Maybe climbing wall could get more use.
- Sell to school.
- It's a great site but parking is a problem.
- I think that it should be something that is done in consultation with the school. What would they like or at least expect this to be used for?
- Waitaki Girls' High School will always need a gym facility and it can be used as an overflow gym. See who wants to stay there. Mini-ball? The rowing club would probably be interested.
- Mostly school and maybe some small clubs. Gymnastics could move from drill hall.
- As a school facility.
- As a school gym.
- Just for school use – Waitaki Girls' High School - being right beside the school, able to do fitness when its wet.
- Gift it to the school.
- Could still be used as a training facility.
- Used by Waitaki Girls' High School.
- Specialist fitness centre e.g. for groups affected by health concerns e.g. diabetes, arthritis, cancer, mental health, other disabilities and include a holistic approach, i.e. meditation, physio support, nutrition.
- I think they could upgrade it for the schools to make use of.
- I don't know what Waitaki Girls' High School put into recreation centre, (just grounds or money as well), but as a school they need a gym on school grounds. I would be interested to see what the cost of improving the existing recreation centre would cost.

A new recreation centre would need to generate revenue to cover operational costs. Should court users be charged court hirege?

Answer Choices	Responses	
Yes	90.77%	59
No	9.23%	6
Total		65

A new recreation centre would need to generate revenue to cover operational costs. Should court users be charged court hireage?

- Dependant on the user group.
- That would depend on a lot of variables I am sure.
- Market rates, no subsidising.
- Not sure.
- Break even.
- Affordable, kids will be a key demographic.
- \$20 per hour.
- It should be changeable/subsidised; important not to price out those families who struggle with school fees, camp fees, team sport activities, and those on benefits who would like to be able to take part in recreational activities but are financially unable to. Maybe if you have a community card you could get a discount rate.
- Don't know.
- Depends on market prices.
- \$2-\$4.
- Unsure, it needs to be accessible to all, I am sure the current staff would have an idea of this.
- Not sure.
- Not sure. Would have to look at other facilities management and financial structures to see what works.
- Minimal.
- Depends on what the centre cost. Best maybe paid through your sub [sic] to the sport you play.
- \$15.

A new recreation centre would need to generate revenue to cover operational costs. Should court users be charged court hirege?

- \$2-3 a time.
- \$2 an hour.
- \$2 entry.
- Affordable but reasonable.
- Medium.
- \$8,000 per hour.
- Affordable/reasonable.
- \$3.00 pp or court for \$30 per hour.
- \$100 -200 depending on ages (adults to children).
- \$25 per court.
- Depends on facilities.
- Depends on capital cost, operational, depreciation etc. and community acceptable ratepayer input.
- Locals a minimum cost outsiders a higher cost.
- \$15.
- User pays \$30 per hour.
- \$5 pp.

Should general users of a new recreation facility be charged an entry fee?

Answer Choices	Responses	
Yes	67.74%	42
No	32.26%	20
Total		60

How much should participants be expected to pay?

- Cheap.
- \$2-5.
- How long is a piece of string. Depends on facilities being used and time. Again, make sure pricing doesn't exclude members of the community from what could be a great asset for North Otago.
- Don't know.
- Very little, needs to be used.
- Depends on what they were there for.
- \$2-\$5 per session.
- Unsure.
- \$5 per visit.
- This would depend on what facilities they are using. Possible discount for beneficiaries or those on a pension.
- Not too much.
- Enough to cover costs as outlined above.
- Nil.
- It would depend on the length of time, or number of times, i.e. are they entering multiple times over one weekend? One day? Or just entering once?
- I doubt very much user fees will cover even a small portion of operational costs and will restrict local use, e.g. I took a group of rowers to Cambridge and wanted to give them a ride at the velodrome. They wanted \$250 an hour hence we didn't go. \$250 per school can be easily justified when you consider the cost of the velodrome but it made it unaffordable for us.
- Depends what you're using it for, maybe a couple dollars.
- Stupid question.
- Again check with a site similar to get pricing.

How much should participants be expected to pay?

- Enough to cover all costs.
- Need to look at other centres around New Zealand to see how they fund the facilities.
- \$2.
- One off visit \$2, long term frequent a reduced fee like the swimming pool.
- Depends on what costs are and how many users there are and what time frame for repayment is. Ideally \$3.00 max.
- \$2.00 entry.
- Depends how they use it e.g. team practices or an individual coming in to muck around.
- \$5.00 - \$7.50 each per court per hour.
- \$8,000 per hour.
- Minimal.
- \$5 -\$10 depending on adult or children. You want people to use it and the price should reflect this.
- \$2.
- Same as the current recreation centre now.
- \$2.
- \$1 per person.
- \$10.
- Market rates whatever they are.
- Break even \$5.
- \$8.
- It would depend on what the facility was that was being used - practice nets, courts, gym?
- Don't know.
- \$5.
- A small amount, need to ensure that it is used and seen as a community place for all, not just those who can afford it.
- \$3.00.

Appendix 4 - Possible new Recreation Centre Notional Bookings

Sport

Basketball	1	Fitness Classes	1
Netball	1	Indoor Cricket	1
Indoor Soccer	1	Roller Derby	1
Futsal	1	Social/Ladies Tennis	1
Indoor Bowls	1	Volleyball	1
Table Tennis	1	Indoor Touch	1
Winter Tennis	1	Badminton	1

Summer		Weeks in Season	18	Assumed hours/session	Court 1	Court 2	Court 3	Court 4	Court 5	Court 6	Hours for Day	Hours for Season
Monday	early morning	1.5								1	1.5	27
	morning	3								1	3	54
	afternoon	3								1	3	54
	evening	3	1	1	1	1	1	1	1	1	18	324
Tuesday	early morning	1.5								1	1.5	27
	morning	3								1	3	54
	afternoon	3								1	3	54
	evening	3	1	1	1	1	1	1	1	1	18	324
Wednesday	early morning	1.5								1	1.5	27
	morning	3								1	3	54
	afternoon	3	1	1						1	9	162
	evening	3	1		1	1	1	1	1	1	15	270
Thursday	early morning	1.5								1	1.5	27
	morning	3								1	3	54
	afternoon	3	1							1	6	108
	evening	3	1	1				1	1	1	12	216
Friday	early morning	1.5								1	1.5	27
	morning	3								1	3	54
	afternoon	3	1								3	54
	evening	3	1	1	1	1	1	1	1	1	18	324
Saturday	early morning	1.5									0	0
	morning	3								1	3	54
	afternoon	3									0	0
	evening	3	1	1	1			1	1	1	15	270
Sunday	early morning	1.5									0	0
	morning	3									0	0
	afternoon	3									0	0
	evening	3									0	0
TOTAL SUMMER (excluding Squash) (hours)												2619

Winter		Weeks in Season	22	Assumed hours/session	Court 1	Court 2	Court 3	Court 4	Court 5	Court 6	Hours for Day	Hours for Season
Monday	early morning	1.5								1	1.5	33
	morning	3								1	3	66
	afternoon	3								1	3	66
	evening	3	1	1	1	1	1	1	1	1	18	396
Tuesday	early morning	1.5								1	1.5	33
	morning	3	1	1						1	9	198
	afternoon	3								1	3	66
	evening	3	1	1	1	1	1	1	1	1	18	396

Wednesday	early morning	1.5						1	1.5	33
	morning	3						1	3	66
	afternoon	3	1	1				1	9	198
	evening	3	1	1	1	1	1	1	18	396
Thursday	early morning	1.5						1	1.5	33
	morning	3						1	3	66
	afternoon	3						1	3	66
	evening	3	1	1	1	1	1	1	18	396
Friday	early morning	1.5						1	1.5	33
	morning	3						1	3	66
	afternoon	3							0	0
	evening	3	1		1	1	1	1	15	330
Saturday	early morning	1.5							0	0
	morning	3	1	1	1	1		1	15	330
	afternoon	3	1	1	1	1	1	1	18	396
	evening	3							0	0
Sunday	early morning	1.5							0	0
	morning	3							0	0
	afternoon	3	1		1	1	1		12	264
	evening	3							0	0

TOTAL WINTER (excluding squash hours)

3927

TOTAL USAGE BY REGULAR PROGRAMMES (excluding squash)

6546

Assessment of Squash Usage

	No of Weeks/Year	Sessions/ week	Session Length (hour)	No of Courts	Total Hours
Regular Use by Clubs	45	2	3	6	1620
Casual Use	45	15	1	1	675
Total Use					2295

Total Assessed Usage (including squash hours)

8841

Appendix 5 - Evaluation of Management Options			The % of Territorial Authorities (TAs) using the model do not add to 100%. This is because some TAs use different models for different facilities.										
		Scores											
	Weighting Factor	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score
Model		In-house Management		Council Controlled Organisation		Contracted or Leased to a Private Provider		Contracted or Leased to a Community Trust or Committee		Mixed Management Model		Hands Off Model	
% of TAs using model		64%		4.50%		21%		30%		33%		7.50%	
Feature													
The quality and skills of facility or business unit management, strong and trusting relationships, understanding of costs and revenue potential, and an ability to effectively market the facilities to maximise access and participation all contribute to successful facility management.	5	5	25	4	20	3	15	3	15	3	15	2	10
The TA owns the assets and is also responsible for provision of depreciation and asset renewal, maintenance, or replacement for the life of the facility (30–50 years).	2	4	8	4	8	3	6	3	6	3	6	1	2
The TA must ensure good asset management planning in identifying long-term facility needs and upgrades. This will increase the choices available to TAs when they are considering how their sport and recreation facilities will be managed.	2	4	8	3	6	3	6	4	8	4	8	1	2
Risks need to be managed regardless of the management model. A TA has full control of risk with in-house management, but will be exposed to risk if it does not understand its cost structures and revenue potential. Outsourcing can reduce risk, but poorly written contracts and leases often result in the TA retaining risk. Developing partnerships can result in sharing or transferring risk.	3	5	15	4	12	3	9	4	12	4	12	2	6

Sport and recreation facilities must meet appropriate health and safety standards.	2	5	10	4	8	3	6	3	6	3	6	2	4
Economic objectives (asset utilisation, cost, and revenue) must be balanced with social objectives (access and participation).	4	5	20	4	16	3	12	4	16	3	12	1	4
The TA needs to ensure its own brand and image are reflected, because regardless of who manages the facility, the public perception will be that the TA is responsible for its operation. A trust or private operator may 'capture' the brand opportunity and in so doing undermine or alienate the TAs brand and image.	3	5	15	3	9	2	6	3	9	3	9	1	3
Reputation risk is linked to performance and if loss of reputation results in the loss of the service or contract there is a greater incentive to perform to a high level.	3	1	3	3	9	4	12	3	9	3	9	2	6
<i>Added Factor - Ability to achieve integration with existing Recreation Centre.</i>	4	2	8	1	4	1	4	5	20	5	20	1	4
<i>Added Factor - Ability to access charitable funding.</i>	4	1	4	0	0	0	0	5	20	5	20	0	0
TOTAL WEIGHTED SCORE			116		92		76		121		117		41

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EMAIL qs@cegeorge.co.nz

WEBSITE www.cegeorge.co.nz

11 May 2017

Project Consultant
Sport Otago
40 Logan Park Drive
DUNEDIN

Attn: Mr D. Robinson

Dear Darrel,

POSSIBLE NEW WAITAKI RECREATION CENTRE – Feasibility Study Concept Estimate

Our Rough Order of Cost (ROC) range at current rates for the possible new Waitaki Recreation Centre is in the order of \$17,500,000 to \$19,500,000 excluding GST.

This ROC range includes a 10% contingency.

We note that this ROC is based on the brief provided on 27 April 2017.

As there were no concept plans provided we have roughly sketched up a possible layout to get an indication of building element ratios.

A scan of this sketch is attached to this correspondence.

In addition to the brief we note the following assumptions –

- Structurally sound greenfield site with no requirement for demolition, removal of contamination or piling
- Netting between courts
- Retractable curtain between timber and artificial courts
- Allowance for sockets in floors for sports nets / posts etc
- Allowance for structure in roof for swinging basketball hoops
- Danpalon translucent walling to provide natural light (there are less expensive alternatives to this)
- Bondor insulated roof
- Allowance for sprinkler holding tank and pump
- Allowance for establishment of power transformer

The following are excluded –

- Sports equipment such as nets/posts, hoops, backboards, goals, gym equipment, padding etc
- Escalation
- GST

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Should you have any queries please do not hesitate to contact me.

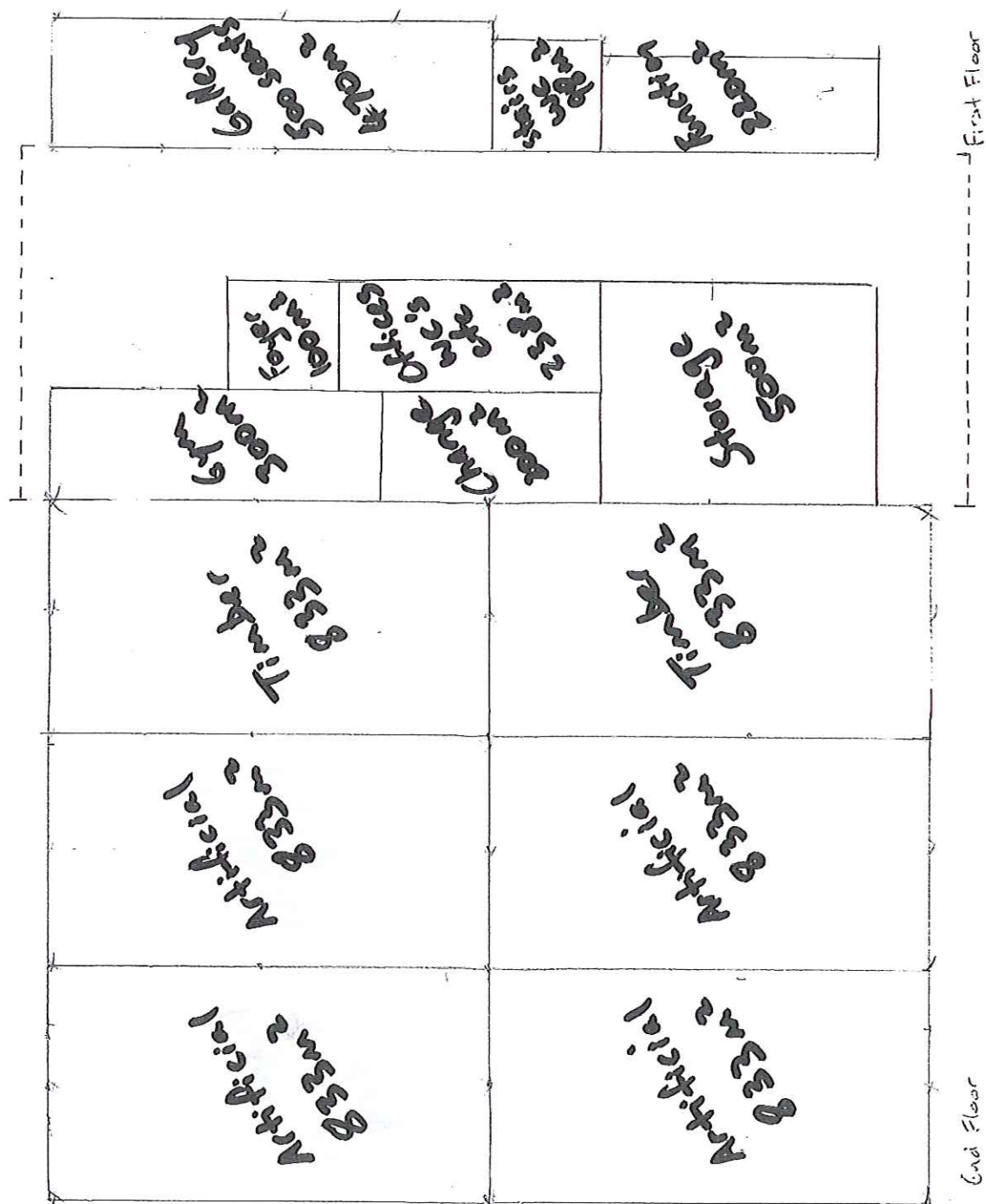
Yours faithfully
CHAS. E. GEORGE & SONS LTD



Per.....
S.M. Thorburn *Reg QS. MNZIQS*

SMT:8535





Appendix 7 - Financials for a New Recreation Centre

Cross Recreation Centre 2016		Proposed Recreation Centre (including Squash Courts)	
	Actual 2016		Estimate 2016
Income		Income	
Programmes		Programmes	
Activity Programme		Holiday Programme	2000
Total Programmes	0	Total Programmes	2000
Other Services		Other Services	
Canteen	2449	Canteen	3000
Vending Machine	4754	Vending Machine	6000
Catering	18728	Catering	0
Bar	3195	Bar	6000
Court Hire	66524	Main Courts Hire	187216
		Squash Court Hire	32535
Lounge Hire	10050	Lounge Hire	9000
		Tournament Hire	1000
		Major Events	2000
Rentals	50183	Fitness Centre Rental	50000
Other income	2041	Other Income	2000
Fundraising			5000
Total Other Services	157924	Total Other Services	303751
Other Recoveries	0	Other Recoveries	0
	0		0
Grants			
Clutha District Council	32000		0
Sponsorship	27400	Sponsorship	30000
Other Grants	14929	Other Grants	20000
Total Grants	74329	Total Grants	50000

Other Income

Interest Received 2328

Total Operating Income 234581**Expenses****Service Costs**

Purchases - Canteen 407

Bar Purchases 1767

Catering 5184

Vending Machines 2958

Purchases - Fundraising

Total Service Costs 10316**Programme Costs**

Advertising

Holiday Programme 473

473

Administration

Accountancy 4046

Advertising 1805

Audit 2000

Bank Charges 161

Insurance 18295

Car Expenses 5345

Eftpos

General Expenses 4995

Office Equipment under \$500

Postage and Courier (including elsewhere)

Software Maintenance and Support

Computer and Copier Consumables 1115

Other Income

Interest Received 500

Total Operating Income 356251**Expenses****Service Costs**

Purchases - Canteen 1000

Bar Purchases 3000

Catering 0

Vending Machines 4000

Purchases - Fundraising 1000

Total Service Costs 9000**Programme Costs**

Advertising 1000

Holiday Programme 1000

2000

Administration

Accountancy 4500

Advertising 2000

Audit 2000

Bank Charges 200

Insurance (including in building)

Car Expenses 2000

Eftpos 200

General Expenses 6000

Office Equipment under \$500 2000

Postage and Courier 500

Software Maintenance and Support 500

Computer and Copier Consumables 1500

Printing and Stationery	508	Printing and Stationery	600
Telephone and Communications	2288	Telephone and Communications	2500
	40558		24500
Accident Compensation Corporation Levies	1196	Accident Compensation Corporation Levies	1300
Staff Development	0	Staff Development	2000
Wages and Employment Costs	95761	Wages	100000
Travel and Accommodation	0	Travel and Accommodation	1000
	96957		104300
Caretaking Supplies	6529	Caretaking Supplies	9000
Lift Service Agreement	1251	Lift Service Agreement	1500
Electricity and Gas	18206	Electricity and Gas	28000
Insurance		Insurance	30000
Equipment Hire	2081	Equipment Hire	2500
Alarm Monitoring and Cleaning	3406	Alarm Monitoring and Cleaning	4000
Repairs and Maintenance	10730	Repairs and Maintenance	12000
Rates	1060	Water Rates	1200
	43263		88200
	191567		228000
	43014		128251
Loan Charges and Depreciation		Loan Charges and Depreciation	
Depreciation - Building	0	Depreciation - Building	0
Depreciation - Fit out	37185	Depreciation - Fit out	100000
Loan Repayments		Loan Repayments	714666
	37185		814666
	5829		-686415

Appendix 8 - Financial Projections								
Construction Cost (2020)		\$23,600,000						
Fit out Cost (2020)		\$1,000,000						
Project Cost (2020)		\$24,600,000						
Interest Rate on Capital		3.25%						
Financing Term		20 years						
	Assumed Annual Increment/Depreciation Rate	2020	2021	2022	2023	2024	2025	2026
Depreciated Replacement Cost (Building)	4.0%	23,600,000	24,544,000	25,525,760	26,546,790	27,608,662	28,713,008	29,861,529
Depreciated Replacement Cost (Fit out)	2.0%	1,000,000	1,020,000	1,040,400	1,061,208	1,082,432	1,104,081	1,126,162
Operating Revenue	2.0%		393,301	401,167	409,190	417,374	425,722	434,236
Operating Expenditure (Without Loan and Depreciation Charges)	2.0%		251,712	256,746	261,881	267,119	272,461	277,910
Gross Depreciation Surplus/Deficit			141,589	144,421	147,309	150,255	153,261	156,326
Finance Charges	0%		837,180	837,180	837,180	837,180	837,180	837,180
Depreciation (Building)	0%		0	0	0	0	0	0
Depreciation (Fit out)	10.0%		102,000	112,200	123,420	135,762	149,338	164,272
Net Operating Surplus/Deficit			-797,591	-804,959	-813,291	-822,687	-833,258	-845,126

	Assumed Annual Increment/Depreciation Rate	2020	2027	2028	2029	2030	2031
Depreciated Replacement Cost (Building)	4.0%	23,600,000	31,055,990	32,298,230	33,590,159	34,933,765	36,331,116
Depreciated Replacement Cost (Fit out)	2.0%	1,000,000	1,148,686	1,171,659	1,195,093	1,218,994	1,243,374
Operating Revenue	2.0%		442,921	451,779	460,815	470,031	479,432
Operating Expenditure (Without Loan and Depreciation Charges)	2.0%		283,469	289,138	294,921	300,819	306,836
Gross Operating Surplus/Deficit			159,452	162,641	165,894	169,212	172,596
Finance Charges	3.25%		837,180	837,180	837,180	837,180	837,180
Depreciation (Building)	0%		0	0	0	0	0
Depreciation (Fit out)	10.0%		180,699	198,769	218,646	240,511	264,562
Net Operating Surplus/Deficit			-858,427	-873,308	-889,932	-908,479	-929,145