

Date released: 17th January 2024



Request: OIA-1316

Original LGOIMA Request:

I request information under the Official Information Act about the Waitaki District Council decisions made on at it meeting on December 19 in relation to the Waitaki Events Centre and replacement of the Centennial Park grandstand.

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A report on the grand stand to council on Tuesday, December 19, said the grandstand could last up to 30 years.

- 1.What is wrong with the old stand.
- 2.Was a cost benefit analysis done on refurbishing or renewing the stand before the council voted on December 19.
- 3.How much would it cost to upgrade the stand compared to the \$4 million plus replacement.
- 4.How much will the rugby union be contributing to the stand, bearing in mind probably 90% of the use is for rugby.
- 5.How long is the rugby union and other sports prepared to out up with no stand, it's own facilities and sharing stadium facilities.
- 6.Will other sports get access to those changing and other facilities in the centre when rugby will need them on Saturdays for most of the rugby season, and how will that work.
- 7.The 2022-23 annual plan document put out for public consultation included the events centre, but NOT the stand. Will there be public consultation on the stand BEFORE demolition.
- 8.Does the \$32 million contract include the fitting out cost of the events centre.
- 9.If not, how much is that and where will the money come from.
- 10.What will be the annual operating cost, including maintenance and depreciation, on ratepayers of the events centre, and what percentage does that represent in rates based on the 2022-23 rates take.
- 11.What will be the annual operating costs of the new stand, including maintenance and depreciation, on ratepayers of the new stand and what percentage does that represent in rates based on the 2022-23 rates take.
- 12.All texts, emails or any other communication between Peter in comms and the Mayor, staff or councillors relating to Facebook questions about the grand stand and events centre I made on Tuesday, December 19 in relation to the Press Release from the council on the results of the agenda item relating to the events centre and grand stand.

Official LGOIMA Response:

Council Officers have reviewed your request and have collated the answers in red below and within the attachment.

1. What is wrong with the old stand.

The Grandstand has been assessed as having an NBS of 17%, leaks and does not meet user expectations of for toilet and changing facilities or the NZ Rugby facility guide.

2. Was a cost benefit analysis done on refurbishing or renewing the stand before the council voted on December 19.

An options analysis is on pages 13 and 14 of the Business case. It estimated the cost at \$3,470,000 in today \$\$\$\$. These will be higher in 30 years. Demolishing the grandstand enable the Event Centre to move away from Taward Street and provides space for future expansion of the Event Centre. It reduces the complexity of building around the grandstand and reduces the risk of damage to the event centre when the Grandstand gets demolished within a couple of metres. It enables community meeting and conference spaces upstairs to look over Centennial 1 to the West and integrates with one facility creating operational efficiencies. It removes a Council liability which it will have to deal with at some stage. It is cheaper to remove now due to the ability to use material in the Event Centre foundations and before landfill levies increase (About 60-70K cheaper).

3. How much would it cost to upgrade the stand compared to the \$4million plus replacement.

Refer above.

4. How much will the rugby union be contributing to the stand, bearing in mind probably 90% of the use is for rugby.

WDC do not have specific details of contributions North Otago Rugby and their supporters have or will make to the Waitaki Event Centre Trust who are doing the fundraising. Waitaki District Council is not contributing to the stand.

5. How long is the rugby union and other sports prepared to out up with no stand, it's own facilities and sharing stadium facilities.

This question would be better directed to North Otago Rugby who proposed the Stand's removal.

6. Will other sports get access to those changing and other facilities in the centre when rugby will need them on Saturdays for most of the rugby season, and how will that work.

Changing and other facilities will be available to all codes on a booking basis as all fields, toilets and changing rooms are currently.

7. The 2022-23 annual plan document put out for public consultation included the events centre, but NOT the stand. Will there be public consultation on the stand BEFORE demolition.

The Grandstand is not listed as a strategic asset in Council's Significance and Engagement Policy. As it is aging infrastructure that will require removal at some point, the users are in support, and Council is not making a financial contribution, the significance of the decision is not considered High under Council's Significance and Engagement Policy and specific engagement is not required.

8...Does the \$32 million contract include the fitting out cost of the events centre.

Yes

9...If not, how much is that and where will the money come from.

Refer above.

10. What will be the annual operating cost, including maintenance and depreciation, on ratepayers of the events centre, and what percentage does that represent in rates based on the 2022-23 rates take.

As stated in the Business case, the rate impact of the Event Centre is forecast to be 1.325 Million per annum.

11. What will be the annual operating costs of the new stand, including maintenance and depreciation, on ratepayers of the new stand and what percentage does that represent in rates based on the 2022-23 rate take.

The new stand is not forecast to cost any additional rate to the current cost to maintain the current stand. The new facilities essentially replace the old. Estimated current cost \$14,000. Depreciation is unlikely to be funded as it is not being constructed from rate funding.

12. All texts, emails or any other communication between Peter in comms and the Mayor, staff or councillors relating to Facebook questions about the grand stand and events centre I made on Tuesday, December 19 in relation to the Press Release from the council on the results of the agenda item relating to the events centre and grand stand.

Supplied to requester.