

# STAFF REPORT

**TO:** Chairman & Members, Community Facilities Rate Subcommittee

**FROM:** Corporate Services Manager, D G Ward

**DATE:** 17 November 2005

**SUBJECT:** Murchison Sport Recreation and Cultural Complex

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## PURPOSE

This report is prepared to provide background information to the Subcommittee on the proposed Murchison Sport Recreation and Cultural Complex, including the public consultative process, the complex design and costings, a fundraising programme, and projected usage and operating costs.

## BACKGROUND

### Community Consultation - Stage One

The concept of a sport, recreation and cultural complex in Murchison was initially discussed by Council in March 1999, when residents were invited to share their visions for a future "Murchison". At the top of the list of responses was a sporting complex, recreation centre and leisure centre.

Over the ensuing years, a local committee was formed to discuss the concept further with members of the public. This culminated in the preparation of an information brochure issued to all properties within a defined area in and around Murchison inviting recipients to complete a survey form indicating their views on the future of a proposed sport, recreation and cultural centre. A copy of this brochure is attached.

I prepared a report for the Community Facilities Rate Subcommittee detailing the outcomes to the survey which, summarised, showed a total of 119 forms being returned – 94 (or 79%) of respondents being in favour.

### Community Consultation – Stage Two

On Friday 13 August 2004, Cr O'Regan and myself attended a meeting with the Committee for this complex. The objective of the meeting was to develop a critical pathway for further public consultation and subsequently presentation of the project back to Council for inclusion in its 2005/2006 draft Annual Plan.

The meeting agreed that the two matters of emphasis are size and location. Reference was made to responses received to the consultation undertaken in early

2004. It was acknowledged that very few of the objectors were against the project itself, but rather, they made reference to construction cost, assumed operating costs, size of the complex and a request for further detail on facilities contained within the complex.

It was generally accepted that there are potentially three sites that could be considered by the community and these will be detailed on a map with a request for preferred site. For each site, specific financial reference must be made to infrastructural issues – car parking, access, piping network and coverage of the creek.

### **Community Consultation – Stage Three**

The culmination of this exercise was the preparation and distribution of Newsletter Number 2 inviting members of the public to a meeting to discuss the proposed siting options on 29 October 2004.

More than 80 people attended the public meeting. Presentations were made detailing three proposed site options for the complex, together with three proposed floor plans, and indicative costings for each. At the conclusion of the meeting the next step of the project was identified which was to prepare more detailed drawings of the floor plan, together with an outline of engineering requirements for the preferred site. This information was to be presented at a public meeting in late February/early March 2005.

The attached newsletter number 3 dated March 2005 was prepared and circulated within the community inviting residents to a public meeting on Friday 4 March 2005. That meeting which was chaired by Damien O'Connor, MP, was preceded by a private meeting to which all of the adjacent property owners were invited.

At the public meeting, presentations were made by the complex architect, John Palmer, Cr Ted O'Regan, Committee Chairman, Tony Peacock and Council's Corporate Services Manager, David Ward.

Council engaged Tasman Regional Sports Trust to undertake a review of potential community users of the proposed new facility. Their report, a copy of which is attached, identifies 22 local organisations (12 sporting and 10 community). This report has recently been reviewed with the level of support still considered to be accurate. The back page of this report identifies projected operating expenses for the first 12 months of the complex operation. The figure is based on what we consider to be maximum levels of payment for the salary attached to the operations manager.

At the conclusion of the meeting of 4 March 2005, those present voted unanimously to proceed with the project.

### **COMMENT**

Subsequent to that meeting, Palmer and Palmer Architects were requested to prepare final designs and to obtain an independent quantity survey. As an interim

measure, the local community have had further discussions on the siting of the complex and following further consultation with the adjacent property owners, it has been agreed that the complex will now be sited adjacent to the stock yards, near the Pony Club land.

It is the view of the architect that there will be very little additional cost attached to this site relocation, albeit to accommodate two full sized rugby fields, there is a requirement to acquire a small amount of additional land and to divert the existing stormwater drain.

Regular meetings have been held between Ward Councillors, Council staff and the Complex Committee, with a view to making this presentation to today's Subcommittee meeting. Paramount to discussions at these meetings have been the concepts of affordability for the community, and the need for Council to gain satisfaction that the proposed fundraising programme is appropriate. Council has engaged Judene Edgar to assist with the latter process.

The Complex Committee have agreed that the proposed facility be constructed on a three-stage basis, commencing in September 2006. This timeframe will allow the fundraising programme to commence in earnest.

### **Complex Site and Design**

Attached to this report are copies of the proposed site plan and design of the complex detailing the facilities that will be available for use by the community. The design of the complex has been prepared to allow for maximum use by all sectors of the community who require both an indoor and outdoor facility for sporting purposes and to provide meeting room/function facilities for family functions, group meetings etc.

### **Project Critical Path**

The following are the key dates applicable to construction of the complex.

- November 2005 – Council approval for the project to proceed as a Community Facilities Rate funded project
- September 2006 – (Stage 1) Start on the groundwork and building the shell of the complex
- March 2007 – pull down the current building and the grandstand
- December 2007 – (Stage 2) build the new grandstand
- December 2008 – (Stage 3) build the squash courts

It has been generally agreed that the value of stage 1 of the project should be within the vicinity of \$2.4 million. Stages 2 and 3 will proceed on the basis of community demand and appropriate fundraising programmes.

Council's Corporate Services Manager has a copy of the independent quantity surveyor's report for the complex, should Subcommittee members wish to peruse it.

## **Fundraising**

Following a meeting involving our fundraiser, Cr Bryant, the Complex Committee and Council's Corporate Services Manager on 16 November 2005, the attached fundraising programme was approved. It is noted that Council support for the project is of paramount importance in gaining support from a number of charitable trusts. Equally it is acknowledged that following Council's endorsement of the project, that fundraising must start in earnest and that a report be prepared for consideration by full Council, no later than 30 June 2006, prior to tender documents for the construction of the complex being advertised.

## **General Comment**

Ward Councillors, the Complex Committee and Council staff are of the view that the feasibility attached to this project has allowed an appropriate amount of time for the consideration of all costs and options associated with the project. It is firmly believed that the project has the support of the vast majority of the local community.

## **RECOMMENDATION**

**That:**

- a) the Grants and Community Facilities Rate Subcommittee recommends that stage 1 of the Murchison Sport Recreation and Cultural Complex be adopted as a facilities rate funded project;**
- b) A budget of \$2.4 million be allowed for this project, which will commence after 1 September 2006;**
- c) A fundraising report be prepared for Council consideration no later than 30 June 2006, detailing progress against the approved fundraising programme;**
- d) Following satisfaction with the fundraising report, and any other project related matters, Council will, no earlier than 1 July 2006, request that tender documents be prepared and advertise for the construction of the Murchison Sport Recreation and Cultural Complex;**
- e) Stages 2 and 3 of the Murchison Sport Recreation and Cultural Complex be subject to further consultation with the community and assessment of affordability.**

David Ward  
Corporate Services Manager