

OPTIONS FOR A SPORTS HUB AT LOGAN PARK

Department: Parks and Recreation

EXECUTIVE SUMMARY

- 1 This report responds to a Council resolution requesting options for the establishment of a sports administration hub at Logan Park and summarises the associated work with Sport Otago, Tennis Otago, the Otago Polytechnic, and other stakeholders to date.

RECOMMENDATIONS

That the Council:

- a) **Requests** staff prioritise the development of a Reserve Management Plan for Logan Park in order to inform the potential development of a sports hub

BACKGROUND

- 2 Council, at its meeting of 31 May 2021 resolved:

Moved (Cr Andrew Whiley/Cr David Benson-Pope):

That the Council:

Requests staff work with Sport Otago, Otago Polytechnic, Tennis Otago and other stakeholders on options for a sports hub facility at Logan Park and report back in time for the 2022/23 Annual Plan.

Motion carried (CNL/2021/116)

- 3 This report responds to that resolution.

DISCUSSION

- 4 Logan Park is utilised for a variety of organised and informal sports and occasional cultural events. It is situated adjacent to the University of Otago Oval, Forsyth Barr Stadium and near the Otago Polytechnic and the University of Otago. It features permanent features such as two multi-sport artificial turf playing surfaces and artificial hockey turfs.
- 5 Although separate parks, stakeholders often refer to the University of Otago Oval as being situated at Logan Park. This is broadly the area bounded by Butts Road, Harbour Terrace and Union Street.

- 6 The Logan Park reserve is used seven days a week for competition sport, training, informal recreation, and occasional events. Demand for bookable playing space is high throughout the year.

What is a Sports Hub?

- 7 Sports hubs are places where either multiple sports are played, or sport and recreations is administered, or both. Sports hubs can be indoors or outdoors or a combination and some have other amenities such as cafés and bars.
- 8 Sport New Zealand promote sports and recreational hubs, sometimes called a “Sportsville”. The model sees clubs and community groups combine resources, use the same facilities, work together to share costs and services, and develop new ideas.
- 9 The following are examples of New Zealand sports hubs or Sportsvilles. Each accommodates a range of sport, recreation and leisure activities at one site, covering both indoor and outdoor activities. They are also home to a number of sports clubs of varying codes and each promotes collaboration.
- Papatoetoe Sports Centre Sportsville – Mission Statement: *“To provide world class community facilities and services that maximise participation in sport, recreation and leisure”.*
 - Moutere Hills Community Centre Sportsville, Upper Moutere – Mission Statement: *“To provide and promote recreational, social and cultural services by providing an accessible and affordable Centre for use by the Tasman region at large”.*
 - The Elmwood Club Sportsville, Christchurch – Objective Statement: *“To provide and promote sport, recreation and wellbeing to the affiliated clubs and to the local community”.*
 - Fraser Park Sportsville, Lower Hutt – Purpose Statement: *“... to create sports communities that make it easier for clubs to attract new members, offer new programmes and control operational costs by pooling resources”.*
- 10 Some of the above examples provide specific space and facilities for sports administration and all provide for shared services. There are governance structures (i.e. Charitable Trusts or Boards) in place and a mix of funding models. All of them provide space for sports and recreation clubrooms, change facilities and other related amenities. Councils are not the operating body for any of the examples above.

Sports Hub at Logan Park – Stakeholder Feedback

- 11 Some of the major institutional stakeholders associated with Logan Park were engaged between July and August 2021 to establish what they viewed as their priorities in a sports hub. The key points of those discussions are summarised in the following table:

Stakeholder	Summary of needs
Tennis Otago	<ul style="list-style-type: none"> Lounge area for competition use, with bar or café facility. Changing rooms and toilets. Office space for two or three permanent desks. A minimum of two covered courts adjacent to a hub, for coaching.

Stakeholder	Summary of needs
	<ul style="list-style-type: none"> • Carparking.
Sport Otago	<ul style="list-style-type: none"> • Would like more office space. • Sporting organisations are looking to move and expand, putting pressure on for a sports hub that can accommodate their needs. • Carparking.
Otago Polytechnic	<ul style="list-style-type: none"> • Space for group fitness classes. • Exercise and health related teaching space. • Massage rooms. • Office space. • Hydrotherapy pool. • Carparking.
Otago Hockey	<ul style="list-style-type: none"> • Prefer refurbishment of the existing building that overlooks hockey courts. • Interested in office space in shared facility. • Carparking.
Unipol	<ul style="list-style-type: none"> • Interested in having access to any multisport surfaces, may have interest in a building itself.

- 12 Prior discussions with Football South and Cricket Otago have indicated a preference for additional administration space (to allow for shared services) and improved and additional change facilities. Football South have also indicated a need for equipment storage close to the artificial turf.
- 13 Discussions are yet to be held with other key stakeholders. These include Otago Rugby, Athletics and sporting and cultural event organisers such as Dunedin Venues Management Limited.
- 14 None of the stakeholders engaged to date indicated a need to provide for clubrooms outside of their focus sport.

Logan Park Hub Sites

- 15 Most of the greenspace at Logan Park is designated as playing surface. There is some greenspace below Butts Road/Dundas Street, adjacent to the tennis courts that is not utilised for sports.
- 16 Tennis Otago has proposed a hub site within the current footprint of the site they occupy as part of a tennis development.
- 17 Without sacrificing greenspace at Logan Park, it is unlikely a built facility would be large enough to accommodate indoor sports and recreation space and administrative space.
- 18 If the primary purpose of a sports hub is administrative, it would not necessarily need to be situated on or adjacent to sports fields, nor would it necessitate a new build. An existing building could be used at another location.
- 19 The University of Otago grandstand has been identified as earthquake prone. One of the seismic strengthening options provides for an additional 900 m² of indoor floor space, spread over several levels.

- 20 If the preference was to provide for an administrative hub in the wider Logan Park area, consideration could be given to how the nearby University of Otago Oval grandstand and associated office space is configured and utilised as part of the seismic strengthening project.
- 21 Further discussions with Sport Otago have confirmed its primary preference is for DCC to prepare a management plan for the wider Logan Park area, that guides current and future use and development of the reserve to allow for informed decisions and a cohesive, integrated use of Logan Park and surrounds.
- 22 Parks and Recreation Services (PARS) staff are currently undertaking a review of sports facilities in Dunedin. Feedback from stakeholders through the development of this review is that the highest priority is for more indoor sports playing facilities. The sport identified as most in need of suitable indoor facilities is gymnastics. The majority of stakeholders also indicated a preference for easing pressure on Logan Park by spreading sport and facilities out to other locations around the city.
- 23 Logan Park does not currently have a specific Reserve Management Plan (RMP). Individual RMP's are developed where reserves have unique values that require a greater degree of management than provisions covered in the Reserves – General Policies. RMP's provide guidance on future development of reserves and consider the needs of the community as a whole.
- 24 Logan Park has been identified by staff as a reserve that would benefit from having a specific RMP given the high use and high demand of the reserve. It would be sensible to consider the wider area and include the adjacent University of Otago Oval and associated grounds within a single RMP.

OPTIONS

Option One – Prioritise the development of a Reserve Management Plan for Logan Park in order to inform the potential development of a sports hub (Recommended option)

- 25 It is clear from consultation and the past development plan work that there are a variety of needs for Logan Park as a key city reserve. The prioritisation and development of a Reserve Management Plan and the completion of Sports Facilities Review will ensure Council makes the best investment decisions. The development of a Reserve Management Plan would be prioritised to inform investment decisions – including a potential sports hub – in time for the next 10 Year Plan.

Advantages

- Provide a clear management plan to inform investment decisions are made on the provision of new sports facilities or other developments at Logan Park.
- Allows time for engagement with stakeholders to fully identify needs.
- Allows time to assess the potential opportunity created by the seismic strengthening of the University of Otago Oval grandstand.
- Allows time to identify budgetary implications.

Disadvantages

- Some sporting organisations will continue to operate with no shared service or facility model.

Option Two – Establish a sports administration hub at Logan Park in the absence of an Reserve Management Plan

Advantages

- Some sports organisations will be able to share facilities.
- The building could provide for new change facilities and storage for sports codes.

Disadvantages

- Would potentially not align with the outcomes sought in a Logan Park Reserve Management Plan.
- Would potentially not align with the findings and priorities of the draft Sports Facilities Review.
- Limited time to consider opportunity created by the seismic strengthening of the University of Otago Oval grandstand.
- May compromise greenspace.
- Does not provide for indoor sports playing space.

NEXT STEPS

- 26 If Council choses to prioritise a Reserve Management Plan for Logan Park, engagement will be undertaken with major stakeholders. The RMP will determine an integrated approach for the management of a key city asset. A revised list of RMPs and regular updates on progress will be provided to the appropriate Committee.
- 27 Staff will complete the Sports Facilities Review will and report back to Council on its findings.
- 28 Staff will report back in time for the next 10 Year Plan on options with budget implications.

Signatories

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Attachments

There are no attachments for this report.

SUMMARY OF CONSIDERATIONS
Fit with purpose of Local Government

This decision enables democratic local decision making and action by, and on behalf of communities.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Spatial Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated Transport Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and Recreation Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RMP's consider how reserves are managed and takes into account the community's needs, balanced against the unique values of the reserve. Social wellbeing is an important consideration in RMP's and helps guide reserve development enhancing opportunities to improve social wellbeing. Development of RMP's is also a fundamental part of the Parks and Recreation Strategy.

Māori Impact Statement

Māori would be engaged throughout the drafting of an RMP. Cultural values would be incorporated and guide future management of the Reserve.

Sustainability

The development of RMPs contribute to the sustainability of reserves.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

This report is in response to submissions to the LTP regarding a sports administration hub facility at Logan Park. No budget has been provided in the current 10 Year Plan for the establishment of a sports administration hub at Logan Park.

Financial considerations

Development of an RMP for Logan Park would be prioritised and undertaken within existing budgets.

Significance

This decision is considered low in terms of the Council's Significance and Engagement Policy.

Engagement – external

Staff have engaged with Sport Otago, Otago Polytechnic, Tennis Otago, Otago Hockey, Squash Otago, University Squash Club and Unipol through the preparation of this report. Further engagement is required to fully understand the needs of Logan Park users.

Engagement - internal

Internal engagement has been with relevant Parks and Recreation staff.

SUMMARY OF CONSIDERATIONS***Risks: Legal / Health and Safety etc.***

There are no identified risks.

Conflict of Interest

There are no known conflicts of interest.

Community Boards

Logan Park is adjacent to the West Harbour Community Board area boundary. All Community Boards may have an interest in this decision.