

PROPOSAL FOR THE DEVELOPMENT OF A COVERED WINTER CRICKET TRAINING FACILITY

Department: Parks and Recreation

EXECUTIVE SUMMARY

- 1 The Otago Cricket Association submitted to Council's 2021/31 10 Year Plan. The submission sought permission to construct a winter training facility on Council land.
- 2 Council, at its meeting of 31 May 2021 requested staff continue to work with the Otago Cricket Association and provide an options report for consideration as part of the Annual Plan.
- 3 This report summarises work with the Otago Cricket Association to date.

RECOMMENDATIONS

That the Council:

- a) **Notes** the report and ongoing positive discussions with the Otago Cricket Association regarding the development of a covered winter cricket training facility.
- b) **Notes** that a number of sites were assessed, and Tonga Park is the Otago Cricket Association's preferred location.
- c) **Notes** that further consultation needs to be undertaken with affected parties if Tonga Park is progressed as the preferred site.
- d) **Notes** that the proposed development and its ongoing maintenance will come at no cost to Council.

BACKGROUND

- 4 The Otago Cricket Association (OCA) submitted to Council's 2021/31 10 Year Plan. The submission sought permission to construct a covered winter cricket training facility. Tahuna Park was identified in OCA's submission as the preferred site.
- 5 Council, at its meeting of 31 May 2021 resolved:

Moved (Cr Andrew Whiley/Cr Rachel Elder):

That the Council:

Notes that staff would continue to work with Otago Cricket to investigate a permanent greenhouse that supported covered outdoor training pitches for year round use, and would provide a report on options to Council by December 2021.

Motion carried (CNL/2021/125)

- 6 This report provides an update on the work that has occurred with OCA since May 2021.

DISCUSSION

- 7 Following the 2021/31 10 Year Plan deliberations, staff worked with OCA and identified several sites for consideration: Tahuna Park, Seddon Park, Opoho Park, Walton Park, Bayfield Park and Tonga Park.
- 8 In order for the facility to meet its needs, OCA outlined the factors to consider when assessing each site. These included:
- Distance of travel and ease of transport to the site for players and visiting international teams.
 - Access to toilet and change facilities.
 - Proximity to current infrastructure, including water supply and 3-phase power.
 - Site security.
 - Impact on current ground use.
 - Position to the sun in winter months.
- 9 Staff worked closely with OCA on assessments of the various sites that were identified initially, and Tonga Park was the site that best met all criteria and is OCA's preferred site.

Stakeholder Considerations

- 10 Tonga Park is currently used for cricket during the summer season and is the home base of the Carisbrook Cricket Club. OCA have engaged with the Club who are supportive in-principle for the development to proceed at Tonga Park.
- 11 During the winter months, Tonga Park is used for football and is the home base of the Caversham Football Club. There may be some minor impact to winter sports fields, such as field boundaries which the Caversham Football Club has been made aware of. The Club is supportive in principle for the development to proceed.
- 12 There are existing cricket practice nets adjacent to the Queens High School boundary. OCA has proposed to reposition those nets elsewhere at Tonga Park. This would be in consultation with the other formal users of the park.
- 13 The footprint of the proposed facility is relatively small, and any loss of amenity will be minor. Any loss will be offset by improvements planned by OCA who has indicated that over time it will look to invest in the existing built facilities (club rooms, toilets and change facilities) which will benefit the clubs that utilise them currently and the community.

- 14 The proposed facility will be owned, managed, and maintained by OCA. Furthermore, OCA has confirmed there will be no capital or ongoing operational cost to Council. Council will continue to own the land.
- 15 OCA will control access to the proposed facility, and it will not be accessible to the public. However, the facility will support pathway development and performance cricketers and will also be utilised by New Zealand national teams, international visiting teams, and representative domestic teams.

Regulatory Matters

- 16 The proposed facility measures 19.2 metres wide, by 65 metres long with a total footprint of 1,248 m². The facility will house nine cricket training wickets at each end and 25 metre central grass run-ups.
- 17 A building of that size exceeds the permitted activity allowance for new buildings within land designated as recreation in the District Plan will require a resource consent.
- 18 OCA will be responsible for obtaining all necessary consents, including consultation with affected parties and any service connections required.
- 19 OCA are aware that Tonga Park is low lying and prone to flooding. The proposed site is adjacent to a groundwater monitoring bore owned and managed by the Otago Regional Council (ORC). Consultation will need to be carried out with the ORC regarding this.
- 20 Tonga Park is Council-owned freehold land and is not subject to the Reserves Act 1977.
- 21 Should agreement be reached with affected parties, and all necessary consents be obtained for this development, a lease agreement authorised under the Local Government Act 2002 for the footprint of the development, will be drafted between Council and OCA for the use of part of Tonga Park. The CEO has the delegation to execute such a lease. This is consistent with several sport and recreation club facilities in Dunedin, where the clubs own the buildings and Council own the land the buildings are sited (e.g. Green Island Rugby Football Club building at Miller Park and the Dogs New Zealand facility at Forrester Park).

OPTIONS

- 22 While Council requested an options report, after working closely with OCA and jointly assessing several sites, Tonga Park appears to be most appropriate site to progress further. Staff and OCA consider Tonga Park presents the best location for the facility. The proposed site will provide a high-quality 'Cricket Centre of Excellence' for the city at no cost to Council.

NEXT STEPS

- 23 Staff will continue to work with OCA, liaise with other stakeholders and progress Tonga Park as the preferred location for a covered winter cricket training facility.
- 24 OCA will attend to the regulatory matters, including obtaining all necessary consents and affected party consultation.
- 25 Staff will provide progress updates to Infrastructure Services Committee.

Signatories

Author:	Scott MacLean - Group Manager Parks and Recreation
Authoriser:	Simon Pickford - General Manager Community Services

Attachments

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SUMMARY OF CONSIDERATIONS
Fit with purpose of Local Government

This decision promotes the social and cultural wellbeing of communities in the present and for the future by supporting sport and recreation.

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 checked="" type="checkbox"/>

The development of pathway and performance cricketers supports the sport of cricket in Dunedin and aligns with the aims and objectives of the Parks and Recreation Strategy 2017. This proposal contributes to social wellbeing through sport.

Māori Impact Statement

There are no known impacts for Māori.

Sustainability

There are no implications for sustainability.

LTP/Annual Plan / Financial Strategy/Infrastructure Strategy

The Otago Cricket Association's proposal comes at no cost to Council.

Financial considerations

The Otago Cricket Association's proposal comes at no cost to Council.

Significance

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

Engagement – external

To date staff have worked with the Otago Cricket Association and Caversham Football Club.

Engagement - internal

Staff have engaged with City Planning staff.

Risks: Legal / Health and Safety etc.

There are no identified risks. The footprint of the proposed development if to proceed at Tonga Park, will be administered by way of a lease authorised under the Local Government Act 2002.

Conflict of Interest

There are no known conflicts of interest.

SUMMARY OF CONSIDERATIONS
<i>Community Boards</i> There are no known implications for Community Boards.

Otago Cricket Assn. Proposed Winter Training Cricket Greenhouse: Tonga Park

(outlined approx. In blue) Required size 65m by 19.2m = 1,300m²

