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**REPORT 1**  
*(1215/52/IM)*

## **RESULT OF INDEPENDENT REVIEW OF INDOOR COMMUNITY SPORTS CENTRE (ICSC)**

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### **1. Purpose of Report**

The purpose of this report is to receive Sir John Anderson's independent review of the Indoor Community Sports Centre (ICSC) proposal, attached as Appendix 1 to this report.

### **2. Executive Summary**

Sir John Anderson's independent review has now been completed and has confirmed that Wellington City needs to build a 12 court ICSC as there is significant potential for more Wellingtonians to participate in sports and activities that occur when such a facility is available. The independent review is unequivocal in recommending that the only suitable option for the ICSC is Cobham.

As Council agreed to abide by the findings of the review, work will now proceed to progress resolution of the Environment Court appeal and call for tenders for construction of the ICSC at Cobham.

### **3. Recommendations**

Officers recommend that the Committee:

- 1. Receive the information.*
- 2. Note that Sir John Anderson will present the report and have his experts available to answer questions as outlined in the Review Terms of Reference.*
- 3. Note that the Council agreed on 5 March 2009 to abide by the review recommendations.*
- 4. Note that Councillor Foster stated at the Council meeting on 5 March 2009 that he would withdraw his Environment Court appeal before the report was released and abide by the review recommendations.*
- 5. Note that as soon as the Environment Court Appeal is resolved, the project to build the Indoor Community Sports Centre at Cobham will recommence.*

## 4. Background

The Council agreed on 5 March 2009 that Sir John Anderson would conduct an independent review of the issues relating to the proposed ICSC site at Cobham Drive Park and an alternative site on the Westpac Stadium Concourse. Council also noted that Councillor Foster would withdraw his Environment Court appeal against the proposed ICSC at Cobham and abide by the review recommendations.

## 5. Discussion

### 5.1 *Conduct of Review*

Sir John led the review supported by:

- Sue Suckling, Project Manager
- An independent expert panel of four advisors (traffic, structural engineer, architect and QS)
- A number of other experts (building and resource consents, fire engineer, lawyers, valuers, urban design, property)
- Council officers who coordinated the provision of information for the experts.

The review has delivered on all the areas specified in the Terms of Reference, including the timeframe (delivered to the Council before 21 April).

However, the review has cost more than officers estimated, due to the extent and depth of work required by experts and the need to include additional experts. The original budget was \$150,000 and the revised estimated actual cost is \$230,000.

As stated in the 5 March Council report, the actual costs will be funded by compensating savings from other Council budgets.

### 5.2 *Review Recommendation*

Sir John Anderson's independent review recommendation is as follows:

**The independent review confirms to the Council that the city has a definite need to build a 12-court indoor community sports centre as there is significant potential for more Wellingtonians to participate in sports and activities that occur when such a facility is available.**

**Further, the independent review recommends to the Council, having examined all matters relevant to this issue relating to the Cobham and Concourse location options, that the new ICSC be built at Cobham Drive Park.**

This recommendation is consistent with existing Council decisions, namely:

- The Council resolved to proceed to build 12 courts at Cobham Drive Park in June 2006
- The Council resolved to continue with 12 courts at Cobham Drive Park on 27 June 2007 and again on 28 June 2008
- The Council resolved to conduct the independent review and agreed to abide by the review recommendations on 5 March 2009.

Accordingly there are no further Council decisions required.

### **5.3 Next Steps**

#### **5.3.1 LTCCP Implications**

The draft LTCCP reflects the Cobham project as it currently stands with a six month deferral of expenditure to reflect the delays expected due to the Environment Court appeal. There is text that refers to Sir John Anderson's review being undertaken, but the report was not available at the time of printing. Officers will insert a loose leaf page into each draft LTCCP providing a summary of Sir John's review. While the project was approved by the Council in 2006, we expect some further feedback from ratepayers (based on the pre-draft LTCCP engagement process).

#### **5.3.2 Environment Court Appeal**

The Indoor Community Sports Centre (ICSC) is the subject of two appeals, Councillor Andy Foster's and that of Mr Mike Mellor. Councillor Foster's issues have been addressed by way of this review. However Sir John Anderson was unable to resolve the issues raised by Mr Mellor when they met as the issues encroached into areas before the Environment Court. Accordingly, Sir John asked officers to meet with Mr Mellor informally to try to progress resolving the appeal.

At the time of writing this report, Councillor Foster had not withdrawn his appeal.

We plan to progress defending the appeal as quickly as possible now that the review has been completed.

### **5.4 Benefits of the Review**

While the review did cost more than the \$150,000 estimate, Officers believe the Cobham Project has benefited from detailed external peer review.

We will consider in detail each of the following suggestions made by the experts:

- increasing the height of the building by 1.5m to enable international volleyball by potentially removing undercroft parking and reconsidering car park numbers

- increasing the size of the skylights and changing the skylight material to a more 'opal translucent material' to improve both the quantity and quality of light
- including ground-enhancing works to reduce the risk of property damage in the event of an earthquake event
- reviewing the specification for excavated fill from the undercroft car park area to be used as fill material over the existing ground below the Eastern Sports Hall
- reviewing the structural steel performance due to differential settlements and investigating reducing secondary steel components
- reviewing the size of the natural ventilation system to consider the experts' view that it has been overly conservative and ignores the wind effects which will predominate at the site.
- considering if the car park can be reconfigured to improve ease of access and circulation

Note that the experts also provided advice that from a cost perspective, now is the perfect time to build an ICSC as interest rates are at their lowest for many years, building activity is depressed, margins are very competitive and tendering has sharpened considerably over the past six months.

## **6. Conclusion**

Sir John Anderson's independent review of the proposed Indoor Community Sports Centre at Cobham Drive Park and the alternative site of the Westpac Stadium Concourse has concluded:

- that a 12 court ICSC is definitely needed
- that the best site for it is at Cobham Drive Park.

As Council agreed to abide by the findings of the review, work will now proceed to progress resolution of the Environment Court appeal and call for tenders for construction of the ICSC at Cobham.

Contact Officer: *Karen Wallace, Chief Operating Officer*

## **Supporting Information**

**1) Strategic Fit / Strategic Outcome**

*Activity 6.4.3 Provider Recreation Centres.*

**2) LTCCP/Annual Plan reference and long term financial impact**

*This review relates to Project CX499 – Indoor Community Sports Centre.*

**3) Treaty of Waitangi considerations**

*There are no specific issues to consider.*

**4) Decision-Making**

*This is not a significant decision.*

**5) Consultation**

**a) General Consultation**

*Council is not required under legislation to consult on this matter.*

**b) Consultation with Maori**

*There are no specific issues that require Mana whenua input.*

**6) Legal Implications**

*There are no specific issues that require legal advice.*

**7) Consistency with existing policy**

*This report provides the report back on an independent review of the choice of site for the Indoor Community Sports Centre which is consistent with existing WCC policy to build an ICSC at Kilbirnie.*