

Spalding Horse and Pony Club – Riding for the Disabled/Meeting with the City of Greater Geraldton

31st October 2012

Purpose of meeting:

The purpose of this meeting is to present to the City of Greater Geraldton why Spalding Horse & PC/Riding for the Disabled wish to remain at their current location.

History - Background of Club:

Brief history of Spalding Horse & Pony Club attached, written by Ngaire Martin.

Midwest Riding for the Disabled history attached.

Wish list for Spalding Horse & Pony Club/Riding for the Disabled attached.

Three year strategic plan attached.

Options/Requirements of the Club:

The City of Greater Geraldton has released in its Draft Sporting Futures Report suggesting Spalding H & P C/Riding for the Disabled be relocated to the former Flores Road Tip-site, Utakarra.

1. The clubs immediate concerns were that the suitability of this site comes under question as to the health and wellbeing for both horse and rider. It is a recognised issue that potential gas emissions from tips have been of concern for housing to be constructed on them and this we believe includes clubhouses as a meeting and gathering place for families and children.
2. What reassurances and studies will be provided to counter this by the City of Greater Geraldton?
3. Sharing club facilities is of concern to the club, especially with the other users not being 'horsey people'. They may find the equine odour offensive, and the sharing of kitchens etc could be of concern.
4. We have no long term tenure at our current grounds, and this has been a significant hindrance for our future growth as a club. We cannot secure funding grants for upgrades of infrastructure. Our club has missed golden opportunities e.g. RfR funding e.g. Narrogin has a top quality Cross Country course (international level) secured with this funding. The club could have applied for a covered riding area, new yards, upgrades to the club house to bring it up to Health requirement standards; however after approaching the Midwest Development Commission we were informed that without at least ten year land tenure, an application would not be looked upon favourably.

5. The club has managed to stay on track with sporting achievements, coaching qualifications and financial stability despite the lack of tenure and surety.
6. We as a club would prefer good quality soil to ride on for the comfort of the horse and rider. The soft loamy type soil at our current location is of envy to other clubs as it is naturally the preferable surface, this helps to prevent joint and muscle damage of the horse.

With regards to the Utakarra site:

1. Two Sumps sit either side of the northern part of the proposed parcel of land at Utakarra; this draws our attention to the lack of riding area in the largest portion is lost. Not suitable.
2. The car park is not stating how cars with horse floats, trucks and ball park users are to access their yards, ovals etc. without causing accident or injury. The two will not mix well.
3. The close proximity of the Small Bore Rifle Club, Geraldton Pistol Club & Geraldton Clay target Club is cause for concern with regards to the noise and the affects this may have on horses. Horses can potentially be gun shy, thus creating an anxious animal, in the hands of young inexperienced riders this may be of high risk to the club and its insurers.
4. Fees and costs associated with this the relocation, are these annual fees?
5. The City's Key Performance Indicators (KPI's) covering Ground Management is very inflexible.

Who determines the asset maintenance and based on what guidelines do you refer to enforce this? Our assets are currently managed by our club with maintenance undertaken by our members, thus keeping the cost of running a club to a minimum. You are affectively taking away member inclusiveness by dictating KPI requirements. Do you want clubs to remain honest in their dealings, or are you encouraging clubs to act on their own judgement to make repairs as required? Therefore, why do you require proof of a percentage of funds? An audited financial statement for a club should suffice.

6. We cannot predict member numbers 5 years out. We gauge on a year by year basis to see who is new to the area and the level of interest.
7. In the event of a dispute between the Sporting User Ground Management Committee, what avenue/process of appeal is available to the club?
8. Tenure of lease agreement; the Draft Sporting Futures Report indicates a 5 year lease; this is unacceptable to our club.
9. Time line for relocation to Utakarra; what would be the expected timeline for relocation?
 - I. Site preparation of Utakarra - timeline
 - II. Future impact of Webberton Road bypass - timeline
 - III. Will relocation be requested again?

10. What will the club be able to do with the relocation sum of \$300,000? Does the City have restrictions placed on this?
11. We expect no conditions to apply to a relocation sum if agreed to.

Solutions:

As indicated in the Draft Sporting Futures Report page 68 Options c.

Recommendations by the City of Greater Geraldton:

1. *Redevelop the existing Spalding Horse & Pony club site as part of the Sunset Beach Commercial Activity Centre with potential residential, commercial, community and mixed uses to be investigated as part of the Precinct Planning;*
2. *Not provide long term tenure for the existing lease of the Spalding Horse & Pony Club;*
3. *Facilitate the relocation of the Spalding Park Horse & Pony Club to the Utakarra Sports and Community Precinct in the Medium Term; and*
4. *Ensure that any relocation is fully funded in accordance with the Principles of this Report.*

Refer to page 102 of the Draft Sporting Futures Report – Linked Land Development - Spalding Park

'The estimated gross land value following development is \$12,000,000. These funds would contribute to the acquisition, development and construction costs of the northern districts sport facility'.

How does the City of Greater Geraldton determine the figure quoted in the report for relocation of Spalding Horse & Pony Club of \$300,000?

The Spalding Horse & Pony Club ultimately wishes to remain in their current location.

- We request land tenure of 21 years allowable for crown land (UCL) and no less than 10 years with a 5 year renewable status.
- The club needs to know when/or if the City of Greater Geraldton intend to redevelop as the relocation for the club is classified Medium Term in the report?
- What period of time is considered Short Medium and Long term?

In summary;

- Spalding Horse & Pony Club wish to remain in its current location
- The shared arrangement currently being exercised does not cause issues, as all users are like minded with the usage of the grounds and facilities, because we have dual members from each club, Pony Club and Midwest Riding for the Disabled.
- Our grounds are easily managed with a calendar system of events and programs.

- We have no complaints about horse smell and parking issues.
- Absolutely no concerns with the parking of horse floats and trucks.
- Our financial stability is sound.

Prepared by Spalding Horse and Pony Club & Midwest riding for the Disabled 2012