

## 8. QEII PARK PROPOSALS

<b>Officer responsible</b> Leisure Manager	<b>Author</b> Alan Direen - QEII Manager, DDI 941-7112
---	---

The purpose of this report is to advise the Board of significant proposals reported to the Community and Leisure Committee on 7 July 2003.

### QEII ICE STADIUM TRUST

QEII Park Management has been working with interested parties since 1998 when the Council confirmed its support, in principle, for the establishment of an Ice Sports Centre at QEII.

The QEII Ice Stadium Trust was subsequently formed, following several meetings of a steering committee interested in developing an International Olympic-sized Ice Stadium in Christchurch. Respective ice sports are represented on the Trust. Their clear preference is to establish the Ice Stadium on Council land at QEII Park. Their intention is to raise the required \$8 million from external sources.

The Trust commissioned a feasibility study which found that:

*“...there is no doubt that the ice sports require additional ice space for training and a new facility for international competition. All ice sports have indicated support for a new international rink and have provided this in writing. The Christchurch City Council has supported the preparation of a feasibility study for the construction of an ice stadium at QEII Park.*

*A preliminary design which includes the ultimate in ice making technology, accommodation for ice sports, club and public facilities, seating and provision for future expansion has been prepared. The preliminary assessment of costs for this design is \$8 million and exceeds the budget figure anticipated by the QEII Ice Stadium Trust. However, research undertaken in preparation of this report gives strong indication that a second ice stadium is required in Christchurch and the stadium if sited at QEII will be well patronized by both the sports and the public.*

*The redevelopment of the QEII pools has had a dramatic effect on the number of patrons visiting the complex. The QEII site is developing into one of the more important sports training centres in New Zealand. The Ice Stadium Trust see this as an opportunity to take advantage of the popularity of the destination as a sports training centre, and the captive QEII patron who will have a wider choice for the discretionary spend.*

*The report concludes that the Ice Stadium should proceed, preferably at QEII.”*

Design work for the recently completed Pools Redevelopment Project was completed with the likely addition of an ice arena in mind. Significant advantages and synergies exist for respective aquatics and ice facilities if the Ice Stadium becomes a reality. These include car parking, off-season use of the ice area for other activities, the summer-winter mix of ice and aquatic facilities, and the ability of mechanical/energy efficiencies to be gained in the heating/cooling of water and ice respectively.

The Ice Stadium will be attached to the south end of the competition pool. It will be a high-quality building, setting a new standard for New Zealand and Australia. Its establishment will ensure the future of ice sports in Canterbury and the South Island. This facility will allow Christchurch to host international ice sports events.

The recently completed Recreation and Sports Facility Strategy, also presented to the Community and Leisure Committee on 7 July 2003, identified the need for a new Ice Arena in Christchurch, to “meet excess demand for ice space at the existing facility”.

The Community and Leisure Committee approved the following recommendations for consideration by full Council:

1. That the Council confirm that it is willing to consider providing land adjacent to QEII for an Ice Sports Stadium as proposed by the QEII Ice Stadium Trust.
2. That the Leisure Manager assist the QEII Ice Stadium Trust with developing the details of this proposal.

3. That the further developed proposal be the subject of consultation as required by Section 138 of the Local Government Act 2002, and that any reports be referred to the Burwood/Pegasus Community Board for information and input before they are considered by the Community and Leisure Committee.

### **CANTERBURY SPORTS MANAGEMENT COLLEGE**

The proposal for the Canterbury Sports Management College to establish classroom and accommodation facilities on QEII Park land was also presented to Community and Leisure Committee on 7 July 2003.

The College intends to operate sports management courses in Christchurch from March 2004. Students will be sourced initially from Korea, China and Japan. In addition to English, students will select NZQA approved courses from established local providers, ranging from scuba diving and horse riding to gold and judo. In addition, each student will participate in aquatics and fitness programmes for the duration of their two-year's study.

The College intends to enrol up to 200 students in the first year for two-year courses. The next year's intake will see the College roll climb to approximately 400 students. Aside from English, swimming lessons and fitness programmes, all to be taught at QEII Park, NZQA programmes will be provided off site using facilities and services at Harewood Golf Course, Mt Hutt Ski Field, Porter Heights Ski Field, HQ Scuba Diving, Mobydick's Scuba Diving, Sandow Riding School and Ono-Seitai Sports Clinic. QEII Park itself would benefit from the provision of recreational programmes, membership sales and ground lease. The economic return to QEII Park would be approximately 23.6% of current budgeted revenue for the 2003/04 year.

Christchurch City Leisure Management have identified surplus land as suitable for the classroom block and three Council-owned sections on Bower Avenue for the accommodation block.

The Main Building (lecture rooms, library, computer room, student lounges, cafeteria and offices) would be located in the area between the access road north of the pool complex and the No 2 Ground. The Dormitory (35 bedrooms) accommodating 60-70 persons would be located on Council-owned land on Bower Avenue.

Timeframes for completion are tight with the College planning to open at the end of March 2004. Students are already enrolled and attending pre-requisite English classes in Korea.

Each building is expected to cost approximately \$1 million. The College will employ nine persons in management and administration of the school. There will be 10-15 ESOL teachers with approximately ten additional personnel employed in facility maintenance, cafeteria and student welfare. The College expects to spend \$900,000 per annum in off-site tuition, \$240,000 for school supplies (furniture, computers, text books, etc).

In addition, the College estimates the disposable income spend of each student to be \$1,000 per month, a total of up to \$4 million per year.

In Year One, expected spending in the Christchurch community will be:

	\$
Building construction related costs	2,000,000
Employment (management personnel, teaching staff, duty supervisors, etc)	800,000
Contracts with off-site sports education providers	900,000
Furniture and computer equipment	150,000
Teaching materials, office, school stationery supplies	90,000
Boarding (food)	320,000
Power and gas	80,000
Telephone and communication	15,000
Advertising (in New Zealand)	10,000
Disposable income spending by students	2,000,000
<b>Total</b>	<b><u>\$6,365,000</u></b>

The Leisure Unit supports this proposal in principle and seeks approval from the Council to proceed with negotiations with a view to establishment of the College at QEII Park.

The Community and Leisure Committee approved the following recommendations for consideration by full Council:

1. That the Council confirm that it is willing to consider leasing land for the establishment of a Canterbury Sports Management College at QEII Park as proposed.
2. That the Leisure Manager and the Property Manager work with the Canterbury Sports Management College to further develop this proposal.
3. That the further developed proposal be the subject of consultation as required by Section 138 of the Local Government Act 2002 and that any reports be referred to the Burwood/Pegasus Community Board for information and input before they are considered by the Community and Leisure Committee.

**Staff**

**Recommendation:** That the information be received.

**Deputy Chairperson's**

**Recommendation:** For discussion.