

6. CANTERBURY SPORTS MANAGEMENT COLLEGE

Officer responsible Leisure Manager	Author Peter Walls, Assets and Business Adviser, DDI 941-8777
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The purpose of this report is to provide additional information in respect to the Canterbury Sports Management College proposal to develop on land at QEII Park. The report was considered by the Burwood/Pegasus Community Board.

BACKGROUND

The Council at its meeting in July 2003 adopted the following resolutions:

1. That the Council confirm that it is willing to consider leasing land for the establishment of a Canterbury Sports Management College at QEII as proposed.
2. That the Leisure Manager and Property Manager work with the Canterbury Sports Management College to further develop this proposal.
3. That the proposal be further investigated and reported to the Community and Leisure Committee and the Burwood/Pegasus Community Board in October 2003 for a decision whether to proceed to consultation or to abandon the project.
4. That the Property Manager report to the Council via the Property and Major Projects Committee on the possible establishment of a formal Council policy covering the tendering of proposed leases of Council land.

DISCUSSION

The following issues relating to this proposal were further investigated:

1. **Property Issues**

The Property Unit advises that there are no outstanding property issues or possible complications in leasing a portion of QEII Park to the Canterbury Sports Management College.

2. **Land Use and Zoning Issues**

The Environmental Services Unit advises that this proposal does not fit comfortably with the Open Space 3 (Metropolitan Facilities) zone in the Council's Proposed Plan.

Community standards under the plan limit the use of any buildings in the zone to "recreational activities and accessory administrative, social, professional and retail activities". Additional residential buildings are limited to those required for custodial or management purposes only. Therefore a resource consent would be required to address these issues.

3. **Compatibility Issues with QEII in Terms of Operation and Design**

The Canterbury Sports Management College proposes to operate a separate classroom facility and an accommodation facility independently of the current QEII operation. The College proposes to use existing swimming and fitness programmes at QEII if they obtain a location close to QEII. The College would be exclusively for overseas students in the first instance and they would fully utilise both the classrooms and the accommodation for approximately 30 weeks each year. The facilities would be for hire outside this time. This would not meet the need for sport related accommodation as mentioned below (4).

4. **Other Issues**

It is important in considering this proposal that the Council is aware of the concept that for many years QEII has been, and still is, a major national multi-sport facility that caters for a range of top level athletes and there has always been an awareness that at some time QEII should provide sport related accommodation on site. The long term concept plan that is being prepared for QEII needs to include reference to this issue. This plan should be available for Council consideration later this year.

In considering the Canterbury Sports Management College proposal the Council needs to be aware of the concept of on site sport related accommodation at QEII.

The Council should also be aware that the three sections on Bower Avenue proposed as the site for the accommodation might be better retained should resource consent requirements for future developments at QEII Park determine that the existing Bower Avenue entrance requires widening. This has been suggested to QEII management.

OPTIONS

In view of the above information it appears that the Council has two options to consider in addressing the proposal from the Canterbury Sports Management College:

1. To designate a proportion of QEII for a specific purpose, which could be based on the Canterbury Sports Management College proposal, and put this out for proposals (Request for Proposals process); or
2. To put the Canterbury Sports Management College Proposal, as outlined at an earlier meeting, out for public consultation and comment. (This would need to be a special consultative process calling for public comment.)

Because of the specific nature of the Canterbury Sports Management College proposal and as a long term concept plan for QEII has not been completed it would be inappropriate to call for proposals for a concept that has not been defined in any detail.

Staff

Recommendation: That the Board recommend to the Community and Leisure Committee:

1. That the Canterbury Sports Management College proposal be put out via a special consultation process to seek community comment.
2. That the outcomes from this consultation be reported back to the Burwood/Pegasus Community Board and the Community and Leisure Committee.
3. That staff include reference to the siting of sport related accommodation at QEII in the long term concept plan for QEII.

Burwood/Pegasus Community Board

Recommendation: That the Board recommend to the Community and Leisure Committee:

1. That the proposal for a sports management college be abandoned on the basis that it is not a priority use for this recreational area.
2. That the Committee ensure the long-term concept plan for QEII includes the recent changes and current proposals.
3. That an assessment be made of the ratio of built development to open space at the QEII site.
4. That the Board and local residents be involved in preparation of the long-term concept plan for QEII.
5. That protection of the Ascot Green land adjacent to QEII be considered, including possible transfer under the Reserves Act 1977.
6. That Leisure Unit staff liaise with the college on its future use of the QEII facility.
7. That the Board Chairperson be granted speaking rights at the Community and Leisure Committee.

Chairman's

Recommendation: That pending the completion of an overall concept plan for QEII this proposal be declined for now.