

REPORT ON JADE STADIUM

1. JADE STADIUM REDEVELOPMENT ALTERNATIVE CRICKET VENUES

RR 10692

Officer responsible Director of Business Projects & Relationships	Author Albert Louman, Alistair Graham
Corporate Plan Output: Volume III, page 8.4.80	

The purpose of this report is to inform the Council on progress to date with the development of alternative business plans for separate rugby and cricket venues and to seek the Council's direction on which venue is to be proceeded with.

INTRODUCTION

The Council, at its meeting held on 26 August 1999, considered a report by the Mayor on the redevelopment of Jade Stadium and resolved:

1. *That the Council agree to Jade Stadium Ltd preparing an alternative business plan based on a dedicated football style stadium with multi use capability, including a proposed public consultation process.*
2. *That officers and Jade Stadium Ltd be requested to work with cricket officials and other interested parties to identify alternative first class and international cricket venues in Christchurch, and to prepare a detailed business plan incorporating both capital and operating requirements.*
3. *That all reports come back to the Council for discussion and agreement prior to any final decisions being made as to the provision of separate accommodation for cricket and rugby.*
4. *That all those involved in the preparation of an alternative business plan be asked to note the financial constraints imposed by the Council's budget.*
5. *That further Christchurch City Council funding be limited to the amounts required to develop the building and business plans, until the business plan is approved by the Council.*
6. *That any variation to the existing agreement be based on equitable support for cricket.*

1 Cont'd

ALTERNATIVE VENUES FOR CRICKET

Council Resolution 2 of 26 August 1999 requested officers to identify alternative first class and international cricket venues in Christchurch.

The following sites have been identified and considered as to their suitability:

(a) Rugby League Park, Addington

This venue is the “home” of Canterbury Rugby League who use the grounds and facilities during the winter months for in excess of 100 games per season. The grounds are too small to accommodate a cricket oval without the removal and replacement of one stand. The history of the site indicates potential drainage problems. The cost of redevelopment will be high. Canterbury Rugby League require relocation.

The site is located adjacent to the Addington Raceway and the WestpacTrust Centre, is centrally located within the city boundaries and provides good parking facilities.

It is not recommended that cricket facilities be established at Rugby League Park.

(b) English Park, St Albans

This venue is the “home” of Canterbury Soccer and is located within a residential area with access from Cranford Street.

The site is too small to accommodate a cricket oval and associated facilities.

(c) Denton Oval, Hornby

Denton Oval is currently used as a rugby ground and includes a 400 metre concrete cycle track.

The site is too small to accommodate a cricket oval and associated facilities.

(d) Greenfield sites

The City has a number of “greenfield” sites e.g Cuthberts Green that could be developed into first class international cricket venues. The development cost will be high and it will take a long time to develop these sites.

1 Cont'd

(e) QEII Park, Main Stadium

The stadium is underutilised but, subject to some redevelopment work, could be made to work as it can accommodate a cricket oval. The advantage of this site is that some of the existing support facilities can be utilised, although in a modified form.

The inclusion of a cricket oval would require the relocation of the existing athletics track.

NEW ZEALAND CRICKET OPTIONS 1-3

The Chief Executive Officer of New Zealand Cricket, Christopher Doig, in his letter to the Mayor dated 8 September 1999 summarises New Zealand Cricket's position as follows:

“Option 1

Continued guaranteed occupancy of Jade Stadium for all forms of cricket from November through to March at a rental which is affordable for cricket.

This would clearly be the public's preferred position. It would allow the CCA to play whatever games it chooses at QEII and leaves the development of the Village Green to the CCA.

Option 2

This is possibly the more palatable option for rugby and the Jade Board. International cricket stays at a redeveloped Jade Stadium. All One Day games are played at Jade and those Test Matches which Jade can host.

This leaves rugby in control of the transition period.

CCA is relocated by Council (at no cost to cricket) to a new Village Green, developed as an alternative Test venue for those cricket Tests Jade cannot host through clashes with rugby.

This option would be seen as a reasonable compromise by cricket supporters and an appropriate compensation to the CCA for its “ownership” and investment in Lancaster Park.

Clearly it would appease boxholders, members, media, ratepayers and the sponsor Jade, whose main cricket interest is in the ODI and some major cricket tests which could still be played at Jade.

1 Cont'd

Option 3

Should Jade be developed as a rugby option only, a full redevelopment of the main stadium of QEII would be required to have international cricket and higher profile domestic matches, alongside a more modest development of the Village Green.

Our concern here is whether the cost of this is warranted for possibly 5/6 games per season, with the added trauma of a relocation of athletics and an alienation of boxholders and sponsors and the cricket public through our effectively being thrown out of Jade.”

CONSIDERATION OF OPTIONS

The above three options have been considered and the results are summarised in Attachment A.

The following comments are appropriate:

- All options can be made to work at a cost.
- Option 1 is clearly preferred by New Zealand Cricket. The briefing document received from New Zealand Cricket states “....,it is important to understand that the main stadium for QEII is an option only if cricket has no further home at Jade Stadium” and further “it should be underlined that our first preference remains for cricket to stay in its entirety at Jade Stadium.”
- It needs to be stressed that the development costs for Options 2 (b) & 3 (c) (\$3.9m), are based on an assessment of the scope of work by the Manager of QEII but this has to be validated in detailed discussion with the Canterbury Cricket Association in due course.
- The development cost for Option 3 (b) (\$10.7m) is based on a preliminary briefing document received from New Zealand Cricket and again this has to be validated in detailed discussion with New Zealand Cricket in due course.
- The 5 year capital expenditure programme in the approved Christchurch City Council Plan, 1999 Edition, includes \$1,550,000 for the replacement of the existing athletics track in the year 2003/04.

1 Cont'd

CONCLUSION

- New Zealand Cricket's preference is to remain "in its entirety" at Jade Stadium. This is option 1.
- Option 2 proposes international cricket at Jade Stadium and domestic cricket at QEII's Village Green. This option would most likely be seen as a reasonable compromise by cricket supporters. The development of the Village Green is seen by New Zealand Cricket as a cost to the Council.
- Both Options 1 and 2 (a) are acceptable to Jade Stadium Limited but require resolution of access for cricket to Jade Stadium in terms of timing and affordability.
- Option 3 (a) could be supported by Jade Stadium Limited.
- In general terms Option 3 is the dearest and in particular Option 3 (b) requires considerable establishment time. (The establishment of a cricket block takes from 12 – 18 months).

Taking the above factors into account, the following recommendation is made.

- Recommendation:**
1. That Option 3, redevelopment of the main stadium at QEII for international cricket, be no longer pursued.
 2. That the Council debate Options 1 and 2 and give a clear direction as to which option is to be proceeded with by Jade Stadium Ltd.

CONSIDERED THIS 23RD DAY OF SEPTEMBER 1999

MAYOR