

5. CUTHBERTS GREEN/LINFIELD SPORTS DEVELOPMENT: DEFINITIVE PLAN

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	Kathryn Howard, Parks and Waterways Area Advocate, Hagley/Ferrymead, DDI 941-6614

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's recommendation to the Council to approve the definitive concept plan (see Attachment 1 and 2) for the proposed Linfield Cultural and Recreational Sports Club's sporting development on Cuthberts Green, Kearneys Road, Wainoni.

EXECUTIVE SUMMARY

2. At its meeting on 13 April 2005 the Board received the results of the community consultation on the Linfield Cultural and Recreational Sports Club's proposal to develop sporting facilities on Cuthberts Green Reserve. The Board was asked to approve the concept plan for this subject to:
 - a Memorandum of Understanding being entered into by Council and the Linfield Cultural and Recreational Sports Club;
 - an agreement being reached with the Canterbury Indoor Bowls Association for use of part of their land for car parking and;
 - Council consenting to use the land for recreational purposes.

The Board resolved to approve the concept plan in principle subject to the above conditions and added a further condition of

"a report being submitted to the Board once the definitive plan is established", which was subsequently approved by Council.

The Hagley Ferrymead Leisure, Parks & Waterways Study commented that there were insufficient sports fields in the area and identified the development of more fields at Cuthberts Green as an immediate option to partially address this issue.

3. Work on the proposal and MOU has progressed but has reached a point where certainty around the concept plan is now required and the Board is asked to approve the attached definitive concept plan.
4. A Property Information Memorandum (PIM) was requested for the proposed development to determine its compliance with the proposed City Plan or highlight any issues that should be addressed in a "definitive plan". The PIM revealed that the relevant areas of non compliance, for which resource consent would be required, are the size of the changing room and the lack of 38 covered cycle spaces. There was a further note that lighting must comply with the provisions set out in the Plan. The estimated size of the changing rooms is approximately 130m² and this is now more appropriately reflected on the concept plan. As with other sports fields across the city, it is not proposed to construct any covered cycle spaces so they have not been included on the concept plan. Cycle stands, which bikes could be locked to, could be installed if the demand arose. A generic comment about ground conditions has been investigated via excavating a series of holes across the land proposed for the sporting facilities. They revealed no soft or contaminated ground conditions. Therefore the PIM has not revealed any significant planning issues which would necessitate significant amendments to the proposed concept plan.
5. In response to the suggestion that there are too many playing fields proposed, or that they are too close to boundaries, a further simplified analysis of the need for sports fields in the eastern part of the city was prepared, a desk top review of other fields undertaken and the Linfield Cultural and Recreational Sports Club were asked to advise how this would impact on their ability to support and fund the development.

The factors noted in the analysis affecting demand for fields in this area are:

- Recent formation of Celebration Centre Rugby League Club introducing new players and new demand for grounds at Cuthberts Green
- New Kiwitag module at Bromley Park
- Extra demand for grounds from Ferrymead Bays Soccer
- Extra demand for grounds from Sumner Rugby
- Eventual loss of grounds at Ensors Road
- Potential loss of grounds at Rangers Soccer Club
- Potential loss of Linwood College lower fields resulting in need to find ground for Otautahi Rugby Club
- Increase in playing numbers for soccer and rugby across the city and especially in the south east
- Increase in playing numbers for Linfield Cultural and Recreational Sports Club

The desk top review revealed the following examples of how close some fields are to boundaries in other parks:

- Barnett Park - 15 metres
- Barrington Park – 12 metres
- Bower Park – 14 metres
- Burnside Park – 5 to 10 metres

Council's Sport and Funding Advisor summaries that the proposed field layout is considered to be "the best possible use of the available land area given the need to maintain adequate distances between fields and to boundary fences. It is also a reflection of the anticipated need from the club once the Rangers Soccer Club move to the new grounds and vacate their existing senior ground at McGregors Road. The senior pitches can be used for junior grounds by running two games concurrently across the senior pitch."

The Linfield Cultural and Recreational Sports Club are proposing to fund the development of the proposed sporting facilities, estimated at \$1.4 to \$1.6 million. They have advised that neither of the two key drivers, Linwood Rugby or Rangers Soccer, will support the development unless two senior fields are created per code. They would not be able to raise sufficient funds for the development without these two parties' support. It is unlikely that their proposal would proceed unless four senior fields are to be created.

6. No parking lines have already been marked on the corner of Rudd and Kearneys Road following concerns raised about current parking at this corner. The Transport and City Streets Unit have also commenced car hose counts to ensure they have accurate data which can be monitored over time. However, the Community Traffic Engineer does consider the increased traffic generated is within the roading networks capacity and support the proposed on street car parking.
7. The Memorandum of Understanding can also not be significantly progressed until there is an approved concept plan as this forms the platform for the whole agreement. Council and the Linfield Cultural and Recreational Sports Club will not be in a position to sign an agreement until this is resolved.
8. Further work on the proposed Linfield Sports/ Cuthberts Green development has been undertaken and the attached concept plan has been established as the definitive concept plan. Its approval as such is now sought so that the project can move forward, fundraising by the Linfield Cultural and Recreational Sports Club can be commenced and the MOU and other agreements progressed.

FINANCIAL AND LEGAL CONSIDERATIONS

9. The Linfield Cultural and Recreational Sports Club are proposing to fund the development of the proposed sporting facilities, estimated at approximately \$1.4 to \$1.6 million. They have advised that neither of the two key drivers, Linwood Rugby or Rangers Soccer, will support the development unless two senior fields are created per code. They would not be able to raise sufficient funds for the development without these two parties' support. It is unlikely that their proposal would proceed unless four senior fields are to be created.

10. Under the proposed Memorandum of Understanding each parties expectations and obligations relating to the development would be established. An approved concept plan is required before the MOU can be approved.

STAFF RECOMMENDATION

It is recommended that the Board recommend to the Council its approval of the definitive concept plan for the proposed Linfield Cultural and Recreational Sports Club's development on Cuthberts Green, subject to the Memorandum of Understanding with Linfield Cultural and Recreational Sports Club and the agreement between the Council and Canterbury Indoor Bowls Association being approved.

CHAIRPERSON'S RECOMMENDATION

For discussion.