

## 16. OPPORTUNITY TO ADDRESS A DEFICIENCY OF SPORTS-FIELDS IN THE SOUTH-EAST QUADRANT OF THE CITY

|                                     |   |
|-------------------------------------|---|
| <b>General Manager responsible:</b> | General Manager City Environment DDI 941-8656 |
| <b>Officer responsible:</b>         | Unit Manager, Transport and Greenspace        |
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### PURPOSE OF REPORT

1. The purpose of this report is to enable the Hagley/Ferrymead Community Board to consider making a recommendation to the Council to enter into a long term lease agreement with the Ministry of Education to lease part of the Lower Linwood College Fields at 521 Ferry Road.

This recommendation being necessary to address a deficiency in the number of sports-fields available for public use in the south-east quadrant of the City, especially for soccer, and this shortage being exacerbated in part, to the partial loss of sports-fields at the Christchurch Polytechnic's Ensors Road Campus, see sections 11 and 17 of the report. The loss can be addressed by leasing part of the Lower Linwood College Fields, which are a large enough on which to place a full sized senior soccer field, a reduced sized senior soccer field, and training area, for winter sport and to be utilised for cricket or softball in the summer. Staff are recommending that the Council lease includes the existing changing/toilet pavilion, which contains two toilets and two changing rooms to service the sports-fields. See attached plan labelled 'Linwood College – Lower Fields Possible Christchurch City Council. Lease Area'. **(Attachment 1)**

### EXECUTIVE SUMMARY

2. The Council has the opportunity to relieve the shortage of sports-fields that has been identified in the south-east quadrant of the City at a fraction of the cost of what normally would be expected by leasing the Lower Linwood College Fields. This shortage is going to become more acute, due to the development of the adjacent Living 2 and 3 zones and the extended Living Hills zone. The area able to be leased is approximately 2.6326 hectares in area, on which two senior soccer fields can be placed and a training area for winter sport, and a cricket wicket or softball diamond for example for summer sport. The sports-field area is also serviced by a pavilion, which includes 2 changing rooms, and two toilets, which would be included in the leased area.
3. This shortage has been exacerbated by the development of the Christchurch Polytechnic Ensors Road Campus, which has reduced the sports fields available to play on to one, (its continued future is also no longer assured), this development being in accordance with the land held for educational purposes. This development has caused the displacement of a number of Clubs that have used the site for approximately a century, such as soccer, cricket, and athletics.
4. To put this opportunity in perspective, if an area of undeveloped land was available this close to the City-centre to purchase for sports-fields, (which it is not,) it would cost approximately \$250 a square metre to purchase, which equates to a cost of approximately \$6,582,000. If land was to be purchased on the boundary of the built up area, (very limited amount of land of this type in this quadrant of the City) it would cost approximately \$100 per square metre to purchase, which equates to a cost of approximately \$2,633,000. On top of the land purchase price would be the considerable cost of developing the sports-fields.
5. The capital costs to bring the Lower Linwood College Sports-fields up to an acceptable standard for use throughout the year is approximately \$130,000, (fence off the Teen Parenting Unit in the southeast corner of the Lower Fields, and install a sports-field drainage system to drain the fields which are very wet in the winter). It has been estimated that the sports-fields would cost approximately \$12,150 (August 2007 figures) to maintain the fields and sports pavilion on an annual basis. A one off payment of between \$5,000 to \$10,000 is required to ensure that a grass car-park adjacent to the sports-fields, does not become muddy, resulting in mud being trafficked onto the adjacent sealed driveway. These capital and maintenance costs are very small in relation to the alternative of finding, purchasing, and developing land for sports-fields to relieve the shortage in this quadrant of the City.

6. Staff have discussed with Linwood College Staff, and the College Board, the broad terms of a lease agreement if one was to be entered into between the Council and the Ministry of Education, this being amplified on in the body of the report. Staff are recommending that the Council enter into a lease agreement to lease the Lower Linwood College Sports-fields off the Ministry of Education.

#### **FINANCIAL IMPLICATIONS**

7. Staff have had the Council's parks maintenance contractor update their estimate of the cost to maintain the sports-fields, toilet/changing pavilion, and adjacent boundary paling fences, (approximately 526 metres in length), to as at August 2007, the estimate received, being \$12,150 plus GST.
8. Staff have agreed with the school that the driveway/car-park to the right of the main sealed entrance behind the sports pavilion, which will be used by people using the sport-fields, is to be kept mud free, to ensure that mud is not trafficked onto the newly sealed areas. We have not formally estimated what is required to achieve this outcome, but based on experience elsewhere believe that this could be achieved by a \$5-10,000 expenditure, (some levelling, boxing and shingling of the area).
9. Capital costs required to maximise the use of the sport-fields will be as follows
  - (a) The construction of a three metre high diamond mesh fence and gates along the boundary between the sports-field area and the Teen Parenting Education Unit Buildings, this distance being approximately 129 metres in length, which is estimated to cost approximately \$ 9,100.
  - (b) It will also be necessary to install a land drainage system at an estimated cost of \$120,000 to drain the area which becomes flooded during the winter.
10. The Council will therefore need to obtain as long a tenure period as possible to ensure that the best value is obtained from the not inconsiderable capital expenditure \$130,000 that the Council will need to make. Staff believe that this tenure period should be the maximum allowed under the Resource Management Act 1991 for an unregistered lease, that being 35 years.

#### **Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

11. The possibility of leasing these grounds to help address the shortage of sport-fields in the south-east quadrant of the City was not anticipated when the 2006-16 budget was formulated, and therefore the figures estimated above are not included in the 2006-16 LTCCP. If the Council decides to lease the area as recommended in this report off the Ministry of Education, it will be necessary to make budget provision for this extra expenditure in the 2008/09 year through the budget process, or include it in the LTCCP when it comes up for review for the 2009/10 budget year.

#### **LEGAL CONSIDERATIONS**

12. Section 12 of the Local Government Act 2002 enables the Council under the powers of general competence to enter into agreements over land. Section 205 (b) of the above mentioned Act which is reproduced below allows the Council to spend reserve development contribution money on capital projects on the land. If an agreement is made that does not comply with this requirement Council will need to finance and capital development undertaken on the land from rates money. The relevant sections (inter alia) are set out below for Board Members information.

##### ***"205 Use of development contributions for reserves***

*A territorial authority must use a development contribution received for reserves purposes for the purchase or development of reserves within its district, which may include –*

- (b) *the provision or improvement of recreational facilities at a school established or about to be established under Part XII of the Education Act 1989, if-*
- (i) *A licence has been granted under section 6A of the Education Lands Act 1949 in relation to the use or occupation of the community recreational facilities; and*
  - (ii) *The Minister for Sport and Recreation has notified the local authority in writing that he or she is satisfied that the licence provides for the reasonable use of the community facilities by members of the public."*

**Have you considered the legal implications of the issue under consideration?**

14. Discussions on the possibility of a long term lease of the sport-field section of the Lower Linwood College Fields have been ongoing for approximately 3 years, various possibilities being looked at. This has cumulated in discussions being held between Council staff, College staff, and the College Board, the outcome of which in early 2007 was the exchange of letters between both parties which contained in broad terms issues which both parties generally agree on, which are briefly set out below. All discussions that occurred were on the understanding that the decision as to whether or not to enter into a lease of the Lower Linwood College Sports-fields was a Council decision. Staff also acknowledged that the Ministry of Education was the other party in the lease discussions.
15. Agreed principles to be included in the lease agreement:
- (a) The lease is for the maximum period for a non-registered lease, that being 35 years.
  - (b) There is a peppercorn rental charged of one dollar per year.
  - (c) The work that the Council would undertake within the leased area at its expense would be as follows:
    - (i) The cutting of all grass within the leased sports-field area.
    - (ii) Spraying around all trees and obstacles (lighting poles etc) and along all boundaries of the leased area.
    - (iii) The fertilization and renovation as required of all sports-field areas.
    - (iv) The marking of all sports-fields.
    - (v) It has been formally agreed with the Technical Soccer Club, the fields being allocated to them via Mainland Soccer Association, through the Council's sports-ground allocation process, that because the sports-fields will not be open for general public use, the cleaning of the toilets and changing rooms within the pavilion will be the responsibility of the Club. This will be the same requirement for the summer Club allocated the grounds as home grounds.
    - (vi) The payment for the electricity used in the building, and by the sports-ground training lights will be the responsibility of the club who has been allocated the ground for the season.
    - (vii) The maintenance cost of all boundary fences around the lease boundary where they are the boundary fence between the fields, and the adjacent private residential properties will be paid for on a half share basis with the adjoining property owner. The exception to this will be where it is proven that the damage was caused by people legitimately playing sports on the sports-fields, in which case the Council will pay the total cost of repairs. The Council will not be responsible for the initial construction or replacement of existing fences, the reasons being that the sports-fields will not be open for general public use, and therefore the expected normal life of a 1.8 metre high paling fence is well in excess of the lease period being applied for.

- (viii) The construction and maintenance of any special fences required specifically to prevent balls from being played into areas outside the sports-field area.
  - (ix) The installation of a drainage system under the sports-fields at the Council's expense, and discretion.
  - (x) If any party including the Council wish to construct an addition to the present pavilion, or construct a new building within the proposed leased area, then the tenure agreement is to be between the school and the party requesting the right. The Council as head lessee is to be consulted and in favour of the application proceeding prior to it being considered by the School Board.
  - (xi) The driveway/car-park to the right of the main sealed entrance behind the sports pavilion, which will be used by people using the sport-fields, is to be kept mud free, to ensure that mud is not trafficked onto the newly sealed areas.
- (d) The Council makes it a condition of use of the sports-fields, that the Club allocated the grounds for a particular season, unlock the gate into the fields if not already unlocked, and lock it behind them if the Teen Parenting Unit is closed.
  - (e) The school has the right to use the fields during school hours, and outside these hours with the agreement of the Club allocated these fields for a particular sport season.
  - (f) Both parties agree that the fields will not be made available for general public use because:
    - (i) The security requirements of the Teen Parenting Unit located in the south-west corner of the site.
    - (ii) The safety concerns with respect to the unfenced storm-water drain along the east side of the sports-fields.
    - (iii) The proximity of Woolston Park which is situated across the road from the Lower Fields, this park being available to the general public for informal recreation all the time.

#### **ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

- 16. One of the community outcomes stated in the Community Plan for 2006-16 is:
- 17. *'We value leisure time and recognise that the arts, sports and other recreational activities contribute to our economy, identity, health and wellbeing.'*
- 18. Derived from this one of the Council's objectives is *'To provide a network of parks, open spaces, waterways and wetlands that meet community and environmental needs.'*
- 19. The issue of concern in relation to this objective is that staff have identified a deficiency in the number of sports-fields available on which to play sport in the south-east quadrant of the City, which is elaborated upon below, and in section 17. This has been brought about by the following factors:
  - (a) The finite amount of flat land available in this quadrant of the City on which to build additional sports-fields.
  - (b) The zoning of additional land on the Port Hills as 'Living Hills', has led to an increase in the number of people living on the Port Hills, and will continue to do so. A number of these people who wish to participate in organised sport are joining local sports clubs in the area. This has resulted in an increase in the membership of the local sports clubs, for example Ferrymead Bays United Soccer Club.

- (c) The more intensive living zones to the west of the Lower Linwood College Fields (Living 2 and 3) are not fully developed as yet and as a consequence as a result of denser development, and infill housing, the population in the immediate area is rising. It is expected that this will result in increased membership of the local Clubs in the area.
- (d) The growth in the numbers playing sports which the Council provides sports-fields for, or are located upon Council owned parks, which makes up 43% of the 22% increase in active playing numbers for all winter sports since the 1993-94 playing season, (see section 17 below).

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

- 20. The recommendations contained in this report will ensure the same level of service, being the provision of enough parks to ensure that those wishing to play an active sport are able to in their local area by having access to parks for the purpose of playing formal sport, thereby enabling this same level of service to be maintained for some years into the future, even with a growing population expected in the area.

**ALIGNMENT WITH STRATEGIES**

- 21. The Recreation and Sport Policy and Physical Recreation and Sport Strategy support the community outcomes being sort.
- 22. The following Objectives contained in the Physical Recreation and Sport Strategy are of relevance to this report.
  - (a) Objective 1.1: 'Recreation and sports facilities (built and open space) are well utilised and needs are clearly prioritised.' Strategies contained in this objective relevant to this report are:
    - (i) Utilise existing facilities to meet outstanding needs before the development of new facilities is considered, – The recommendation aligns with this strategy.
    - (ii) Manage, maintain and redevelop existing facilities (and open space) to meet the current and future participation expectations and trends wherever possible, – The recommendation aligns with this strategy.
    - (iii) Establish and agree the City's priorities for new facilities through a transparent process within realistic financial constraints, - the recommendation aligns with the economic considerations of the last part of this strategy. There is no other suitable land in this quadrant of the City that is this close to the centre of the City that is able to be used for sport-field purposes. If there was it would cost in excess of \$250 per square metre to purchase. The only other land in this quadrant of the city that possibly could be obtained/made available for sports-fields is much further out of the centre of the city. This land would need to be developed into sports-fields at a substantial cost, on top of a purchase price in the vicinity of \$100 per square metre. The Lower Linwood College Fields are already there, be that they need some upgrading (drainage) and therefore good sport-fields can be provided at a fraction of the cost to what would normally be the case.
    - (iv) Consider the physical recreation and sport facility and open space needs in the growth and development of the City. - The recommendation aligns with this strategy.
  - (b) Objective 1.3: 'The City has an active friendly environment.' Strategies contained in this objective relevant to this report are:
    - (i) Consider the needs of those participating in physical recreation and sport in future city planning and design. - The recommendation aligns with this strategy.

- (c) Objective 2.3: 'Physical recreation and sport activities are financially accessible to citizens of Christchurch. Strategies contained in this objective relevant to this report are:
  - (i) Continue providing amenities that offer opportunities for free physical recreation and sport activities e.g. walkways, playgrounds, parks. – The recommendations align with this strategy.
- (d) Objective 4.2: 'Recreation organisations are meeting the needs of the public'. Strategies contained in this objective relevant to this report are:
  - (i) Encourage recreation organisations and groups to work together and share resources wherever possible. – The recommendation is in sympathy with the philosophy of this strategy, i.e. the sharing the use of the Lower Linwood College Fields.

#### **Do the recommendations align with the Council's strategies?**

23. The recommendations of this report align with the strategies, and policies as detailed above.

#### **CONSULTATION FULFILMENT**

24. It is clear that the Technical Soccer Club will be in support of a Council resolution to enter into a long term lease agreement with the Ministry of Education of the Lower Linwood College Fields, this concept being supported by a letter from Mainland Soccer, the parent body; letter dated 11 May 2006 (**Attachment 2**). If the Council resolves to apply to lease the Lower Linwood College Fields, staff recommend that wider consultation should occur through the LTCCP public consultation process, a process which enables all ratepayers to comment on a particular project. The reason for this is that without budget appropriation being made for annual maintenance expenses, and to undertake the capital upgrades required to maximise the use of the sports-fields, a tenure agreement should not be entered into.

#### **STAFF RECOMMENDATION**

Staff recommends that the Hagley Ferrymead Community Board recommend to the Council:

- (a) That the Council resolve to enter into a lease with the Ministry of Education, for the sport-field portion of the Lower Linwood College Fields as shown in the attached plan labelled 'Linwood College – Lower Fields Possible Christchurch City Council. Lease Area' (part of Lot 4 Deposit Plan 22838 which is approximately 2.6326 hectares in area) which is vested in the Crown for education purposes, for a maximum period of 35 years, subject to final agreement on the conditions of the lease as set out in section 8 (a) to (f) above.
- (b) That further consultation occurs as part of the statutory LTCCP public consultation process required by section 84 and/or 85 of the Local Government Act 2002. This includes making budget appropriation to maintain the proposed lease area, and undertake the capital work required.

#### **CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.

## BACKGROUND (THE ISSUES)

25. The statistics that the Council has available to it at the moment support the officer's belief that there is a shortage of sports-fields in the south-east quadrant of the City, the relevant statistics being set out below.

|                  | 1993-94 | 2005-06 | Increase | Percentage Change |
|------------------|---------|---------|----------|-------------------|
| All Summer sport | 56,260  | 68,648  | 12,388   | + 22%             |
| All Winter sport | 50,120  | 57,376  | 7,256    | + 14%             |

26. However if you break these statistics down further into codes playing particular sports the Council provides sports-fields for or are located on Council parks, a large amount of the growth has occurred in these particular codes.

|                 | 1993-94 | 2005-06 | Increase | Percentage Change |
|-----------------|---------|---------|----------|-------------------|
| Winter - Soccer | 5,691   | 11,276  | 5,585    | +98%              |
| Rugby           | 8,214   | 9,780   | 1,566    | +19%              |
| Rugby League    | 4,506   | 1,856   | (2,650)  | 59% (1)           |
| Hockey          | 3,174   | 3,956   | 782      | +25% (2)          |

(1) The figures are not reliable before 1988.

(2) Most games occur on artificial surfaces, one addition full sized hockey artificial playing surface being added at Porritt Park, and two Club artificial training surfaces at Wycla and Sydenham Parks.

27. From these figures it can be seen that of the 7,256 increase in the number of players playing winter sport 5,283 were playing on fields supplied or located on Council parks. In percentage terms of the 22% increase in the number of players playing winter sport between 1993-94, and 2005-06, 43% of the increase in players were in codes playing particular sports, which Council provides sport-fields for or are located on Council parks (not including Council leased areas such as bowls, croquet, tennis, petanque, softball, etc).
28. During the above statistical period three more soccer fields have been added to assist to keep up with the growth of soccer, in the south-east quadrant of the City, these being at Ferrymead, being allocated as home grounds to Ferrymead Bays United Soccer Club, who have experienced a large growth in player numbers recently. Despite this, staff are of the view, which is confirmed by the above statistics, and for the reasons elaborated in section 11 above that there is a shortage of winter sports-fields in the south east quadrant of the City.
29. A management plan is presently being prepared for all sporting parks throughout the City, which amongst other things will look in more detail at issues such as the need more sports-fields city wide, the present distribution of sports-fields in relation to the numbers of people in areas of the City wishing to play sports the playing fields for which are situated on Council parks, (localised sport-field requirements), and the ideal number of teams to a sports-field for its optimum management etc.
30. The Technical Athletic and Soccer Club's home grounds have been the Christchurch Polytechnic sport-fields at the Polytechnic's Campus in Ensors Road for many years, the Soccer Club commencing operations in 1903, becoming incorporated under the Incorporated Societies Act 1908 in 1928. These Clubs initially started as Polytechnic ancillary organisations catering for polytechnic students. Over the years the Clubs' membership base has become wider, and although still catering for polytechnic students wishing to play these sports, a large number of the members come from the community at large. The Lancaster Woolston Cricket Club has for many years until recently used two cricket-fields on the park.

31. In 2003 The Christchurch Polytechnic gave notice that it intended to extend its trade training centre at the Ensors Road Campus by building a new engineering technology centre immediately to the north of the present sports fields, this centre opening in 2005. This resulted in the loss of the two cricket fields because of not enough room remaining for the cricket boundaries. The Council has been able to accommodate the Cricket Club's activities on other Council owned fields.
32. The Ensors Road Campus land on which the sports-fields are/were located is made up of four parcels of land being part of Reserve 5278 on SO Plan 11207 which is 1.0955 hectares in area, part of Reserve 5279 on SO Plan 11207 which is 4.3058 hectares in area, all of part Lot 51-52 Deposit Plan 2116, contained in certificate of title CB449/157 which is 878 square metres in area, and part of Lot 52 Deposit Plan 2116, contained in certificate of title CB449/149 which is approximately 890 square metres in area. The first two pieces of land are classified as Local Purpose (General Education) Reserve, (page 1575 1981 New Zealand Gazette), while the titles for the latter two pieces state that the land is vested in the Crown as Local Purpose (General Education) Reserve.
33. All the Ensors Road Campus land on which the sports-fields are located is therefore held for education purposes. This means that the polytechnic is able to expand its educational facilities over this land, without being required to find sports-fields for the displaced sporting activities. This has occurred which is elaborated upon in the following sections.
34. In 2006 as an extension to the Polytechnic's trade training programs, the Polytechnic commenced its Trade Fit programme of instruction. This program requires land on which houses and roads etc can be built. The only land available was the sport-fields, and therefore they took over the area occupied by the senior soccer sports-field at the Ensors Road end of the sports-fields. This has left the Soccer Club with only one senior sports-field at Ensors Road, this being a lighted field, and used mostly for training. The security of the remaining soccer field is not at all certain, this being dependent upon the education programs the Polytechnic decide to deliver in the future.
35. The reduction in the number of sports-fields at the Ensors Road Campus has exacerbated the problem of a lack of sports-fields in the south-east quadrant of the City, especially for those wishing to play winter sport, there being two large soccer clubs in this quadrant of the City who ideally should have access to more fields. Technical Soccer Club's present membership is approximately 750 people, of which approximately 487 are active players. Currently the Club has 15 senior teams, and 24 junior teams. Club membership is trending upwards as can be seen from the last five year membership statistics reproduced below.

| Year | Players | Teams |
|------|---------|-------|
| 2003 | 393     | 37    |
| 2004 | 573     | 49    |
| 2005 | 448     | 38    |
| 2006 | 398     | 33    |
| 2007 | 487     | 39    |

36. The Club for many years had their clubrooms in an old building located on the Ensors Road Campus, however a fire in the building a number of years ago, and other issues have meant that it was inadequate for their social activities. The Club has now moved their social activities to the Woolston Working Men's Club's premises. They are also trialling the use of two soccer fields at the Working Men's Club Sports-fields.
37. The Club has the following grounds allocated to them as home grounds to cater for the Club's membership:

- (a) Other than Council Grounds:
    - (i) senior ground (lighted) – Polytechnic (future not certain)
    - (ii) Two senior grounds – Garrick Park (Woolston Working Men’s Club being trialled since the 2006 season)
    - (iii) One training ground (lighted) – Lower Linwood College Fields (hired from Linwood College and very wet in the winter),
  - (b) Council Grounds
    - (i) Two senior fields – Hillsborough Domain
    - (ii) Two junior fields – Hansons Park
38. Because of the growth in the number of players in the Club over the years even with this number of fields, which is one more than they used to have, the time available for the teams to train on the fields is at a premium, often being less than ideal.
39. Linwood College have investigated the possible drainage of the Lower Linwood College Sports-fields, to enable them to be used more in the winter especially during and after periods of wet weather, but for the following reasons it is not a priority for them.
- (a) The fields are too far away from the school which is located to the west of Aldwins Road to be able to be used during the school day, because of the distance that it is necessary to travel from the school to the grounds. The school does, and is able to use Edmonds Park which is located adjacent to the school for its school programs if there is not enough space in the school grounds.
  - (b) As a result of (a) above the priority to spend money to drain the field is difficult to substantiate, in relation to other educational spending priorities the school finds it has for it’s money.
40. Staff have investigated the possibility of allocating other sports-fields in this area of the City to the Club to use as home grounds. Staff found that all other Council owned sports-fields in this area of the City are fully allocated through their different sporting associations to the resident clubs in the area, in fact a number of clubs would like more fields, but that is not possible at the moment, because of a lack of sports-fields in this quadrant of the City. The shifting of the Club’s home fields to out of area parks would be less than ideal, because of the distance that they would need to be shifted, which would be into the heart of another Soccer Club’s catchments’ area. An example of this is the Otautahi Rugby Club, who has their Club premises in lower Tuam Street. The Club used to use the Lower Linwood College Sports-fields as home fields in the past. The College did not renew the Club’s licence to continue use of these fields this season. The Council eventually found home grounds for the Club at Bower Park in New Brighton. The Otautahi Rugby Club which has a mainly Maori membership, caters for Maoris from the eastern side of City wishing to play Rugby, therefore Bower Park is still located within the Club’s catchment area, this area being much larger than that for most clubs. Such a move for a Club like Technical Soccer which has a much smaller catchment area would be of a considerable disadvantage to the Club, and to neighbouring sports clubs of the same code, because the home grounds would be within another clubs catchments’ area.
41. Technical Soccer Club has bought the training lights that Otautahi Rugby Club erected on the Lower Linwood College Fields from them, all sports-field training lights being owned by sports clubs not the Council.
42. The Lower Linwood College Fields are made up of three parcels of land, Lot 4, Deposit Plan 22838 containing 3.0111 containing hectares, is the land on which the sports-fields are located, being set aside for a secondary school, and therefore managed by the Ministry of Education by New Zealand Gazette notice. (Page 1220 1959 Gazette).
43. On this site a Teen Parenting Education Unit has been built in the south east corner of the land. Council staff were consulted over the positioning of the buildings on the land, their comments being taken into account to ensure that the maximum clear area of land was available for sporting purposes. The total area available for sporting purposes is approximately 2.6326 hectares, this being part of the above mentioned lot. The configuration of this area will allow for one full sized senior soccer field, one reduced sized senior soccer field, and one training area south of these fields, and the present changing toilet facility.

44. The Technical Athletic Club still uses the Ensors Road Campus site for its activities, although the site is now not big enough to contain a full sized athletic track. The Club although having a large membership at one time is very small currently, with a large proportion of elderly members. The author of this report understands that the Club is currently considering its future.
45. The Club have approached Linwood College with the view to shifting their activities to the Lower Linwood College Fields, which would give the Club an opportunity to revitalise the Club. Staff are of the view that should the Club decide to go into liquidation, those members wishing to continue in the sport could easily be absorbed into other existing clubs throughout the City.

#### **THE OBJECTIVES**

46. The objective is to address the shortage of sports-fields in the south-east quadrant of the City, this situation being exacerbated by the loss of a soccer field from the Polytechnic sports-fields because of the legitimate expansion of the Polytechnic education programs.

#### **THE OPTIONS**

47. One option is to persuade Technical Soccer Club to enter into an agreement for the lease of the Lower Linwood College Fields with the Education Department, without the Council getting involved.
48. One option is for the Council not to get involved any further in Technical Soccer Club's plight of loosing one senior soccer field at the Polytechnics Ensors Road Campus, the reason being because the Club has been successful in gaining two more senior fields, although it is for a trial period at the moment, at Garrick Park which is owned by the Woolston Working Men's Club.
49. One option is for the Council to obtain a long term lease of the Lower Linwood College Sports-fields, including the present toilet/changing pavilion for a 35 year period, for sports club use only so as to assist to address the shortage of sports-fields in the southeast quadrant of the City.

#### **THE PREFERRED OPTION**

50. The preferred option is for the Council to obtain a long term lease over the Lower Linwood College Sports-fields, including the present toilet/changing pavilion for a 35 year period, for sports club use only so as to assist to address the shortage of sports-fields in the southeast quadrant of the City. There are several advantages with this option that are detailed below.
  - (a) The Council has control of which sporting association has use of the Fields through the two annual association allocation meetings, (one for winter sport, and one for summer sport).
  - (b) The Sport-fields are located some distance from the main college site, and therefore as a result of this are not ideally suited for use by the school during school hours. Consequently the school is not prepared to spend the large sum of money required to properly drain the fields, thereby enabling them to be used regularly during the winter months, because of other education spending priorities. The Club has not got the capital necessary with which to undertake the required drainage work.
  - (c) This option is aligned to the work that the Council does to support the majority of sports clubs who play on ordinary turf playing surfaces within the City.

#### **ASSESSMENT OF OPTIONS**

##### **The Preferred Option**

51. The preferred option is for the Council to obtain a long term lease over the Lower Linwood College Sports-fields, including the present toilet/changing pavilion for a 35 year period, for sports club use only so as to assist to address the shortage of sports-fields in the southeast quadrant of the City.

|   | <b>Benefits (current and future)</b>  | <b>Costs (current and future)</b>  |
|---|---|--|
| <b>Social</b>   | Will greatly assist to address the lack of sports-fields available to the playing public in this quadrant of the City. Future development of the Living 2, 3, and hill zones will exacerbate the present shortage.  |  |
| <b>Cultural</b>   | Will long term enable the Council to control the use of these sports-fields for the benefit of all sporting organisations in this quadrant of the City through the sports-field allocation program.   |  |
| <b>Environmental</b>  | Will enable better use of the sports-fields to be made year round due to the installation of a drainage system.   |  |
| <b>Economic</b>   | If alternative land has to be purchased to address the sports-field deficiency in this quadrant of the City. The Council should expect to pay between \$2,633,000 and \$6,589,000 for a similar sized area of land, before adding any development costs for the land. | A one off capital cost of approximately \$130,000 for drainage, and a fence to stop the balls being kicked into the Teen Parenting Unit will be required. Council will need to budget approximately \$12,150 annually (August 2007 figures) to maintain the sports-fields. |
| <p><b>Extent to which community outcomes are achieved:</b><br/> The recommendations align with the following stated community outcomes:</p> <p><i>'We value leisure time and recognise that the arts, sports and other recreational activities contribute to our economy, identity, health and wellbeing.'</i></p> <p>Derived from this one of the Council's objective's is <i>'To provide a network of parks ,open spaces, waterways and wetlands that meet community and environmental needs'</i></p> <p><b>Impact on the Council's capacity and responsibilities:</b></p> <p>The recommendations will enable the Council to partially address the lack of sports-fields in the southeast quadrant of the City at a relatively minor capital cost as would otherwise be the case.</p> <p><b>Consistency with existing Council policies:</b></p> <p>The recommendations are consistent with the existing Council policies as briefly set out below; the strategies to achieve these policies are set out in the body of the report.</p> <p>(a) Objective 1.1 'Recreation and sports facilities (built and open space) are well utilised and needs are clearly prioritised.'</p> <p>(b) Objective 1.3 'The City has an active friendly environment.'</p> <p>(c) Objective 2.3 'Physical recreation and sport activities are financially accessible to citizens of Christchurch.'</p> <p>(d) Objective 4.2 'Recreation organisations are meeting the needs of the public'.</p> <p><b>Effects on Maori:</b></p> <p>Nil.</p> <p><b>Views and preferences of persons affected or likely to have an interest:</b></p> <p>The issue has been discussed with the Technical Soccer Club and Linwood College staff and Board, who are in favour of the proposal. Further discussion will need to be held with the public at large, it being recommended that this be done through the Annual Budget/LTCCP processes.</p> <p><b>Other relevant matters:</b></p> |   |  |

**Maintain the Status Quo (if not preferred option)**

52. One option is for the Council not to get involved any further in the Technical Soccer Club's plight of losing one senior soccer field at the Polytechnics Ensors Road Campus, because the Club has been successful in gaining two more senior fields, for a trial period, at Garrick Park which is owned by the Woolston Working Men's Club.

|  | <b>Benefits (current and future)</b>  | <b>Costs (current and future)</b>   |
|--|---|---|
| <b>Social</b>  |   | Will not assist to address the lack of sports-fields available to the playing public in this quadrant of the City. Future development of the Living 2, 3, and hill zones will exacerbate the present shortage   |
| <b>Cultural</b>  |   | Council will not be able to control the use of these sports-fields for the benefit of all sporting organisations in this quadrant of the City through the sports-field allocation program.  |
| <b>Environmental</b>   |   | Will not enable better use of the sports-fields to be made year round because the installation of the necessary drainage system will not occur  |
| <b>Economic</b>  | A saving will be made of a one off capital cost of approximately \$130,000 for drainage, and a fence to stop the balls being kicked into the Teen Parenting Unit will be required. Council will need to budget approximately \$12,150 annually (August 2007 figures) to maintain the sports-fields. | Alternative land may have to be purchased to address the sports-field deficiency in this quadrant of the City. The Council should expect to pay between \$2,633,000 and \$6,589,000 for a similar sized area of land, before adding any development costs for the land. |
| <p><b>Extent to which community outcomes are achieved:</b><br/>           This option will not assist in the achievement of the following community outcomes:</p> <p><i>'We value leisure time and recognise that the arts, sports and other recreational activities contribute to our economy, identity, health and wellbeing.'</i></p> <p>Derived from this one of the Council's objectives is 'To provide a network of parks, open spaces, waterways and wetlands that meet community and environmental needs.'</p> <p><b>Impact on the Council's capacity and responsibilities:</b></p> <p>This option will not enable the Council to partially address the lack of sports-fields in the southeast quadrant of the City and may result in major capital expenditure having to be made in the future to address the lack of sports-fields in this quadrant of the City.</p> <p><b>Effects on Maori:</b></p> <p>Nil.</p> |   |   |

**Consistency with existing Council policies:**

This option is not consistent with the existing Council policies which are briefly set out below, the strategies to achieve these policies being set out in the body of the report.

- (a) Objective 1.1 'Recreation and sports facilities (built and open space) are well utilised and needs are clearly prioritised.'
- (b) Objective 1.3 'The City has an active friendly environment.'
- (c) Objective 2.3 'Physical recreation and sport activities are financially accessible to citizens of Christchurch.'
- (d) Objective 4.2 'Recreation organisations are meeting the needs of the public'.

**Views and preferences of persons affected or likely to have an interest:**

The views and preferences of other people besides the Technical Soccer Club and Linwood College staff and Board have not been accessed for this option; however this option is not favoured by the above organisations. This will be the option if the Council decides not to favour the staff recommendation, or the proposal does not find favour with the public consultation process through the Annual Budget/LTCCP processes, this viewpoint being endorsed by Council.

**Other relevant matters:****At Least one Other Option (or an explanation of why another option has not been considered)**

53. One option is to persuade Technical Soccer Club to enter into an agreement for the lease of the Lower Linwood College Fields with the Education Department, without the Council getting involved. This option is a little bit more proactive to the present situation than the above do nothing option.

|               | <b>Benefits (current and future)</b>  | <b>Costs (current and future)</b>  |
|---------------|---|--|
| Social        | May assist to address the lack of sports-fields available to the playing public in this quadrant of the City. Future development of the Living 2, 3, and hill zones will exacerbate the present shortage. | Council has no control over the process, and Technical Soccer Club may decide not to proceed with a lease agreement  |
| Cultural      | .   | The Council will not be able to control the use of these sports-fields for the benefit of all sporting organisations in this quadrant of the City through the sports-field allocation program.                         |
| Environmental | .   | Better use of the sports-fields will not be able to be made year round because it is not a priority for Linwood College to drain the fields, and Technical Soccer Club cannot afford the capital expenditure required. |

|          |  |  |
|----------|--|--|
| Economic | A one off capital cost of approximately \$130,000 for drainage, and a fence to stop the balls being kicked into the Teen Parenting Unit will not be required. Council will not need to budget approximately \$12,150 annually (August 2007 figures) to maintain the sports-fields. | Alternative land may have to be purchased to address the sports-field deficiency in this quadrant of the City, because the Council has no control over the use of the Lower Linwood College Fields. The Council should expect to pay between \$2,633,000 and \$6,589,000 for a similar sized area of land, before adding any development costs for the land. |
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**Extent to which community outcomes are achieved:**

With this option the Council has no control over the outcome achieved, and consequently this option may not assist in the achievement of the following community outcomes, and even if it does, it is very likely that it will be to a lesser extent than if Council leased the site, (it is presently used by one club, without reference in the longer term needs of the area that the Council needs to take into account in exercising its responsibilities.

*'We value leisure time and recognise that the arts, sports and other recreational activities contribute to our economy, identity, health and wellbeing.'*

Derived from this one of the Council's objective's is *'To provide a network of parks ,open spaces, waterways and wetlands that meet community and environmental needs'*

**Impact on the Council's capacity and responsibilities:**

This option may not help the Council to partially address the lack of sports-fields in the southeast quadrant of the City and may result in major capital expenditure having to be made in the future to address the lack of sports-fields in this quadrant of the City.

**Consistency with existing Council policies:**

This option may not be consistent with the existing Council policy objectives as briefly set out below, and if there is a favourable outcome it is likely to be not as favourable as if Council has a controlling influence in the outcome by way of a lease. The strategies to achieve these policies are set out in the body of the report.

- (a) Objective 1.1 'Recreation and sports facilities (built and open space) are well utilised and needs are clearly prioritised.'
- (b) Objective 1.3 'The City has an active friendly environment.'
- (c) Objective 2.3 'Physical recreation and sport activities are financially accessible to citizens of Christchurch.'
- (d) Objective 4.2 'Recreation organisations are meeting the needs of the public'.

**Effects on Maori:**

Nil.

**Views and preferences of persons affected or likely to have an interest:**

The views and preferences of other people besides the Technical Soccer Club and Linwood College staff and Board have not been accessed for this option; however this option is not favoured by the above to groups. This will be the option if the Council decides not to favour the staff recommendation, or the proposal does not find favour with the public consultation process through the Annual Budget/LTCCP processes, and this viewpoint is endorsed by Council.