

11. HEATHCOTE VALLEY PARK: FUNDING OF SPORT PARK FACILITIES

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek approval to bring forward \$525,000 funding identified in 2008/09 and 2009/10 in the current LTCCP, to this financial year so that sport facilities can be developed at Heathcote Valley Park and available for use in winter 2006.

EXECUTIVE SUMMARY

2. The Heathcote Valley Park development plan proposes, amongst others, the development of playing fields and associated facilities. Two playing fields have been developed and one car park but no public toilet or changing facilities. Funding for this and the additional two playing fields and landscaping is identified in 2008/09 and 2009/10 in the 2004/14 LTCCP. \$49,000 is currently allocated in the 2005/06 Annual Plan for initial field preparation at Heathcote Valley Park.
3. The Ferrymead Bays Soccer Club submitted a late submission to the 2005/06 Annual Plan seeking funding to be brought forward so that planned sporting facilities could be developed at Heathcote Valley Park now and ready for senior use by winter 2006 and junior use in 2006/07 to address the shortage of playing fields in the area. It was determined that toilet and changing rooms and additional car parks would be needed to support senior use and new fields developed for junior use. A response was prepared for the Council deliberations, (reference Folder 5 submission number 3987), but was overlooked during the 2005/06 Annual Plan deliberations and has resulted in the need for this report.
4. In order to determine if it would be appropriate to develop the sporting facilities at Heathcote Valley Park sooner than anticipated an analysis of current playing fields in the eastern part of Christchurch was undertaken. The south-east area of Christchurch by nature of its terrain has always had a shortage of suitable flat land for use as sports parks. Issues around competition for use of available fields particularly for use by winter codes have been longstanding. The pressure on sports fields has recently increased with an explosion in the number of junior players in the primary sports codes of rugby and soccer in the area over the last five years. This increase in player numbers has caused an acute shortage of available pitches and facilities for both junior and senior players across these codes. This participation increase is partly due to increases in population in this area of the city as well as a general increase in numbers playing soccer across the city and the collective efforts of the two major clubs (Sumner Rugby Club and Ferrymead Bays Soccer Club) in promoting and organising their sport.
5. The Council was aware of the anticipated growth in population and the existing and subsequent need for new sports grounds in the area and had an existing plan in place to develop Heathcote Valley Park for sports fields but the proposed expenditure for completion of the playing fields and construction of appropriate facilities was soon outstripped by the local requirements for these facilities. The Ferrymead Bays Soccer club alone fields 71 teams with annual growth in the last five years of nearly 20% per annum. This has resulted in many teams not playing a "home" game for many years and also means that protection of the existing playing surfaces becomes more difficult as usage increases.
6. The demand for additional fields was so strong that the two clubs driving this need got together to lobby the Council for the acceleration of the development of these fields and with Council staff support and facilitation by the local Councillor, a plan was developed to resolve the conflict and cater for the short and long term needs of both codes. Part of the proposed solution involved the acceleration of the proposed development of the sports fields and this proposal is supported by the local community, local club and code associations within the local area.
7. The two winter clubs who put forward the proposal are very well organised and active clubs who are providing a valuable community service for the people of Heathcote, Ferrymead, Sumner and Redcliffs.

8. Community consultation was undertaken on the sports fields as part of the Heathcote Valley Park development during 2002, and at that time there was no reference to planned public toilet or changing room facilities. The intention to bring forward the development of sporting facilities at the playing fields was, however, described in the July 2005 Heathcote Valley project newsletter. A resource consent would be required for the public toilet and changing rooms. Because of the time required to complete the detailed designs, obtain a resource and building consent and the construction period, it is important to action this now so that the building would be complete by 30 June 2006.
9. After considering the submission from the Ferrymead Bays Soccer Club, the need for additional playing fields and the costs and time to develop associated sporting facilities, three funding options were identified and assessed. These are as follows:
 - (a) Status quo of developing sport facilities at Heathcote Valley Park in 2008/09 and 2009/10
 - (b) Bring forward the development of sport facilities at Heathcote Valley Park to 2005/06
 - (c) Bring forward the development of sport facilities at Heathcote Valley Park but staged over two financial years (i.e. development during 2005/06 and 2006/07)
10. Having assessed all the options it is recommended that option (b) be adopted. This would allow for all required works, including the public toilet and changing rooms, to be completed by winter 2006, subject to resource consent approval.

FINANCIAL AND LEGAL CONSIDERATIONS

11. Due to large subdivisional activity, including in the Heathcote Valley, the reserve contribution fund is of sufficient size to support the draw down of an additional \$525,000 in 2005/06, or 2005/06 and 2006/07 to support this proposal. By drawing down the funding from the reserve contribution fund there is no impact on the projected Council borrowing to fund capital works. The cost to maintain the facilities would have to commence in 2006/07 instead of 2008/09 but is not considered significant.
12. Resource consent would be required for the public toilet and changing room facilities.

STAFF RECOMMENDATIONS

It is recommended that the Council bring forward the development of sport facilities at Heathcote Valley Park to the 2005/06 financial year.

BACKGROUND ON HEATHCOTE VALLEY PARK: FUNDING OF SPORT PARK FACILITIES

13. There is a general shortage of sports fields in eastern Christchurch. The Hagley/Ferrymead Leisure, Parks and Waterways Study in 2003 identified the development of more fields at Cuthberts Green and Heathcote Valley Park as immediate options to address this need and progress is being made with the creation of two junior sport fields at Heathcote Valley Park. The sports field shortage was reinforced through the Hagley/Ferrymead Leisure, Parks and Waterways Study Draft Three Year Action Plan for 2004-2007 which also referred to the need to provide toilets open for use at these sport fields.
14. The sports field shortage is being exacerbated by increasing participation rates of soccer, with the Ferrymead Bays Soccer Club averaging growth of 18% over the last five years and fielding 71 teams in 2005. Other major clubs in the area, such as Sumner Rugby, are also experiencing growth and competing for field usage.
15. The Council has identified funding in year 2008/09 and 2009/10 in the 2004/14 LTCCP to develop two additional fields, build public toilets and changing rooms and additional car parks at Heathcote Valley Park (conceptual plans are attached). \$49,000 is currently allocated in the 2005/06 Annual Plan for preliminary field preparation and planting at Heathcote Valley Park.
16. The Council met with all the winter code users to discuss these issues and it was suggested that the two current junior fields at Heathcote Valley Park could be allocated to soccer and readily converted to senior fields now, if they were supported by public toilets and changing rooms, a code requirement for intermediate premier and senior teams, to help alleviate the current sports fields shortage. The Ferrymead Bays Soccer Club subsequently submitted a late submission to the 2005/06 Annual Plan seeking funding to be brought forward so that planned sporting facilities could be developed at Heathcote Valley Park now to allow for these fields to be ready for senior use by winter 2006 and junior use in 2006/07. A response was prepared for Council deliberations, (reference Folder 5 submission number 3987), but was overlooked during the 2005/06 Annual Plan deliberations and has resulted in the need for this report.

OPTIONS

17. After considering the submission from the Ferrymead Bays Soccer Club, the need for additional playing fields and the costs and time to develop associated sporting facilities, three funding options were identified and assessed. These are as follows:
 - (a) Status quo of developing sport facilities at Heathcote Valley Park in 2008/09 and 2009/10
 - (b) Bring forward the development of sport facilities at Heathcote Valley Park to 2005/06
 - (c) Bring forward the development of sport facilities at Heathcote Valley Park but remain staged over two financial years (i.e. development during 2005/06 and 2006/07)

PREFERRED OPTION

18. Having assessed these options it is recommended that option (b) be adopted. This would allow for all required works to be completed as soon as practicable, with works programmed for completion by winter 2006.

ASSESSMENT OF OPTIONS

The Preferred Option (b)

Bring forward the development of sport facilities at Heathcote Valley Park to 2005/06

	Benefits (current and future)	Costs (current and future)
Social	Current fields can be fully utilised earlier than planned as they will be supported by facilities needed for senior use. Will take pressure off other sporting facilities around the city	
Cultural		
Environmental	Favourable outcomes will be achieved through the consultation and resource consent process. Planting of the site can be carried out sooner.	Condensed time period for consultation process.
Economic	Minimal impact on rates as funding drawn down from Reserves contribution fund. No requirement to hire temporary toilet facilities.	Maintenance costs of facilities and fields will commence sooner than originally planned. May result in need to carry forward the balance of funds if the project is not completed by 30 June 2006
<p>Extent to which community outcomes are achieved: Primary alignment with community outcome a City of Healthy and Active People Also contributes to a Cultural and Fun City</p> <p>Impact on Council's capacity and responsibilities: Developing additional car parks and public toilets and changing rooms earlier than planned will result in operational and maintenance costs commencing earlier than planned but they are not considered significant.</p> <p>Effects on Maori: Will benefit Maori participating in soccer in the eastern area by providing local playing opportunities</p> <p>Consistency with existing Council policies: Greenspace practice is to provide public toilets and changing rooms on all sports parks</p> <p>Views and preferences of persons affected or likely to have an interest: Community views will be considered in the consultation and resource consent process</p> <p>Other relevant matters:</p>		

Maintain The Status Quo (Option (a))

Status quo of developing sport facilities at Heathcote Valley Park in 2008/09 and 2009/10

	Benefits (current and future)	Costs (current and future)
Social	Current fields will be able to be used by juniors	No facilities for senior soccer until winter 2009 Continuing pressure on other sporting facilities and fields around the city
Cultural		
Environmental	Longer time available for fields to establish prior to intensive sports use.	Delays in planting because of staged funding.
Economic	Reserve contribution fund will remain accruing interest until required in the future. No maintenance costs until 2008/09 aside from mowing costs.	
<p>Extent to which community outcomes are achieved: Primary alignment with community outcome a City of Healthy and Active People Also contributes to a Cultural and Fun City</p> <p>Impact on Council's capacity and responsibilities:</p> <p>Effects on Maori: Will benefit Maori participating in soccer in the eastern area by providing local playing opportunities</p> <p>Consistency with existing Council policies: Greenspace practice is to provide public toilets and changing rooms on all sports parks</p> <p>Views and preferences of persons affected or likely to have an interest: This will be established through the project process</p> <p>Other relevant matters:</p>		

Option (c)

Bring forward the development of sport facilities at Heathcote Valley Park but remain staged over two financial years (i.e. development during 2005/06 and 2006/07)

	Benefits (current and future)	Costs (current and future)
Social	Current fields can be fully utilised earlier than planned as they will be supported by facilities needed for senior use. Will take pressure off other sporting facilities around the city.	Current fields will be reallocated to senior use so new junior fields will not be available until 2006/07. Senior players will be required to change in full view of the public.
Cultural		
Environmental	A longer time period is available for the resource consent process.	Delays in planting because of staged funding.
Economic	If there are any hold ups in the consent process, splitting funding may result in no need to carry forward funds.	Maintenance costs of facilities and fields will commence sooner than planned Reserve contribution fund will be reduced Toilet facilities may need to be hired.
<p>Extent to which community outcomes are achieved: Primary alignment with community outcome a City of Healthy and Active People Also contributes to a Cultural and Fun City</p> <p>Impact on Council's capacity and responsibilities: Developing additional car parks and public toilets and changing rooms earlier than planned will result in operational and maintenance costs commencing earlier than planned but they are not considered significant.</p> <p>Effects on Maori: Will benefit Maori participating in soccer in the eastern area by providing local playing opportunities</p> <p>Consistency with existing Council policies: Greenspace practice is to provide public toilets and changing rooms on all sports parks</p> <p>Views and preferences of persons affected or likely to have an interest: By spreading the development over two financial years there will be issues regarding toilets and parking on this site.</p> <p>Other relevant matters:</p>		