

7. JELLIE PARK REDEVELOPMENT

General Manager responsible:	General Manager Human Resources, DDI 941-8548
Officer responsible:	Recreation & Sports Manager
Author:	John Filsell

PURPOSE OF REPORT

1. The purpose of this report is to obtain the Council's approval of the detailed plans for the redevelopment of the Jellie Park Leisure Centre.

EXECUTIVE SUMMARY

2. On 21 July 2005 the Council approved a budget of \$12m to redevelop the Jellie Park Leisure Centre. On 30 June 2006 the Council reconfirmed this decision in its adoption of the Aquatic Facilities Plan as part of the LTCCP. The plan will provide Christchurch residents and visitors with world class recreation facilities. Christchurch is a city for recreation, fun and activity and with this Plan the Council is encouraging more people to participate in leisure, sporting and physical activities. Over the past 18 months there has been extensive consultation and design work leading to detailed plans now being available to the Council for approval. All design outcomes approved by the Council on 21 July 2005 have been achieved. Four plans are attached to this report; a floor plan, selected elevations/cross sections (two plans) and a perspective. Full size copies of these plans will be on display in the Councillors' Lounge from 5 February. Complete plans will be available at the Council meeting.
3. Subject to Council approval, the plans will be quantity-assessed and tendering will take place in March 2007. The results of the tendering process will be presented to the Council for approval in April 2007. Construction work is expected to commence in May 2007.

FINANCIAL AND LEGAL CONSIDERATIONS

4. A commissioner was appointed by the Council to hear the resource consent application and decided that limited notification was required to the occupants of 23 affected neighbouring properties. Submissions closed on 29 January 2007.
5. Quantity surveyors Shipston Davies have updated the cost plan and confirmed that the project is within budget. There is a project contingency of 10%. All reasonable steps have been taken to control costs including contingencies and a regularly updated cost plan. The true cost will only be known when tenders are received.
6. The Jellie Park refurbishment project is provided for in the LTCCP. The decision sought by this report does not change any aspect of the project. The Council is being asked to approve plans that fully comply with the Council's previous resolutions.

STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Approve the detailed plans for the refurbishment of the Jellie Park Leisure Centre.
- (b) Note that the results of the tender process will be presented to the Council for approval in April 2007.

BACKGROUND ON THE DETAILED PLANS FOR THE JELLIE PARK REFURBISHMENT

7. On 21 July 2005 the Council approved a budget of \$12m for the refurbishment of the Jellie Park Leisure Centre accommodating the following design outcomes:
 - An additional 25 metre 8 lane deep water pool.
 - A refurbishment of the existing 25 metre indoor pool and outdoor pools.
 - Change areas to accommodate schools and user groups with specific needs.
 - Facility reception areas.
 - Gym, spa and sauna facilities.
 - An indoor slide, dummy pipe work and other future-proofing features.
 - Refurbished landscaping and safe parking areas.

8. Extensive consultation with stakeholders began prior to 2003 and has continued during the design phase. Stakeholders include:
 - The Council and the Creating Strong Communities Portfolio Group.
 - The Fendalton/Waimairi Community Board and Board Chair.
 - Local residents and immediate neighbours.
 - The Council's Disability Reference Group and the Laura Fergusson Trust.
 - Facility customers and members.
 - Representatives of sporting groups and other customer groups.
 - Regional sporting organisations.
 - Experts in the design and construction of leisure facilities.
 - Aquatic Facility Plan stakeholders.
 - Other Council units in a one team approach.
 - The wider Jellie Park design team.

9. Detailed plans have been prepared and resource consents applied for. Subject to the Council approving the detailed plans, the proposed project time frame is indicated below:

• 8 February 2007	Detailed plans presented to the Council for approval.
• 9 March 2007	Schedule of quantities completed.
• 30 March 2007	Tenders close.
• 5 April 2007	Facility closes.
• 30 April 2007	Council approval of tenders and formal acceptance completed.
• May 2007	Construction commences.
• May–June 2008	Construction completed.

10. The project will be subject to the usual pressures on time and deadlines experienced in the current construction industry climate.

11. Attached to this report are four plans. The floor plan details the layout of the of the complex. The two selected elevations detail various cross sections. The perspective reflects the appearance of the new complex from the pool lawn. A full set of plans will be available at the Council meeting. A full size copy of the four plans featured in this report will be on display in the Councillors' Lounge from Monday 5 February.

The Council's Aquatic Facilities Plan

12. The Jellie Park refurbishment is the first major project under the Council's Aquatic Facilities Plan. The plan provides for a network of world class aquatic facilities throughout the city. The second major project is at Papanui High School and will include a pool, small gym and sports hall. This is followed by a children's pool at Pioneer and a community indoor pool in the west/south west of the city.

13. Officers will shortly begin the next phase in a comprehensive marketing and communications exercise to promote the Aquatic Facilities Plan and allow Councillors, Community Boards, officers and external stakeholders to showcase the Council's commitment to providing the finest range of facilities in the country.
 - Promotional "tool kits" will be provided that allow Councillors and other stakeholders to present first rate images and attention-grabbing promotional messages to different audiences.
 - Displays in shopping malls, libraries and other high traffic locations will reach out to audiences usually outside the scope of facility promotions.
 - Officers and external stakeholders will address community groups promoting the Council's commitment to facilities.
 - Community Boards will be invited to promote facilities in their area (not just the new ones).
 - A series of offers, complimentary passes and other incentives will be offered to the community over winter to promote the value of indoor pools.
 - The marketing plan will be supported by an ongoing communications plan delivered through existing media outlets.

14. All of the above will be met out of existing promotional budgets and innovative use of current resources. There will be no additional cost to the ratepayer. The Plan's successful implementation will contribute to the strategic direction of making Christchurch a world class healthy, liveable city.