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The purpose of this report is to seek the Board's approval to advertise a draft Development Plan for English Park.

Staff representatives will be present at 5.30 pm to answer members' questions.

Introduction

English Park is situated in St Albans, bounded by Cranford Street, Sheppard Place and Trafalgar Street.

The land was bought by Canterbury Football Association in 1914 and was named after Robert English, the Manager of the Christchurch Gasworks, who was president of the Association at the time.

The Christchurch City Council bought the land for 3,000 pounds in 1943 when the Football Association were unable to pay the mortgage commitments. Since that time the Park has been leased to the Canterbury Football Association.

The present legal area of English Park, held in fee simple by the Council is approximately, 2.7 ha, and consists of a soccer pitch which has irrigation, drainage and lighting, an amenity building, sealed carparking, a residence/office, a 400 metre cycle track and open stands.

Expenditure on the Park has been minimal over the past 20 years, with the installation of lights, irrigation and drainage being the major capital works undertaken in that period.

A report to the 1997 February meeting of the Parks and Recreation Committee identified the dangerous state of the wooden grandstand that was on site at that time. Options were identified for repairs, however they would cost in excess of \$30,000 and would not extend the life of the building longer than 5 years.

It was resolved to demolish the grandstand and funding was provided in the 1997/98 Annual Plan for replacing the grandstand in the 1999/00 financial year.

With the knowledge of funding available for a new grandstand, discussions were held with Canterbury Soccer regarding the siting and facilities contained in the new grandstand. In the knowledge that Canterbury Soccer were keen to remove the cycling track, which had not been used by Canterbury Cycling since the construction of Denton Oval in 1974 for the Commonwealth Games, Canterbury Soccer was requested to prepare plans/ideas of how they would like to see the Park redeveloped.

Through plans prepared by Canterbury Soccer showing the removal of the cycling track, the potential for relocating the soccer pitch and providing space on site for alternate use was identified.

The Council's Parks Unit was then consulted over options for redeveloping the site to the benefit of Canterbury Soccer and also for the rest of Christchurch and the St Albans residents in particular.

The proposed booklet and pamphlet (attached) are the culmination of meetings between Canterbury Soccer and the Leisure and Parks Units, and cover a wide range of potential enhancements.

Value of New Park Area For St Albans

While this area of St Albans is not deficient in open-space like south St Albans, having Malvern, Westminster, Abberley Parks and the St Albans Primary School. However, the area is increasing in population with infill housing and demand for additional recreation areas will continue to increase. English Park redevelopment is more about realising its potential, than addressing an identified deficiency.

The redevelopment will provide 8,500m² of new public open space for St Albans. The field enclosure while currently being used, could also have greater public use in the new plan. The acquisition of 8500m² of new public open space in St Albans would be almost impossible and would exceed 1 million in the wider residential setting, so this redevelopment is a unique opportunity to provide additional park area. The proposed park also complements the grounds of St Albans Primary School to the north.

Canterbury Soccer has a section at 18 Sheppard Place which adjoins English Park and have agreed to contribute that section towards the development (approx value \$100,000). This section is valuable in that it enables the pitch realignment, which maximises the creation of additional green space. Canterbury Soccer has also agreed in principle to retain only the area occupied by the grandstand and soccer pitch within a new lease. This enables the remaining 1.3ha to be developed as green space area (0.85ha) and sympathetic carparking (0.45ha).

Trafalgar Accessway

An accessway between English Park and Trafalgar Street has also been the subject of negotiations with the adjoining land owners at 78 and 80 Trafalgar Street. This issue came before the Shirley/Papanui Community Board on 1 July 1998. Canterbury Soccer wishes to retain this accessway for emergency egress, however they are prepared to allow a formal agreement to be negotiated with the adjoining land owners providing them with alternate access to their properties. This will be the subject of a separate report to the Shirley/Papanui Community Board following negotiations with the adjoining landowners.

Source of Funds

Currently the only existing budget allocation is \$546,000 for a 350 seat grandstand (note the plan promotes a 715 seat grandstand / changing rooms).

Bids for 1999/2000 and 2000/2001 have been identified in the draft budget from Parks and Leisure Units. Parks has requested \$180,000 and \$70,000 and the Leisure Unit has requested \$600,000 in 1999/2000 only. these figures however, need to be reviewed in light of the new plan and a development programme developed for a combined development by the Parks, Leisure and Water Services Units. A three stage development is suggested in the booklet, however, depending on eventual budget funds, these stages are flexible.

Conclusion

The English Park redevelopment plan provides a unique opportunity to upgrade the stadium as a home for soccer in Christchurch, adds 8,500m² of public open space to St Albans, restores the St Albans Creek and provides a multi use park adjacent to an existing primary school.

- Recommendation:**
1. That the Draft Development Plan for English Park be approved for public consultation.
 2. That funding for the English Park redevelopment be reviewed as part of the 1999/2000 budget preparation programme.

Chairperson's

Recommendation: That the officer's recommendation be adopted and that the Board meet informally with the Parks Planning Officer to examine the Draft Development Plan.