

**5. PORRITT PARK UPGRADING -
PROPOSAL BY CANTERBURY HOCKEY ASSOCIATION**

RR 9447

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Corporate Plan Output: Stadia - Leased - Porritt Park page 8.4.28	

The purpose of this report is to review the proposal by Canterbury Hockey for the upgrading of Porritt Park that was presented to the February Parks and Recreation Committee in accordance with the resolution of that meeting.

BACKGROUND

Canterbury Hockey have been the main users of Porritt Park since its construction in 1974 for the Commonwealth Games. During that time two artificial turf surfaces have been installed. The first, a sand based turf installed in 1987, was not very satisfactory and the second, a water filled surface, was installed in 1994. Canterbury Hockey have driven both these developments and raised significant funding from other sources and from user charges. The Council, in 1994, as well as contributing \$166,875 to the development, also agreed to guarantee loans of \$300,000 on behalf of Canterbury Hockey with Trustbank Canterbury and Trustbank Community Trust. In November 1997 an application came before Council to extend the period of the guarantee on the loans for a further two years to enable Canterbury Hockey to meet the servicing of these loans. Since that period Canterbury Hockey have met all their loan requirements and have reduced the amount of their indebtedness covered under the guarantee to \$147,500. Included in the resolution to extend the guarantee the Council resolved that no expenditure be made on Stages II and III of the Porritt Park Development Project until all Stage I debt is cleared. The clearing of this debt is programmed for November 2000.

TIME LINE

1974 Porritt Park Constructed and Opened in time for 1974 Commonwealth Games
January 1987 – Sand Based Artificial Surface Completed and Floodlighting installed (projected 10 year life)
April 1991 – Floodlighting partially upgraded
July 1991 – Porritt Park Leased to Canterbury Hockey for term of 7 years with 2 terms of Right of Renewal of 7 Years – to 2012. Rental \$10,000 pa
Water based surface and other upgrading completed at total cost of \$897,432 plus interest on Borrowing of \$85,717 (as at Sept 1998)
October 1995 – Touch used artificial surface for first time and based an office from Porritt Park from December 1995
February 1996 – Lease rental reduced to \$6,284

September 1997 – Lease rental reduced to \$4,522 to 30 June 1999
February 1999 – Presentation of Stage II and III of redevelopment for Porritt Park
November 2000 – Full repayment of Stage 1 Loans and creditors

BACKGROUND TO FUNDING

Following installation of the first artificial turf in 1987, revenue received from the hiring of this turf came into the Council's general fund.

At the time of bidding for the new pitch, the Council agreed to fund \$150,000 towards the project representing the funds that had been collected from the hire of the pitch. This was increased by a further \$16,875 representing interest on funds held by the Council during that period.

Funded By	1974 Development	1986 Sand Based Turf	1994 Water Filled Turf
Christchurch City Council	\$270,000	\$105,000	Note 1 \$166,875
Government Funds (Lotteries Board)		\$300,000	\$146,250
Hockey Community		\$150,000	\$422,347
Community Trust			\$75,000
Loans & Creditors			\$172,677
Total	\$270,000	\$555,000	\$983,149

Note 1: Represents funds received from Canterbury Hockey for the hire of the first artificial turf.

PROPOSAL

The basis of the proposal made by Canterbury Hockey is to:

1. Upgrade the Porritt Park amenity building. This is to provide improved lounge and spectator facilities, upgrade women's changing and shower facilities and meet fire and access codes.

Comment:

The existing facilities no longer meet the standards for local, national and international hockey. While Canterbury Hockey Teams are currently ranked No 1 in the country its facilities are ranked seventh.

Estimated Cost \$544,290

2. Extension to the Canterbury Hockey office building that they relocated onto the site in 1996 to better accommodate staff and to relocate Canterbury Touch office from the amenity block.

Comment:

Canterbury Touch have been involved on site with Porritt Park since October 1995, moving into the office in December 1995. With the increase in popularity of Touch and their use of the artificial surface the use by dual codes is of benefit to both organisations. The area of their offices in the amenity block is required for kitchen facilities under the proposed redevelopment.

Estimated Cost \$115,995

3. Additional Artificial Surface at Porritt Park

Comment:

There is convincing evidence of a need for at least one more artificial hockey surface in Christchurch. Canterbury Hockey cannot meet the needs of current players and with growth in the sport and the movement from grass surfaces to artificial for most grades plus training it is becoming difficult to accommodate all players. The existing Porritt and Nunweek Turfs provide over 100 hours of playing time per week but this is not sufficient for current needs let alone future requirements. A second ground at a single venue is now a requirement for national and international competitions and once installed would reduce the number of grass fields required for hockey and release them for other sporting codes.

Estimated Cost \$900,000

WAIMAIRI ARTIFICIAL SURFACE PROJECT (WASP)

A sand surface was installed at Nunweek Park by the former Waimairi District Council prior to amalgamation in 1989. A Trust (Waimairi Artificial Surface Project - WASP) was formed to manage the pitch and repay debt from the surplus operating costs. WASP are allocated games by Canterbury Hockey Association and receive revenue from players. This surface is now 10 years old and is also nearing time for renewal. The proposal made by Canterbury Hockey in their application identified that if a second surface was installed at Porritt Park, then this would generate sufficient funding to cover the replacement of the surface at Nunweek Park. The estimated cost of this replacement is \$450,000.

For this to happen the Nunweek Park turf would have to also come under the control of Canterbury Hockey. At present there is no decision by WASP to cease operating.

PLAYER GROWTH AND FUTURE FORECASTS

Canterbury Hockey have provided an analysis of player numbers which indicates a small but steady annual growth (9.4% over 5 years). They believe that with the added turf and upgraded facilities that a 5% annual growth rate is considered a conservative assessment.

OTHER BIDS FOR COUNCIL SUPPORT

At present there are hockey clubs and schools in Christchurch considering installing artificial surfaces on school properties. While these surfaces would considerably assist the shortage of artificial turfs, they would not provide the second pitch required for national and international tournaments. While it is not desirable to affect the independent operation of clubs, it is important that the sport at its highest level is accommodated.

The Council has always worked with Associations rather than support ad hoc club initiatives that may or may not benefit the overall development of a sport. In this case Canterbury Hockey have clearly said that their first priority is a second surface at Porritt Park. This would certainly have the most benefit to the city.

- Recommendation:**
1. That the upgrading of the Porritt Park amenity building be supported by the Parks and Recreation Committee for consideration as a No. 1 ranking for the bids for unspecified capital sum during the 2000/2001 Annual Plan process.
 2. That Leisure Unit staff arrange discussion between WASP and Canterbury Hockey to review both organisations' needs and options for funding the replacement turf at Nunweek Park and a second turf at Porritt Park.
 3. That the feasibility of making an application for Lotteries Board funding for a second surface at Porritt Park be investigated.
 4. That alternative options and costings for providing the additional office facilities for Canterbury Hockey and Canterbury Touch be investigated.

5. That these matters be reported back to the June meeting of the Parks and Recreation Committee.

Chairman's

Recommendation: That the above recommendation be adopted.