

7132

Draft Long-Term Council Community Plan (LTCCP) 2009-19

Submission Form

PLEASE READ BEFORE COMPLETING YOUR SUBMISSION

The public consultation period is from Tuesday 10 March 2009 to Thursday 16 April 2009.

It will help us if you clearly:

- state the issue you want the Council to consider;
- state what specific action you think the Council should take, and
- state why that should be done.
- type or use black ink for your submission.

Please note: We are legally required to make all written or electronic submissions available to the public and to Councillors, including the name and address of the submitter. In making submissions available to the public, the submissions will be posted electronically on the Council's website. Information will be available to the public subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there to be compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council Support Team, telephone 941 8999.

No anonymous submissions will be accepted. Whether you use this form or not, you must provide your full name, address and telephone number. If you are submitting on behalf of an organisation please state this and your role within that organisation.

You may send us your submission:

On the internet:
You may enter your submission using the form provided on the Council's website at www.ccc.govt.nz/ltccp

By email:
ccc-plan@ccc.govt.nz
Please make sure that your full name and address is included with your submission.

By mail:
(no stamp is required) to:
Freepost 178
Draft LTCCP
Christchurch City Council
PO Box 237
Christchurch 8140

Submissions must be received (NOT postmarked) at the Tuam Street Civic Offices no later than 5pm on Thursday 16 April 2009. To ensure receipt, hand deliver last-minute submissions to the Civic Offices, 163-173 Tuam Street.

Your submission

If you wish, you can present your submission at a hearing. If that is the case, please tick the appropriate box below. The hearings will be held from 11 May 2009 to 18 May 2009. Five to ten minutes will be allocated for speaking to your submission, including time for questions from the Councillors. The Council will confirm the date and time of your hearing in writing, by email or by telephone call.

Tick I do NOT wish to discuss my submission at the hearing, and ask that this written submission be considered
one OR
 I wish to discuss the main points in my written submission at the hearings to be held between Monday 11 May 2009 and Monday 18 May 2009.

Are you completing this submission: For yourself On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent? 7

Contact Name Tony Murdoch

Organisation name (if applicable) st Bede's College Hockey Turf Project

Organisation role (if applicable) _____

Contact Address cf- st Bede's College PO Box 5380
Main North Road Ch. Ch Postcode 8542

Phone No. (day) 03 375 0647 Phone No. (evening) 0273 487 164

Email (if applicable) tmurdoch@stbedes.school.nz

Signature [Signature] Date 06/04/09

Submission Form

Please be as specific as possible to help us understand your views.

What do you want the Council to consider? What specific action you think the Council should take?
Why should this be done?

Artificial Hockey Turf Project

This submission is being made on behalf of the St Bede's College Hockey Turf Project Team.

The attached document 'Artificial Hockey Turf Project' provides details on the scope of this project. In terms of the CCC's consultation guidelines the following points should be noted.

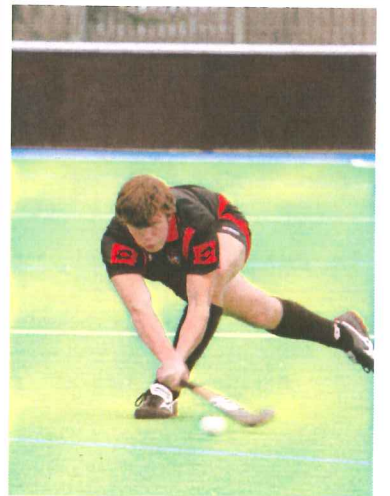
- (1) Request: This submission is seeking funding to support the development of a community hockey turf at St Bede's College.
- (2) The Need: There is a critical shortage of hockey turfs in the city. This has been acknowledged by Canterbury Hockey and this body is fully supporting this submission.
3. Budget: The attached document shows all budget details. An amount of \$300,000 is sought.
4. LTCCP: This document was drafted to meet the requirements of the Draft Metropolitan Facilities Plan and meets the needs of the Recreational component of the LTCCP.
5. Timing: This project will begin construction in October 2009.

You may add more pages if you wish. Thank you for your submission.



ST BEDE'S
COLLEGE

ARTIFICIAL HOCKEY TURF PROJECT



APRIL 2009

PREPARED BY THE TURF PROJECT TEAM

INDEX

1. Introduction
2. Definitions, Terminology, Abbreviations
3. Project Team
4. Executive Summary
5. The Case for an Artificial Turf
6. Canterbury Hockey Position
7. Christchurch City Council
8. Location and Site Details
9. Funding and Debt Servicing
10. Product Details
11. Location Map
12. Supporting Documents
 - 12.1 Financial
 - 12.2 Letter of Support – Clayton Cosgrove
 - 12.3 Letter of Support – Marist Hockey
 - 12.4 Letter of Understanding – Canterbury Hockey
 - 12.5 Letter of Position - CCC



INTRODUCTION

In 2005 discussions were initiated between the Marist Hockey Club and the College about the possibility of resurfacing the existing tennis courts so that they could be used as a practice area for the club and for St Bede's teams. Both groupings required a lighted practice surface that could also be used for lower level club hockey and for tennis.

The intention of this project was to provide an all-weather surface suitable for a range of sports but especially Hockey and Tennis. During these discussions a range of options were considered including a full size turf however this was not progressed as the BOP's priority was the completion of the gymnasium.

The partnership then began to evaluate the costs of resurfacing the tennis courts. The project report (December 2006) noted

“Covering the existing tennis courts provides the cheapest and quickest option as the base is in place and needs modification rather than full construction.”

It was estimated that the cost would be approximately \$100, 000 plus GST with both parties contributing equally to the cost.

There was general agreement to progress this option. However in 2007 a number of factors coalesced to persuade the group to reconsider the option of a full turf. The key contributors to this reappraisal were as follow

- Encouragement from the CEO of Canterbury Hockey that another full turf was urgently required in Christchurch.
- Enthusiasm from the SBC and Marist Hockey partnership for a full turf.
- Encouragement from discussions with Kevin Collier, the CCC's Sport and Recreation Sports Service's manager.

In the period since February 2008 the Project team has met regularly and consulted extensively. It has surveyed the proposed site area and completed a full GEOTEC survey to determine resource issues. Full consultation has been completed with all internal stakeholders and prospective suppliers have been vetted. A range of funding options has been considered and the business plan essential to this project indicate that it is achievable.

DEFINITIONS, TERMINOLOGY, ABBREVIATIONS

AHTPT	Artificial Hockey Turf Project Team
MHC	Marist Hockey Club was formed 15 years ago and played under the name of St Joseph's until the end of 2005. Initially it comprised pupils of St Joseph's School but around 2000 other primary Catholic schools joined and the name was changed.
SBC	St Bede's College
BOP	The St Bede's College Board of Proprietors. This governance group is responsible for the buildings and land at the College.
BOT	The St Bede's College Board of Trustees. The governance group is responsible for the delivery of education at the College.
CCC	Christchurch City Council
CH	Canterbury Hockey
NZH	New Zealand Hockey
NZCT	New Zealand Community Trust. A Gaming Trust.
CCT	Canterbury Community Trust



PROJECT TEAM

The Project team met for the first time in August 2007. It comprises

Mark Connell (Chair)	Member of BOP responsible for Property. Old Boy and father of Robbie (Year 12). Partner in AMICUS group.
Justin Boyle	Rector of St Bede's College
Andrew Brydon	SBC 1st Hockey XI Coach and committee chair. Former NZ representative and noted provincial coach. Father of Jeremy (Year 9). Financial services consultant.
Nick Harris	Chairman of MHC and Managing Director of Heller Meats. Old Boys and father of Cameron (Year 9).
John McCann	Member of BOT and Chairman of SBC Rowing Club. Father of Dominic (Year 12). Self employed.
Lesley Murdoch MBE	SBC Hockey Coach and former NZ Hockey and Cricket representative. Mother of Josh (Year 11). Board member of NZCT and media commentator.
Tony Murdoch	SBC Development Manager. Former CEO of Canterbury Cricket and acting CEO Athletics NZ. Old Boy and father of Nick (Year 12)

EXECUTIVE SUMMARY

The Need: There is a chronic shortage of hockey turfs in Christchurch. Anecdotal evidence from the hockey community suggests that the establishment of a new turf is the single most pressing need for the code.

Canterbury Hockey: Fully supports the proposed turf.

New Zealand Hockey: Fully supports the proposed turf.

Christchurch City Council: Fully supports the proposed turf.

Sport Canterbury: Fully supports the proposed turf.

Community Facility: The proposed turf will be utilised as a community facility in association with Canterbury Hockey.

Location: The site for the proposed turf is on the back field. The SBC Board of Proprietors has agreed to donate the use of this land.

Site Suitability: The proposed site has been fully surveyed. There are no resource planning issues.

Internal Stakeholders: Other sports at the College would not be penalised if a full turf was sited in this area.

Product: LSR 2000 a Poligras product. It is a wet surface.

Supplier: Sports Technology Ltd

Governance Entity: The turf will be managed by a governance board and will be established as an incorporated society.

Funding: The funding for the turf will be a combination of the following

- Gaming Trust funds
- CCC grants
- Marist Hockey
- Individual benefactors

Timeline: 14 – 16 weeks from commencement to completion.

THE CASE FOR A FULL TURF

There are a number of positive factors that should be considered in relation to the full turf project.

- Currently the Canterbury area has insufficient turfs to meet playing and practice needs in the greater Christchurch area.
- Population growth and projected housing developments in the northern sector suggest that there will be long term demand for improved hockey facilities.
- The Marist Hockey Club has grown rapidly. As an active partner in the Turf Project it is ideally placed to foster the sport and to provide a link for players leaving secondary level play to open grade competitions.
- The SBC hockey section has grown rapidly from 11 players in 2004 to 45 in 2007.



CANTERBURY HOCKEY

Consideration of the full turf option received a significant boost from informal discussions held between the then CEO of Canterbury Hockey, Derek Torkington, and Lesley Murdoch and Andrew Brydon. These discussions took place in August 2007. Faced with inadequate turf facilities he urged both to pursue the concept of a full turf.

Subsequently Tony Murdoch visited Derek Torkington to scope the financial details relating to the development and management of turfs.

In January 2008 Tim Shanahan, the newly appointed CEO of Canterbury Hockey attended the Turf Project meeting and provided an overview of his organisation's position. Previously he had visited the College and toured the grounds.

In the period since this meeting SBC and Canterbury Hockey have agreed to work collaboratively and a draft memorandum of understanding details the key precepts. The basis of this agreement is that Canterbury Hockey will allocate match and practice times for the SBC turf and SBC will pay Canterbury Hockey a management fee.

In summary the key understandings are as follow

- Canterbury Hockey has no more turf capacity.
- Playing numbers in the region will not increase unless another turf is available.
- NZH has a national policy of wanting more turfs. It is anxious for Canterbury Hockey to obtain a fourth turf.
- Both NZH and Canterbury Hockey are supportive of the SBC Turf project.
- Canterbury Hockey will allocate turf time to clubs for practice and will also utilise the SBC turf for its competitions.
- SBC will pay Canterbury Hockey a management fee.



A COMMUNITY FACILITY

The proposed turf while located at St Bede's College will be a community facility. It is anticipated that the SBC Hockey Club and the Marist Hockey Club will have preference in terms of practice times and the turf will be used by PE groups during the school day. At all other times the facility will be available to external users. Canterbury Hockey will allocate training times and will include the turf in its weekly competition draws.

Community usage will incorporate the following elements

- The Board of management will reserve 3 positions for community representatives.
- A memorandum of understanding between Canterbury Hockey and St Bede's College will be formalised to ensure the usage of the turf is based on community groupings.
- Use of the turf will not be confined to winter hockey. Summer users are likely to include touch and summer hockey.
- The turf will be available to local primary schools.
- The turf will be available to hockey teams visiting Christchurch for tournaments.

CHRISTCHURCH CITY COUNCIL

In April 2008 the Christchurch City Council released the Draft Metropolitan Facilities Plan and this contained specific mention of a “partnership project” for the construction of another hockey turf for the city. The draft plan's priority listing included the following entry

“Investigate partnership provision of artificial surfaces to provide all weather playing and training facilities for city wide use for rugby, soccer, rugby league and an additional artificial hockey field.”

The Project team are satisfied that the Council has acknowledged the possibility of a partnership project to develop another hockey turf. Furthermore it believes the council will be supportive of this initiative.



LOCATION AND SITE DETAILS

The turf will be located on the back fields in the area immediately over the footbridge and adjacent to the houses used by boarding school staff. All internal users of this area have been consulted and are supportive of the project.

A full GEOTEC survey of the field has been completed and the summary of this report is included in Appendix 3.

Appendix 2 shows the location of the turf in relation to the other sports fields.

Location

- The key considerations in respect to the location are as follow
- The establishment of a turf will require the relocation of the soccer, rugby and cricket fields.
- The cricket practice nets would need to be moved.
- By locating the turf as close to the western fence line as possible a practice area will be available between the turf and the other fields.

Site Details

- The major points to consider in relation to the site are as follow
- The site is generally suitable for the construction of a synthetic hockey turf and the associated infrastructure.
- There is an organic peat layer that may impact on construction of the foundations for the light towers.
- There are no issues with light spill.
- There are no issues with parking.
- Sub soil drainage will not be required except for perimeter drains



Back fields showing location and proximity of Gymnasium.

FUNDING AND DEBT SERVICING

The Project team has consulted widely and developed a business plan based on conservative estimates of projected income and usage. Appendix 1 shows

Income and expenditure and a projected statement of financial performance based on a period of ten years. A turf replacement allowance of \$35,000 per annum is an integral part of these calculations.

The key financial considerations are as follow

- Capital cost is approximately \$1.4m
- This covers the turf base, lighting, watering and turf playing surface.
- Preliminary assessment of funding sources for the project shows a shortfall of \$400,000. (See appendix 2 for details)
- Income from direct hireage is estimated at \$100,000 per annum and is based on an estimated usage of 1000 hours.
- Income from ground sponsorship is estimated at \$30,000 per year.
- No allowance has been made for subsidiary users such as summer touch.
- Annual expenses are estimated at \$69,000. This includes loan repayments.
- Turf replacement is included at \$35,000 per annum.

Construction Phase

Funding for Project from

• Marist Hockey	\$50,000	
• Gaming Trusts	\$400,000	
• Christchurch City Council	\$300,000	
• Canterbury Community Trust	TBA	
• Benefactors	\$250,000	
• Borrowings	\$400,000	\$1.4m

Debt Servicing

The Business Plan details borrowings of \$400,000. Servicing this debt will derive from turf charges.

Income from Hireage

Turf hire, 1000 hours @ \$100	\$100,000
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On-Going Management

Income from Commercial Activities

Signage, 30 signs @ \$1000	\$30,000	
CCC Operating grant	nil	
Off season hireage	nil	
Training camp hireage	nil	\$30,000



PRODUCT DETAILS

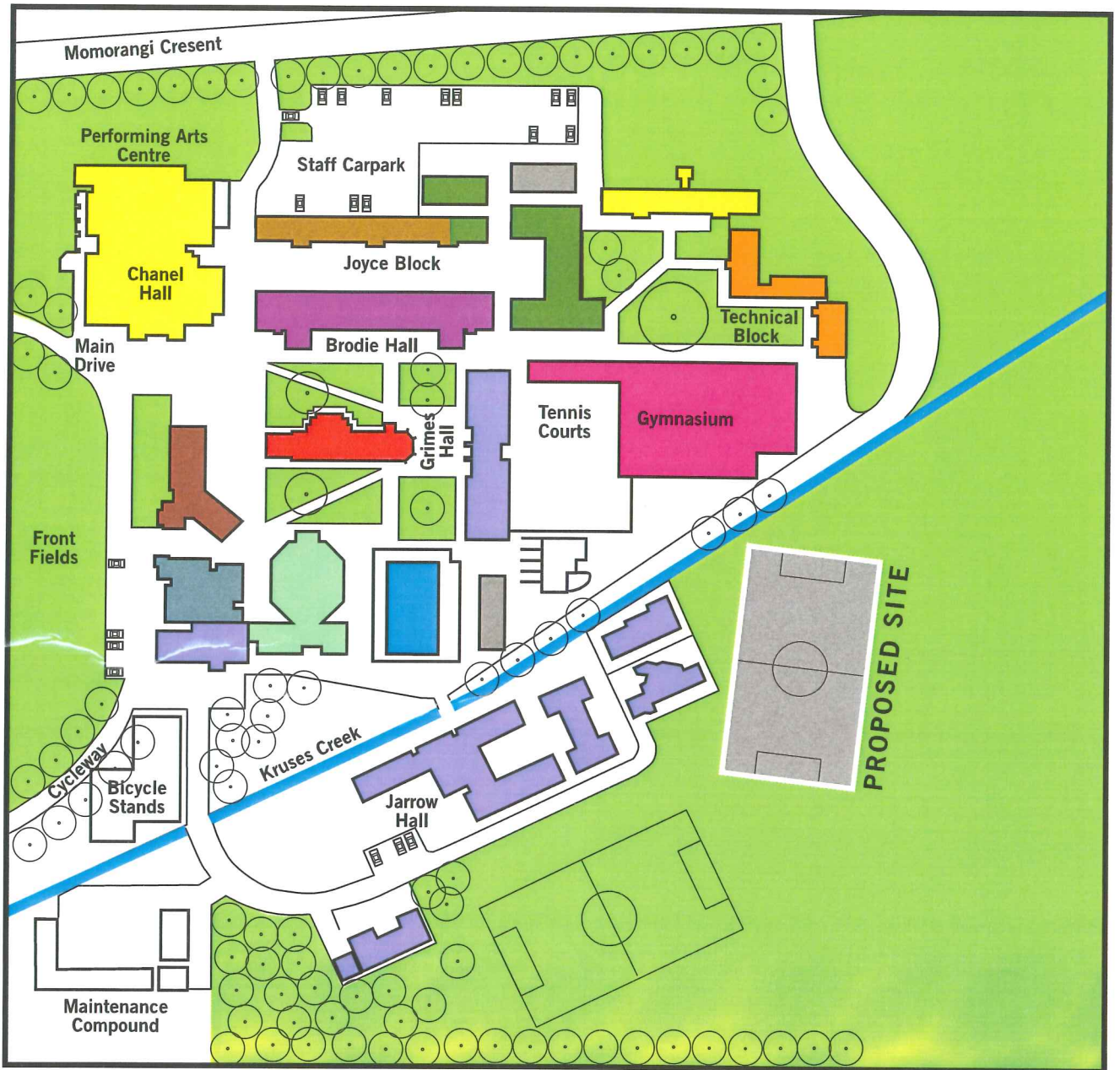
The Project Team has received presentations from two companies. In opting to work with Sport Technology Ltd it is conscious of this firm's experience and of the international reputation for its products. The favoured turf –product is Poligras Olympia is a new generation product and is used extensively overseas.

Poligras Olympia

Pile height	12mm
Weight	2855 g/m ²
Colour	green
Construction	LSR fibrillated tape
UV Stability	The yarn is protected against UV degradation to the highest levels.
Environment	Environmentally heavy yarns, free of heavy metals.
Primary backing	Multilayer/Polyurethane



PROPOSED SITE - SHOWING PROXIMITY TO COLLEGE BUILDINGS



St Bedes College

Hockey Turf Proposal

Statement of Financial Performance

Index	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income											
Turf Booking Income	2.5%	100,000	102,500	105,063	107,689	110,381	113,141	115,969	118,869	121,840	124,886
Park Sponsorship	2.5%	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466
Total Income		130,000	133,250	136,581	139,996	143,496	147,083	150,760	154,529	158,392	162,352
Expenses											
Repairs to Turf	5.0%	7,500	7,875	8,269	8,682	9,116	9,572	10,051	10,553	11,081	11,635
Electricity	5.0%	17,500	18,375	19,294	20,258	21,271	22,335	23,452	24,624	25,855	27,148
Interest - Loan 1		32,000	27,760	23,101	17,991	12,398	6,287	191	3,817	7,618	-
Interest - Loan 2		-	-	-	-	-	-	-	-	-	-
Management costs	5.0%	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
Total Expenses		77,000	75,010	72,713	70,084	67,096	63,719	60,113	59,502	56,867	58,211
Net Cash Surplus / (Loss)		53,000	58,240	63,868	69,911	76,399	83,364	90,647	95,027	99,525	104,142
Turf Replacement Fund	SL	-	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Net Operating Surplus / (Loss)		18,000	23,240	28,868	34,911	41,399	48,364	55,647	60,027	64,525	69,142

Statement of Financial Position

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Turf Funds											
Opening Funds	1,000,000	1,000,000	1,018,000	1,041,240	1,070,108	1,105,019	1,146,419	1,194,783	1,250,430	1,310,457	1,374,982
Net Operating Surplus / (Loss)	-	18,000	23,240	28,868	34,911	41,399	48,364	55,647	60,027	64,525	69,142
Total Closing Funds	1,000,000	1,018,000	1,041,240	1,070,108	1,105,019	1,146,419	1,194,783	1,250,430	1,310,457	1,374,982	1,444,123
Represented by:											
Fixed Assets											
Turf Base, Shockpad, Fencing, Lighting, Watering & Car Park Turf Playing surface	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000	1,050,000
Total Fixed Assets	1,400,000	1,365,000	1,330,000	1,295,000	1,260,000	1,225,000	1,190,000	1,155,000	1,120,000	1,085,000	1,050,000
Term Loans											
Loan - 1	400,000	347,000	288,760	224,892	154,981	78,581	4,783	95,430	190,457	289,982	394,123
Loan - 2	-	-	-	-	-	-	-	-	-	-	-
Total Term Loans	400,000	347,000	288,760	224,892	154,981	78,581	4,783	95,430	190,457	289,982	394,123
Total Net Assets	1,000,000	1,018,000	1,041,240	1,070,108	1,105,019	1,146,419	1,194,783	1,250,430	1,310,457	1,374,982	1,444,123

St Bedes College

Hockey Turf Proposal

Capital Cost			
Turf Base, Shockpad, Fencing, Lighting, Watering & Car Park Turf Playing Surface (no shockpad)		\$ 1,050,000 \$ 350,000	
		<u>\$ 1,400,000</u>	
Budgeted Cost			
Funded By			
Marist Hockey Club	\$ 50,000		
Private Business & Individuals	\$ 250,000		
Christchurch City Council	\$ 300,000		
Canterbury Community Trusts	TBA		
Pub Charities	\$ 400,000		
Lotteries Commission	\$ -		
		<u>\$ 1,000,000</u>	
Total Funded		<u>\$ 1,000,000</u>	
Funding Shortfall		<u>\$ 400,000</u>	
Income			
Turf Training time Income	1000	Hours @	\$ 100,000
Turf Training time Income - lights c	0	Hours @	\$ 80,000
Turf Playing time Income	0	Hours @	\$ 80,000
Turf Income			<u>\$ 100,000</u>
Park Sponsorship			\$ 30,000
			<u>\$ 130,000</u>
Total Income			<u>\$ 130,000</u>
Expenses			
Repairs to Turf			\$ 7,500
Electricity			\$ 17,500
Interest - Loan 1	\$ 400,000	@	8.0%
Interest - Loan 2	\$ -	@	0.0%
Management costs			\$ 20,000
			<u>\$ 77,000</u>
Total Expenses			<u>\$ 77,000</u>
		Net Cash Surplus / (Loss)	
Turf replacement fund	\$ 350,000	Over	10 years
			<u>\$ 53,000</u>
		Net Operating Surplus / (Loss)	
			<u>\$ 18,000</u>
Assumptions			
Private Money of \$ 250,000			
Chargeable usage 1000 hours per year (per schedule)			

Turf Hire fees

Porrirt Park/Nunweek Park	\$	98.44	hour
Without lights: Full Turf	\$	127.56	hour
With lights: Full Turf			
Primary			
Full Turf	\$	52.13	hour
Half Turf	\$	40.62	hour
St Margarets College	\$	55.00	hour
Burnside High	\$	23.50	hour
Chch Football Club	\$	25.00	hour



23 October 2008

To whom it may concern

I write in support of St Bede's College application for a grant towards developing a multipurpose hockey and tennis turf.

I have met with the Development Manager of St Bede's College, Tony Murdoch in person to discuss the merits of this facility and I have been highly impressed by the level of enthusiasm and support which exists for this project.

Sport is an important part of the educational curriculum at St Bede's College and an all weather hockey and tennis turf would be a huge asset for the school's sports programme. I am particularly pleased to note that there is strong community support for this proposal from a number of local sports clubs and community organisations. Considerable planning for this proposal has been undertaken by the Artificial Hockey Turf Project Team, including the completion of an excellent feasibility report.

As the Minister for Sport and Recreation, I am acutely aware of the various social and health benefits derived from regular physical activity and the importance of providing students with the appropriate facilities to meet this need. New Zealand students have a high rate of participation in both hockey and tennis and first class facilities are crucial in sustaining these participation levels and in developing world class athletes.

Canterbury Hockey has identified that the Christchurch region faces a pressing shortage of hockey turfs. St Bede's College has generously agreed to free up their own land to help meet this community need.

I therefore wholeheartedly support St Bede's grant application, which would enable St Bede's College to construct a first class, community based, all weather hockey and tennis turf.

Please do not hesitate to contact me via my Kaiapoi Electorate Office (Ph 03 327 7737) if you would like to discuss the benefits of this application in person. I appreciate you taking the time to consider this most worthy application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Clayton Cosgrove'.

Hon Clayton Cosgrove
Member of Parliament for Waimakariri

MARIST

Hockey

30 September 2008

Tony Murdoch
Business Development Manager
St Bede's College
Main North Rd
Christchurch

Dear Tony

Re: St Bede's College Proposed Hockey Turf

The Marist Hockey Club Inc is excited to be able to add support to the proposed Community Hockey Turf at St Bede's College.

Marist has for some time been involved in this venture and very early on identified that St Bede's College was a great venue for a new artificial Hockey Turf.

Canterbury has a proud history of Provincial Hockey success, but it is no secret that the area lacks artificial playing surfaces. Canterbury currently has 3 surfaces with studies showing that 5 Turfs are required to support current playing numbers.

The Marist Hockey Club is happy to support this project both financially to assist with Equity and also to act as a committed user of the facilities moving forward. Marist is a fast growing club that currently requires at least 7 hours of Turf Training time per week, with at least 10 hours required over the next 3 years.

Marist is not unique in its requirement for turf training time. Nearly every club in Christchurch either has insufficient training facilities or no where near the time to adequately train properly. I have no doubt that even once your turf is up & running, Christchurch will still have a strong demand for turf training times.

Tony, the Marist Club wishes you all the success necessary to get this Turf up & running for the 2009 Hockey Season. We have already spoken to many Businesses within our Club who are keen to be involved in Park Signage when it comes available.

If you require any further support please do not hesitate to contact me.

Yours sincerely



Sue Boyd

PRESIDENT

Marist Hockey Club Inc

18 February 2009

Tony Murdoch
Business Development Manager
St Bede's College
CHRISTCHURCH

Dear Tony,

**Re: Letter of position regarding Christchurch City Council support of St Bede's College
Artificial Turf project**

This letter is to confirm the current position of the Christchurch City Council with respect to a request from St Bede's College for a contribution towards the installation of an artificial turf at the College.

Officers of the Christchurch City Council and St Bede's College staff have worked together over the past year or so on this project and I have indicated that the Council would be interested in a partnership with the College in the construction of an artificial turf for the mutual benefit of the College, Council and Canterbury Hockey and its members.

In such a situation Council would essentially be "purchasing" access to the turf outside regular school usage on behalf of Canterbury Hockey for club and casual users from throughout the city. It is essential that any final agreement would meet the needs of Canterbury Hockey and its users in order to meet their growing needs for access to the turf at times that work for them.

The Council is currently considering its 2009-19 Long Term Council Community Plan (LTCCP), a process through which support for your project will be considered. It is expected that St Bede's College and the turf project stakeholders would make a submission to this plan in support of your project when the draft is released on March 10th 2009 and a final decision on funding (if any) will be made when the LTCCP is formally signed off at the end of June 2009.

The Council has not yet made any commitment to funding at this stage although the project has been discussed through the deliberations on the Metropolitan Sports Facilities Plan and the benefits and economies of a joint project involving the College and the Community have been acknowledged.

I will keep you informed of any progress as we go through the LTCCP deliberations and will be in contact with you in the very near future.

Yours faithfully



Kevin Collier
Sports Services Manager
CHRISTCHURCH CITY COUNCIL – RECREATION AND SPORTS UNIT.



30 October 2008

Tony Murdoch
Business Development Manager
St. Bede's College
PO Box 5380
Papanui
Christchurch

Dear Tony,

Re: Turf Management Agreement Between Canterbury Hockey Association & St. Bede's College

I am happy to reaffirm the support of the Canterbury Hockey Association (CHA) for the establishment of an artificial hockey field at St. Bede's College. Following a meeting of the CHA Board last night I am in a position to formally indicate the terms that CHA would ask are included in the management agreement that has been suggested will be implemented between the two parties on the basis that the field is ready to use by April 1 2009. Those terms are:

- A three year period for the management agreement. (It is the intent of CHA to enter into a new agreement at the end of the three years, but given it is hoped that there may be another field established in Christchurch in the next three years, it would be appropriate to review the terms of the agreement at that time to reflect the changed situation with regard to fields.)
- St. Bede's will establish its fees for turf usage at rates consistent with those set by CHA for Porritt Park and Nunweek Park.
- CHA will allocate at least six (6) hours of Junior hockey matches and at least six (6) hours of Youth/Senior hockey matches to the St. Bede's field on a weekly basis throughout the winter season. However, to protect CHA from any downturn in playing numbers, the allocation of matches by CHA does not have to exceed 20% of total match playing time allocated across Porritt Park, Nunweek Park and St. Bede's College.
- CHA will allocate club/school practices to St. Bede's to ensure that St. Bede's hosts at least 25% of club/school practices scheduled across Porritt Park, Nunweek Park and St. Bede's. For the sake of clarity, any practices scheduled by clubs and schools directly with St. Bede's, and therefore not through the CHA allocation process, including practices by teams from St. Bede's College and the Marist Hockey Club, are included in this calculation.
- CHA is to receive a ten percent (10%) management fee on all practices and matches allocated by CHA to St. Bede's.
- CHA has the option to purchase additional turf time, above the turf time required to meet the obligations of the management agreement in relation to match and practice allocations, at 75% of the applicable hire rate. When exercising this option, CHA is not entitled to receive any management fee payment.
- CHA will invoice all users of St. Bede's that it allocates for practices and matches.
- CHA will advise St. Bede's of all allocations and on a monthly basis (first day of each month) will advise St. Bede's of the amount that it should invoice CHA for usage of the field. The amount that will be advised will reflect CHA having already deducted its management fee.

- Although CHA will invoice all users (e.g. clubs, schools) for turf hire that it allocates to the St. Bede's field, if any user fails to pay on any invoice within 90 days, CHA will advise St. Bede's of this situation, at which time St. Bede's will credit CHA that amount and raise a new invoice directly with that user for the appropriate amount. In doing so, CHA will still pursue the user for its management fee. This clause will mean that St. Bede's has no recourse to recover bad debts with users from CHA.
- If practices and/or matches are cancelled due to the condition of the field (e.g. due to the weather) or CHA decides to close all turfs for whatever reason (again, primarily weather), then St. Bede's will accept that decision and not seek any hire fees from CHA or allocated users on those occasions. (In the situation of cancelled matches, they are likely to be rescheduled, so St. Bede's is likely to still receive equivalent hire fees)

If you would like to discuss any of these suggested terms further, please contact me at your convenience. Otherwise, I will leave it to St. Bede's to have the management agreement drawn up and await receipt of a draft of that agreement for our revision.

Yours sincerely,



Tim Shannahan
Chief Executive Officer
Canterbury Hockey Association