

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.

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

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.

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.

I do NOT wish to discuss my submission at the hearing, and ask that this written submission be considered
 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? 2412

Contact Name Eddie Cropley

Organisation name (if applicable) Westminster Sports Incorporated

Organisation role (if applicable) Chief Executive Officer.

Contact Address P.O. Box 21-302, Edgeware
Christchurch Postcode 8143

Phone No. (day) 3851984 Phone No. (evening) 0272348784

Email (if applicable) westsports@xtra.co.nz

Signature E. Cropley Date 15.4.09



15 April 2009

Draft LTCCP
Christchurch City Council
Civic Offices
163-173 Tuam St
CHRISTCHURCH

To Whom It May Concern:

Please find enclosed a submission from Westminster Sports Incorporated (WSI) seeking to be included (addition) in the LTCCP (2009-2019).

Our plans are to build a multi purpose sports and community facility. This will house not only indoor and outdoor sport surfaces but will potentially accommodate and cater for community activities and have administration and commercial areas that support WSI clubs, its members, local residents and the wider community.

Council and Community Board consultation undertaken as part of Option to Lease (Council land) processes coupled with anecdotal evidence (refer appendix for copies of support letters).

Projected budgets for the proposed facility have the cost being approximately \$6,000,000.00 for buildings and services. Note this does not include remediation costs for building on contaminated land and ground works (these costs are unknown at this stage)

Plans on how WSI will generate the revenue required will be detailed once a feasibility study has been conducted and as we continue through the resource consent process.

Our vision and objectives to assist clubs and help them operate effectively efficiently and so as to grow capacity fits with Healthy City objectives of the LTCCP the building of a multi purpose sports and community facility covers both recreational and community areas under the LTCCP.

While we support the direction the Council is taking with regard to provision of community sports and recreation facilities for Christchurch, we note that compared to other cities, Christchurch has considerably less indoor court space than would be expected for a city our size.

The LTCCP currently has no specific plans for any major project work in our immediate area. Our plans therefore are adding to the city but not competing with

WESTMINSTER SPORTS INCORPORATED

PO Box 21-302 Edgware Christchurch, Telephone: (03) 385-1984, Fax: (03) 385-1938, Email: westsports@xtra.co.nz
**Members: Canterbury Australian Football League • Canterbury Judo Area Association • Canterbury Lacrosse Club
Christchurch Football Club • Christchurch Football Club Netball • Christchurch Football Squash Club
Western Association Football Club • Westminster Korfbal Club**



existing council facilities since there are none in this immediate vicinity)

Our plans also help the council with regards to management of Westminster Park through working collaboratively with the Council to incorporate changing facilities and toilets for the park users within the above facility.

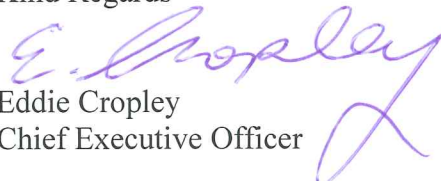
A time line for the project is pending outcome of a feasibility study and subsequent resource consent processes, along with securing of capital funds. November 2011 is the date we are working towards to have at least commenced construction of the facility.

SPARC and Regional Sports Trusts like Sport Canterbury are advocating collective sport partnerships (hubs) as the model and sustainable way forward for sports clubs and community groups. This only strengthens our vision *"To enhance and encourage the participation of our members and the community by providing appropriate facilities and leadership"* and strategic objectives. The latter have remained constant since our organisation was incorporated in 2006.

An appendix of all documents submitted is attached. Should you require any further information please contact me on the numbers listed.

We look forward to presenting our submission to Council representatives.

Kind Regards


Eddie Cropley
Chief Executive Officer

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**SUBMISSION TO CHRISTCHURCH CITY COUNCIL
RE: DRAFT LONG TERM COUNCIL COMMUNITY PLAN (LTCCP)
2009-19**

Appendix;

1. Christchurch City Council Letter confirming Lease Option Approval (2 pages)
2. Council Community Board Report Westminster Sports Inc – Proposed Lease (8 pages)
3. Westminster Sports Inc. Background Document (1 page)
4. Westminster Sports Inc Membership details (1 page)
5. Support Letters
 - a. SPARC
 - b. Former Minister for Sport & Recreation - Hon Clayton Cosgrove (1 Page)
 - c. Sport Canterbury (1 Page)
 - d. Presbyterian Support (2 Pages)
 - e. St Albans Edu-Care Centre (1 Page)
 - f. WSI Membership Club Support Letters from 2006 Includes Canterbury Judo Area Assoc, Christchurch Football Club, Western AFC, Korfball New Zealand.(4 pages)
6. Copies of Christchurch City Council Public Consultation Documents includes Map, conceptual plan, artists impressions, feedback forms (5 pages)

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10 December 2008

**The Chief Executive Officer
Westminster Sports
PO Box 21-302
Edgeware
Christchurch**

Attention: Eddie Cropley

Dear Sir

RE: WESTMINSTER SPORTS INC AND PROPOSED LEASE FROM THE COUNCIL

I refer to our discussions relative to Westminster Sports application for a lease over the former works yard in Westminster Street that would enable WSI to embark on a major sport stadium construction project.

The Council on the 13 November 2008 considered a staff report on your application and for completeness I attach a copy of that report. It was supported along with a few minor additions by the Shirley Papanui Community Board to Council who resolved.

"22. WESTMINSTER SPORTS INC - PROPOSED LEASE

It was **resolved** on the motion of Councillor Withers, seconded by Councillor Button, that the Council support the application by Westminster Sports Incorporated for a 35-year lease over the former Westminster Works Yard, being described as part of part Lot 65 DP 13198 comprised in freehold Certificate of Title CB2C/1423 having an area of approximately 1.2500 ha as shown on the plan attached to this report and subject to:

(a) Delegated authority being granted to the Corporate Support Manager to finalise the formal lease, subject to the WSI project being fully funded and viable, when all conditions relating to the lease have been obtained, satisfied, and consents held.

(b) This approval being for a period of three years lapsing on 13 November 2011.

(c) That a monitoring group be established meeting quarterly to assess progress with the project and that Westminster Sport Incorporated and the Council each have three nominated representatives on the monitoring group. Council representatives shall report progress to the Shirley/Papanui Community Board.

(d) Westminster Sport Incorporated:

(i) Satisfying the Corporate Support Manager as a precondition of any lease that the project is financially viable and that sound funding lines of credit have been arranged.

(ii) Obtaining the necessary Resource and Statutory consents necessary to proceed with the project.

(iii) Making an independent decision whether or not to proceed subsequent to taking independent design, engineering and structural advice relative to the proposed building following release by the Council of the Environmental Assessment on the site.

(iv) Having a period of three years from the date of any Council resolution to grant a lease to either accept or decline the Council's offer to lease enabling them to consider all aspect of the proposal including sources for funding.

(e) Note that a time frame for the report back to the Shirley/Papanui Community Board by the nominated Council representatives be three-monthly or as required.

In discussion of this item, no decision was made regarding which Council representatives be appointed to the monitoring group. This issue will be referred back to the Shirley/Papanui Community Board for suggestions."

The Council in conjunction with WSI will need to establish the monitoring group however a number of matters will require to be resolved including such items as membership, terms of reference, reporting processes and the like. I will raise these issues with the Shirley/Papanui Community Board and advise you of a way forward. That is likely in the New Year.

The environmental report has just been received from our consultants and following some dialog with them regarding their conclusions I will be able to then release the report.

In addition I attach a copy of a draft lease that has been used for another party that generally covers the terms and conditions that would be included in any final lease. It should be considered as a guide only. In due course a lease will be submitted for consideration when WSI have progressed matters as detailed in this letter.

Should there be any additional matters that you wish to discuss please let me know.

Yours faithfully



David Rowland
Property Consultant
CORPORATE SUPPORT UNIT
DDI 941 8053

Encl

WESTMINSTER SPORTS INC – PROPOSED LEASE

General Manager responsible:	City Environment Group, Jane Parfitt, DDI 941- 8608
Officer responsible:	Asset and Network Planning Unit Manager, Terry Howes
Authors:	David Sissons Parks and Waterways Planner, Mary Hay Consultation Leader & David Rowland Property Consultant

PURPOSE OF REPORT

1. The purpose of this report seeks the Community Boards support and recommendation to Council to grant a long term ground lease to Westminster Sport Incorporated (WSI) over the former works yard in Westminster Street

EXECUTIVE SUMMARY

2. Westminster Sports Inc is a new organisation whose principle objectives are to assist in the development of sport in the Christchurch area, meet and promote the interests of its members. They are keen to establish a new multi sports facility and complex on the former Council works yard in Westminster Street .
3. They are seeking a long term ground lease of up to 35 years over the site with the rental being based on the Councils standard sports club ground rental policy.
4. The Council in February 1993 resolved "That the Westminster St Yard be retained for recreational development in conjunction with adjoining and other interested sports clubs"
5. The Societies application has been considered by staff and subject to some reservations that can be resolved the application is supported as detailed in this report.
6. An outline of the proposal was distributed as a Public Information Leaflet to the wider community (attachment 1). The community feedback and responses from WSI and Council staff are discussed in the Consultation Fulfilment section of this report at clause 22 and included in the Consultation Schedule (attachment 2). The formal public consultation received 118 submissions.
 - 89% responded "YES – I support this proposal"
 - 6% responded "NO – I do not support this proposal"

FINANCIAL IMPLICATIONS

7. There are no financial implications relative to the application to lease the site beyond the costs detailed in clause 10. Council's sports Club rental policy would be implemented given the nature of the proposal even though the site is freehold lands.
8. It is estimated using the Council standard sports club ground rental calculation the annual rental will be in the region of \$6000 pa. This is solely dependant upon building and site requirements and also substantially lower than a market related ground rent.
9. It has been proposed as part of the rejuvenation of Westminster Park to replace the public toilets and changing sheds. They currently are inadequate. WSI have been advised that the Council would contribute \$100,000 towards public toilets and changing facilities within the new complex should the project proceed.
10. There is a financial commitment to undertake the Environmental Assessment Report just in excess of \$25,000 + GST.
11. In reaching a conclusion to ultimately lease the site to WSI Council should also be mindful and consider in commercial terms the financial viability of the project. There is no proposals within the Annual Plan nor LTCCP to acquire such a facility should the project reach fruition then at some future date encounter financial difficulties.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

12. Yes. Recreation and leisure: Sports support and promotion LTCCP Page 137. Also the lease will enable the Council to maintain and renew park assets, being public toilets and changing rooms for Westminster Park sports park. LTCCP page 127

LEGAL CONSIDERATIONS

13. Any lease approved by Council would be subject to the usual Council lease terms and conditions for this type of lease and be prepared by the Legal Services Unit.
14. It is sound business practice that a specific stipulation of the lease be inserted that should WSI for what ever reason relinquish possession of the site the improvements would revert to the Council without compensation what so ever and the lease would terminate.

Have you considered the legal implications of the issue under consideration?

15. Yes

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. It supports the Strategic Direction Strong Communities: 5. Encourage healthy and active lifestyles, by:
- (a) Providing parks, public buildings, and other facilities that are accessible, safe, welcoming and enjoyable to use;
 - (b) Providing and supporting sport, recreation and leisure activities.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

17. It supports the draft Parks & Open Spaces Activity Management Plan by enabling upgrade of public toilets and changing rooms for Westminster Park sports park to achieve Activity Management Plan targets:
- (a) Proportion of senior use sports parks with toilet facilities 100%.
 - (b) Proportion of users satisfied with toilet facilities on sports parks 100%.
 - (c) Proportion of sports parks with pavilions/changing facilities (club or Council) 79%.
 - (d) Proportion of users satisfied with changing facilities on sports parks >55%.
18. Recreation and leisure: Sports support and promotion LTCCP Page 137. Also the lease will enable the Council to maintain and renew park assets, being public toilets and changing rooms for Westminster Park sports park. LTCCP page 127

ALIGNMENT WITH STRATEGIES

19. It supports the draft Parks & Open Spaces Activity Management Plan by increasing public supervision of Westminster Park, thus increasing the feeling of safety: Proportion of park users that feel safe in parks during the day >90%.

Do the recommendations align with the Council's strategies?

20. Yes: It also supports the Council resolution of February 1993 "That the Westminster St Yard be retained for recreational development in conjunction with adjoining and other interested sports clubs"
21. Yes: Recreation and Sport Strategy 1.1.2: Manage, maintain and redevelop existing facilities (and open space) to meet current and future participation expectations and trends wherever possible.

CONSULTATION FULFILMENT

Westminster Sports Inc (WSI) Consultation Process

22. In terms of membership, WSI has eight member clubs, not nine as mistakenly mentioned in the Public Information Leaflet. Westminster Petanaque is not a member of WSI.
23. WSI has advised the following in terms of consultation with its eight member clubs:
 - (a) All clubs have attended meetings where the concept has been discussed, and a brief list of requirements has been supplied by each member. This list formed the basis of their original concept.
 - (b) All member clubs are sent the minutes of the board meetings so they are aware of how the project is progressing. The CEO also attended at least one committee meeting for each of the members to present information updates in person. An update is also given at each AGM of Westminster Sport.
 - (c) The intention is that, once the lease is secured, there will be greater consultation with the member clubs to finalise the final requirements of each member. This level of detail is not required by the organisation until the lease is granted.

City Council Consultation Process

24. The formal public consultation period was open from 21 July 2007 until 8 August 2008. A public information leaflet and feedback form was delivered to approximately 700 surrounding residential properties and a number of other key stakeholders. This pamphlet included a feedback form and a summary of the concept with an initial site plan, location plan and elevations of the proposed facility (refer attachment 1). Council staff sought feedback from the community to see whether the proposal was generally supported and asked for any additional comments. Also included was an offer to meet onsite, if requested. The proposal was advertised in local media and on the CCC Have Your Say website.
25. On Thursday 31 July, Council staff and representatives from Westminster Sports Inc were available to discuss any questions about the proposal. This 'Project Information Session' was held at the Papanui Service Centre Board Room and included a presentation from Westminster Sports Inc and opportunities for discussion with the community. Community Board members were invited to this workshop. Approximately 12 members of the community attended this session.
26. Further discussions were had with three residents adjoining Westminster Park that expressed concerns about the effects of the proposed outdoor multipurpose courts, specifically in terms of noise and lighting.
27. Each submission received an interim reply letter, which acknowledged that the submission had been received and that it would be considered, once the consultation period had closed. Submitters were also advised that they would receive further correspondence prior to a decision being made.
28. Once the concept was finalised by WSI and Council staff in August 2008, all respondents were sent a final reply letter that outlined the outcome of consultation, included the finalised site plan. The letter informed respondents that a report would be presented to the Shirley/Papanui Community Board for their consideration and that final approval would be required from Council. Details of the Board meeting were also provided so that any interested residents could attend or address the Board prior to the decision being made.

Consultation Outcome

29. The consultation received a 17% response rate (118 responses), which is a moderate level of response from the community.
30. Community feedback was generally very positive. The consultation outcome and WSI and Council staff responses are included in attachment 2.
 - 9% responded "YES – I support this proposal"
 - 6% responded "NO – I do not support this proposal"
 - 5% didn't indicate a preference

31. Submissions were received from a number of the directly affected residents and sports groups. No submissions were made from the two affected residents' associations, although the Shirley Residents' Association attended the Project Information Session.
32. Seven submissions indicated that they did not support the proposal. They cited a range of reasons. These are outlined below:
- (a) Noise and lighting from multipurpose courts
 - (b) Scale of the proposal – it is too big, adverse visual effects
 - (c) Location of the proposal – should be next to Mairehau High School
 - (d) Need for the proposal - there is not a need for more sporting facilities or childcare facilities
 - (e) Cost of the proposal - effect on rates
 - (f) Inappropriate use of Westminster Yard – should be private housing, medical centre, preschool or shops
 - (g) Traffic – effects on on-street parking
 - (h) Concern that the facility would not be shared with the community
 - (i) Development of Westminster Park needs to proceed sooner than planned
33. The **key issues raised** in the public consultation, and the responses from WSI and Council staff, are outlined below. A 'key issue' has been defined as something that has been identified by significant numbers of individual submissions and/or an issue raised by key stakeholders (such as adjoining residents).

Key issues for WSI:

- (a) Request for more car parks
 - (i) The number of car parks required by a facility of this type will be determined by the City Plan, through the resource consent process. The aim of this proposal is to cater for the parking requirements of the users of the facility, most of who currently use Westminster Park's sports fields and park on the surrounding streets. The proposal will result in a small increase in the use of this area but provide a substantial increase in available parking
- (b) Opposition to outdoor courts by neighbours
 - (ii) Most of the noise that is generated from the facility will occur indoors, with the exception of the carpark and the outdoor courts. Council staff and WSI met residents on site to discuss possible mitigation of potential noise and lighting effects. The residents were advised that low level down-lights are proposed, which will not result in light spill. WSI has redesigned the courts to move them further away from neighbours and allow for screening of the property boundaries

Key issues for CCC:

- (c) Traffic issues and parking on Westminster St and surrounding streets:
 - (i) Traffic manoeuvrability on surrounding streets - Council is aware of the existing issues on Westminster Street with traffic and parking, which is created by users of Westminster Park, particularly on the weekends. Given that the WSI proposal will cater for the parking requirements of the users of the facility, most of whom currently use Westminster Park's sports fields, it is anticipated that this proposal would significantly reduce the parking demand in the surrounding streets. However, Council staff have requested that the installation of No Stopping lines on Westminster Street near its intersections with Fergusson Avenue, Mahars Road and Greenwood Close be investigated.

- (ii) Traffic speed on surrounding streets – An assessment of the traffic effects of this proposal on the surrounding road environment has not been undertaken by staff. Therefore amendments to the existing roading environment, such as speed bumps, have not been recommended as part of this report
- (iii) Parking - The proposal will result in a small increase in the use of this area but provide a substantial increase in available parking
- (d) Issues relating to the development of Westminster Park:
 - (i) Council's long term plans are to open up the park to Westminster Street so that visibility to the park is improved. A landscape plan, which will consider the arrangement of carparks, paths, waterways and landscaping, is yet to be developed. It is anticipated that this will be drafted once the plans with Westminster Yard have been confirmed

The attached consultation schedule includes all of the feedback received from the community and the responses from WSI and Council staff.

34. The WSI and Council staff considered this consultation feedback and revised the concept plan by including **following amendments**:
- Reorientation of outdoor multipurpose courts and provision of screening
35. The final concept plan, which includes the above amendments, is included as attachment 3 and recommended for approval by Council, via the Shirley/Papanui Community Board. If approval is granted, WSI will apply for resource consents for this proposal.

STAFF RECOMMENDATION

It is recommended that the Council support the application by Westminster Sports Inc for a 35 year lease over the former Westminster Works Yard being described as part of part Lot 65 DP 13198 comprised in freehold Certificate of Title CB2C/1423 having an area of approximately 1.2500 ha as shown on the plan attached to this report and subject to:

- (a) Delegated authority being granted to the Corporate Support Manager to finalise the formal lease when all conditions relating to the lease have been obtained, satisfied and consents held
- (b) That a monitoring group be established meeting quarterly to assess progress with the project and that Westminster Sport Incorporated and the Council each have three nominated representative on the monitoring group. Council representative shall report progress to the Shirley/ Papanui Community Board.
- (c) Westminster Sport Incorporated
 - (i) satisfying the Corporate Support Manager as a precondition of any lease that the project is financially viable and that sound funding lines of credit have been arranged
 - (ii) obtaining the necessary Resource and Statutory consents necessary to proceed with the project
 - (iii) making an independent decision whether or not to proceed subsequent to taking independent design, engineering and structural advice relative to the proposed building following release by the Council of the Environmental Assessment on the site.
 - (iv) having a period of 3 years from the date of any Council resolution to grant a lease to either accept or decline the Council's offer to lease enabling them to consider all aspect of the proposal including sources for funding.

BACKGROUND (THE ISSUES)

36. The former Westminster Street Works yard has been closed for some years is known to have been filled, being located on or adjacent to a former landfill with potential contamination and landfill gas issues, four under ground diesel tanks have been removed and bitumen was stored on site.

37. An earlier soils investigation report undertaken by MWH NZ Ltd dated May 2004 undertook a study of the front portion of the site. That report was comprehensive and self explanatory and although the extent of that report was limited it did record that there are issues with the site.
38. An environmental site assessment and report has been commissioned and the outcome of the soils investigation work will address and evaluate the site issues. This will enable an assessment to be undertaken by both the Council and WSI to determine whether or not this site is suitable to be leased enabling the establishment a new multi sports facility.
39. Westminster Sports is a fully Incorporated Society and who's initial membership comprised the Christchurch Football Club, Christchurch Football Club Netball, Christchurch Football Squash Club Inc, Canterbury Lacrosse Club, Western Association Football Club Inc, Canterbury Judo Area Association Inc and who have now been joined by sports groups representing AFL and Korfball.
40. The principle objectives of Westminster Sport are to assist in the development of sport in the Christchurch area, meet and promote the interests of its members
41. Membership as September 2008 was a total of 2416 comprising
- | | | |
|------------|-----|-------|
| • Rugby | 850 | 35.2% |
| • Squash | 275 | 11.4% |
| • Netball | 90 | 3.7% |
| • AFL | 150 | 6.2% |
| • Lacrosse | 38 | 1.6% |
| • Judo | 413 | 17.0% |
| • Korfball | 50 | 2.1% |
| • Soccer | 550 | 22.8% |
42. There is a noticeable movement by sports groups to combine within structures like WSI for the benefit of all participants. In 2008, in response to this interest among sports clubs, national and regional sports organisations, and potential investors like councils and community trusts, SPARC commissioned Peter Burley, Director of Sport Guidance, to examine how eight sportville projects had evolved and developed, and what lessons could be learned. This report is available on <http://www.sparc.org.nz/partners-programmes/active-communities/sportville-model-review>
43. The article concludes that "Six of the eight are succeeding while one is defunct and the other has been struggling. Those that are successful are generally very successful. They display healthy financial positions, and are able to demonstrate growth in sport participation by the constituent clubs that formed them. They are able to show much more than this. Many of the successful clubs also provide a range of programmes that they are now able to support as a result of the increased human capital and infrastructure they created out of forming collectives. For sports leaders, council politicians and officers, and investor organisations alike, the report is a valuable resource."
44. WSI have taken independent professional advice relative to the proposed sports stadium and early cost estimates for the proposed complex are \$6 million. Their Quantity Surveyors have commented that they have allowed for a Ribraft floor system due to the known ground conditions however they have not made allowance for piling, interior fit out, building consents, resource management fees, development levies if applicable, contingencies and importantly inflation.
45. Inflation has been suggested at 4% per annum and dependant on the time required to obtain all consents such as, lease approval, Resource Consents, Building Consents, Fund raising and construction period this could well increase costs to around \$7 million on the premise that the complex would be complete during 2011. This is at variance with that suggested by WSI whose estimate is well below that of staff. Additional costs as detail in clause 44 above would also be incurred.
46. Council staff have undertaken an analysis of the Business Plan submitted by WSI and have considered their response to a number of verbal questions. Most of the questions and understanding of the operations of the complexes comes from Councils knowledge and understanding of both day to day operations and issues of sports complex management plus longer term capital commitments and known replacements.
47. It is concluded initially from that analysis that the operating cost and revenue projection are overstated and or overly optimistic. In addition greater detail and financial analysis and discussion with WSI is needed relative to there projected construction costs as it is the view of

staff that adjustments require to be considered before final decisions are made to proceed with the proposal.

48. Of concern is the level of "Grants and Sponsorship" required on an annual basis to ensure the complex remains viable and operation in the Community. These concerns are an operational activity that WSI would manage however should the activity cease to function there are no proposals nor intent to acquire the complex even though the improvements are on Council freehold lands.
49. Section 218 (1) (a) (iii) of the Resource Management Act 1991 defines the term subdivision of land in this case as "The division of an allotment by a lease of part of the allotment which including renewals, is or could be for a term of more than 35 years. The City Plan replicates these provisions. Council has 2 options in this regard, either lease the site for a total of 35 years less one day and comply with the provisions of the City Plan but not incur additional costs associated with the creation of a new certificate of title by way of subdivision or incur subdivision costs, create a new certificate of title by way of subdivision. Costs associated with this are estimated at \$10,000 + GST.
50. Should however WSI require a longer term lease and this may be determined by financing arrangements, this is feasible with Council consent, although it is considered that the subdivisions cost mentioned should be borne by WSI.
51. The proposed complex is shown in schematic form as attached to this report. The concept is preliminary only however shows the scale, location and form of the facilities. There is provision for a Community Sports Facility, Sports Hall along with associated changing and recreational facilities. Planning indicates that additional services such as a commercial gym, on site physiotherapist and café are possibilities. Off street car parking for over 120 car is provided as are exterior all weather multi purpose courts.
52. Associated with the complex is a proposed early childhood centre to meet the demands of those parents utilising the complex, it could also serve the local community. It is understood that dialog has commenced between WSI and the St Albans Early Childhood Centre although no determination or lease arrangements have been finalised. Relative to the total development this is too premature.



BACKGROUND

Westminster Sports Incorporated (WSI) combines the interests of a number of sports clubs and organisations clustered around Christchurch Park/Westminster Park on Westminster Street, Mairehau. The clubs and organisations that form the membership of WSI cover eight different codes. In total around 2,412 people are current members of WSI's constituent clubs.

The vision of WSI is: **“To enhance and encourage the participation of our members and the community by providing appropriate facilities and leadership”**

WSI was formed to forge a progressive new direction for the administration of community sporting organisations, primarily serving the suburbs of Mairehau, Marshlands, Shirley, Papanui, Merivale, St Albans and Redwood while also recognising that many from a more widespread area will also benefit.

To summarise the strategic plan, in the short to medium term we will focus our resources on two areas of activity:

1. We seek to provide a modern sporting facility for the aforementioned suburbs and the Shirley Papanui ward that will become a vital and valued piece of community infrastructure. This will fulfil the diverse requirements of our inaugural members as well as complementing the community recreation facilities provided by the Christchurch City Council.
2. We will provide WSI member clubs with outstanding professional administration services that will enhance their own activities and enable their individual member's greater enjoyment of their sport.

Incorporation of WSI is in keeping with Sport Canterbury and SPARC policy to move towards and support strong, professionally managed collective organisations in sport administration and delivery. We have also received enthusiastic encouragement from the Christchurch City Council, which is expected to consolidate when we are ready to move ahead with the development of facilities.

We are aware of other broadly similar cross-code amalgamations at community level. What we seek to achieve has initiated from recognition that a joint approach, greater critical mass and the pooling of resources would create opportunities for:

- Increased participation through greater accessibility, more professional management and better resourced marketing;
- Improved stewardship of sporting assets, including facilities that have been built by the community over four or five generations;
- Effective, contemporary leadership and enhanced credibility through systematic sharing of best practice in administration across all member clubs;
- Excellence in competitive performance of the various individuals and teams associated with our member clubs as a result of the above.

With a suitably qualified and connected Chief Executive Officer now in position and plans in place to employ a part time administrator we will be striving to maximise all of these opportunities, providing WSI with the platform to take our member clubs into the next generation.

WESTMINSTER SPORTS INCORPORATED

PO Box 21-302 Edgware Christchurch, Telephone: (03) 385-1984, Fax: (03) 385-1938, Email: westsports@xtra.co.nz

Members: Canterbury Australian Football League • Canterbury Judo Area Association • Canterbury Lacrosse Club

Christchurch Football Club • Christchurch Football Club Netball • Christchurch Football Squash Club

Western Association Football Club • Westminster Korfbal Club

Sheet1

Membership Numbers as at Sept 2008

	CFC	Squash	Netball	AFL	Lacrosse	Judo	Korfball	Western	
Male 0-18	499	50		20	2	240	5	220	1036
Female 0-18	20	35	10		2	54	5	61	187
Male 19-60	245	120		118	10	88	20	180	781
Female 19-60	32	50	80	10	24	23	20	75	314
Male 61+	54	20		2		5		10	91
Female 61+	0					3			3
	850	275	90	150	38	413	50	546	2412



86 Customhouse Quay
PO Box 2251, Wellington
New Zealand
Tel: 04 472-8058
Fax: 04 471-0813
www.sparc.org.nz

12 April 2009

To whom it may concern

Westminster Sports Incorporated

I am writing to offer support to the development of a multi-sport complex to be known as Westminster Sports Inc..

It is well known that sport is integral to bringing communities together. For well over a century New Zealanders have been involved in the provision of community sport, often through single purpose clubs. With societal change sport has had to adapt to survive in an environment that is changing.

With this change, multi-sport facilities and clubs are being developed throughout the world to provide an improved level of service for consumers. Sports clubs are an ideal community hub, and the proposed Westminster Sports Inc has the potential to be a significant catalyst within the surrounding communities.

SPARC commissioned research into sports club partnerships in 2008. The findingsⁱ confirmed that the sharing of resources, facilities and personnel leads to more effective organisations that are in a better position to service the wider community, even beyond their membership.

SPARC is currently offering a Peer Review Service of Feasibility Studies for such sport and recreation facility developments. The Christchurch City Council may choose to use this service to provide a robust second opinion of the information presented at some stage.

Should you have any queries I can be contacted on 021 274 6540.

Yours sincerely

Richard Lindsay
Relationship Manager

ⁱ Burley P, 2008: "Sport Partnership Projects: a review of eight high-profile sport club partnerships", available on SPARC's website at <http://www.sparc.org.nz/partners-programmes/active-communities/sportville-model-review>



Hon Clayton Cosgrove

MP for Waimakariri

Minister of Immigration
Minister for Small Business
Minister for Sport and Recreation
Minister for the Rugby World Cup

Associate Minister of Finance
Associate Minister of Justice

18 JUN 2008

To whom it may concern,

There is a growing trend towards the establishment of multi-sport facilities in New Zealand and such facilities can deliver significant benefits to local communities.

Multi-sport facilities allow the consolidation of resources across a number of local sports clubs or existing facilities. The cost savings achieved through consolidation can be passed on to the local community and provide more affordable sporting opportunities for a range of community members. In addition, multi-sport facilities centralise access to sport and recreation opportunities and provide the community with a focal point for participation in sport and recreation.

One of the Government's goals through Sport and Recreation New Zealand (SPARC) is to create and foster environments that support, encourage and inspire Kiwis to be more active, to be more involved in the running of sport and recreation and to win on the world stage. By increasing access to local facilities and sport and recreation opportunities, multi sport facilities can help to support this mission.



Hon Clayton Cosgrove
Minister for Sport and Recreation

September 2008

To Whom it May Concern

The amalgamation of sporting organisations and the formation of multisports facilities is seen as a viable option to assist clubs to remain sustainable while ensuring that facilities are used efficiently and effectively. The concept of the multi sport club such as Westminster Sports is totally supported by Sport Canterbury.

Westminster Sports Inc is now looking at developing a multi sport facility for the benefit of the affiliated sporting clubs and also for the wider community. There is no other facility of this type in the immediate area and will be an asset to all who use Westminster Park and Christchurch Park but will also be available for other community groups.

Sport Canterbury supports the concept of Westminster Sports Inc and have been very involved with this project from the inception and commends the progress the board has made to date.



Yours faithfully

Martin Mongan
Chief Executive

QEI Sports House
QEI Park
Travis Road
PO Box 2606
Christchurch 8001
Telephone 03-373 5060
Fax 03-387 0284
www.sportcanterbury.org.nz



19 August 2006

Alan Trent,
Christchurch Football Club,
P O Box 21 302,
Edgware,
Christchurch

Dear Alan,

Thanks for recently taking part in our research looking at the social and recreational needs of Mairehau. We had a great response rate to the resident's survey, receiving 215 responses. We also conducted focus groups in all the schools in the research area, and talked with 10 key service providers.

We thought it would be good to provide everyone who took part with some feedback, as to what the overall findings were. So please find enclosed a summary of the findings, largely from the resident's survey.

If you would like a full copy of the report, please contact the Community Development Adviser at the Council, Bruce Meder. He can be contacted on 941 5408, or by emailing Bruce.Meder@ccc.govt.nz.

Again, thanks for taking part,

Sue and Mike

Presbyterian Support Upper South Island
44 Bealey Avenue, PO Box 13 171, Christchurch 8031
Telephone (03) 366 5472 Facsimile (03) 379 6235
Website: www.ps.org.nz/uppersouthisland/

People helping people to help themselves

Mairehau Needs Analysis

Thanks for having your say. Here's a summary of findings from the resident's survey

Overall views of the community

People generally view the Mairehau community pretty positively. 45% of residents had a positive view of Mairehau overall, and only 7% had a negative view. A further 17% of residents gave comments that had both positive and negative components. Many comments were received that the community was "good" or "a great place to live" and "a great place to bring up a family". Reasons people felt positively about Mairehau included seeing it as "very friendly", "reasonably well catered for" family orientated, and a safe and supportive community. Many people also value the neighbourly connections and support they have in Mairehau. They felt "connected" to the community. Those who viewed Mairehau negatively overall lacked this sense of community connection. Some felt there was a lack of community identity and spirit in Mairehau. Typical comments were Mairehau is "not really a community, just a collection of houses" and "individuals". People also said "some of the shops and streets are run down".

Likes, dislikes and concerns

An overwhelming number of people (82 % of residents) really value Mairehau for its location. Both adults and children like living so close to town and the malls. Other specific likes included things about people such they're "friendly" and "not snobby" or "great neighbours", services and amenities, and street aesthetics. People really like the tree-lined streets and the semi-rural feel of Mairehau.

Specific dislikes include concerns about safety, traffic, the community, transport, schooling and the environment. The most common dislike was "boy racers". Children said "you hear them at 10 o'clock at night when you're trying to go to sleep" and 'it's scary'. Other traffic concerns included speeding buses and road congestion. People also dislike run down facilities, a lack of play equipment at parks, and a lack of social meeting places or connections with other people. Adults and children really dislike rubbish and graffiti. Some people are also concerned about crime.

Services, facilities and events.

The services and facilities most used within the area are shops and businesses, playground and parks, sports facilities and grounds, the library and churches. However more residents use the library, sports clubs and sports grounds outside the area. Residents also use many interest groups outside of the area, and attend more events outside of the area than within it. The research suggests that more events and interest groups would be welcome within Mairehau, as many people would like more chances to connect with one another. Possibly service providers could look at running events similar to those popularly attended outside of the area, such as "in the park" events, fairs, sports events, cultural events and garden events.

How different groups are catered for

Residents were asked to rate how different groups were catered for. On average people thought the group best catered for in the community was preschoolers, and the group least well catered for was teenagers. Some service providers also expressed this view. Young people themselves seemed to use few services and facilities in the community except within school. They said “there’s nothing to do” and would like more available. Another group that residents think is comparatively less well catered for is people with special needs.

Household issues

Many households (38%) face issues over money, but almost as many households (36%) have issues over time. Things to do with work, health and family also pose challenges for families. Interestingly, a lack of social contact was as big an issue for households as relationships.

Barriers to accessing services, facilities and events

Although most residents had no barriers to accessing services and facilities, almost one quarter of people said the things they needed weren’t available within the area. Time is obviously a precious resource, and was the next biggest barrier to access, followed by money. Many residents said they simply “don’t know what is available”.

Wish list

Residents were asked about services and facilities they would like, and more generally what would make living in Mairehau better. Residents made a variety of suggestions; these tended to be linked to the things they didn’t like about the area.

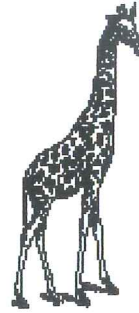
Suggestions included

- Upgrading the equipment at playgrounds and parks, perhaps a free indoor playground
- A local café, pub /restaurant
- Gym/exercise classes that are affordable and family-friendly
- A community newsletter and directory
- A better bigger library, or opening the library longer
- A community facility/centre
- An upgrade of the local shops
- Continuing street beautification
- More rubbish bins
- Cleaning cycleway and drains more often
- Continued/more traffic calming measures
- Changes to bus routes
- More community spirit
- Providing more opportunities for people to meet/interact

If you would like a full copy of the report please contact Bruce Meder, Community Development Adviser at the Council, on 941 5408 or email Bruce.Meder@ccc.govt.nz. The report may be of particular interest to service providers and community groups in the area.

St Albans Edu-Care Centre

3 Thames Street
ST ALBANS
Christchurch, 8013



Telephone: 03 355 9396
Fax: 03 355 9325
E Mail: stalbans.educare@xtra.co.nz

23rd May 2008

Alan Trent (Chairperson)
Westminster Sports Incorporated
P O Box 21302
EDGEWARE
Christchurch

Dear Alan

At our recent board meeting held on Wednesday 21st May 2008, we discussed the Westminster Sport proposed facilities.

It was decided unanimously, that we would express our interest as being part of the facilities as the designated Preschool.

If we can be of assistance to support you in the process of putting forward your proposal to the Shirley/Papanui Board and Christchurch City Council please let our Board of Governance know.

We wish you every success in your presentation as it is such an exciting venture for the community.

Yours sincerely

Heather Alderton
Manager/Senior Teacher

Jeannie Henderson
Chairperson



Canterbury Judo Area Association Inc.

15 December 2006

The Chairman
Westminster Sports Incorporated
PO Box 21-302
Christchurch

Attention: Alan Trent

Support for Canterbury Community Trust application

Dear Alan

Canterbury Judo fully endorses Westminster Sports Inc in seeking funding assistance from the Canterbury Community Trust towards the salary of a chief executive officer.

Our organisation supports (300) young people in Canterbury to participate in our sport. For our young and future athletes, Westminster Sports Inc is an important development as it will enable our organisation to focus more directly on the provision of judo in the knowledge that many of the management, administrative, marketing and reporting tasks that would otherwise take up much of the time of our volunteers, will in future be undertaken professionally on our behalf.

As the appointment of a chief executive officer is an important step towards this, we look forward to the success of your application.

Kind regards.

Alan Chadwick
CJAA President



13 December, 2006

The Chairman
Westminster Sports Incorporated
PO Box 21-302
Christchurch


Dear Alan

This is to formally confirm the support of the Christchurch Football Club for your application to the Canterbury Community Trust to fund the salary of a Chief Executive Officer for Westminster Sports Inc.

As you are aware, the Christchurch Football Club sees Westminster Sports Inc as critically important to our future development. As New Zealand's longest established rugby club we are confident of our future viability, but are also mindful that our ongoing success depends on continuing to improve what we provide for our members and the wider community. The advantages of critical mass, professional administration and cross-code co-operation that Westminster Sports Inc will generate represent an exciting and logical development for us, and one that we are happy to be taking along with the other clubs involved.

Best wishes for success with the application. We look forward to working with the chief executive officer once funding eventuates and he or she is appointed.

Yours sincerely
Christchurch Football Club



Craig Calder
Chairman of Executive

P.O Box 21-302 Edgware
Telephone (03) 385-1991
Fax (03) 385-1938
Email info@christchurchpark.co.nz
CHRISTCHURCH, NEW ZEALAND
www.cfc.co.nz



WESTERN

Training Ground: Westminster Park, Westminster Street,
Christchurch

Secretary: PO Box 35127, Shirley
Telephone (03) 981-6455
Fax (03) 981-6415

ASSOCIATION FOOTBALL CLUB INC.

Established 1913

15th December 2006

Canterbury Community Trust

Dear Sir/Madam

Re: Westminster Sports Incorporated CEO

This letter is to support Westminster Sports Incorporated's application for funding to employ a Chief Executive Officer.

Western AFC is one of the pre-eminent soccer clubs in Christchurch with a history dating back to 1913. Western is also one of the founding members of WSI and is in total support of the organisation's aim of providing professional administration for a cluster of local sports clubs.

Employing a CEO is vital to WSI achieving its strategic objectives and our club supports the WSI board in taking this step.

Yours Faithfully

A handwritten signature in black ink, appearing to be "Stu Minton", written over a horizontal line.

Stu Minton
President
Western AFC



Korfball New Zealand Inc
PO Box 31 298
Christchurch
www.korfball.org.nz

Alan Trent
Chair
Westminster Sports Inc
PO Box 21-302
Christchurch

19 December 2006

Dear Alan

Re: Funding Application for Westminster Sports Inc Chief Executive Officer

Further to our earlier discussions, I was very pleased to learn that Westminster Sports Inc has recently accepted the membership of the Westminster Korfball Club within your organisation.

I would also like to wish you well with your endeavours to raise the funding to establish a Chief Executive Officer position for Westminster Sports Inc. As the Westminster Korfball Club, Korfball Canterbury and Korfball New Zealand continue to grow, we have much to gain by partnering with multi-code community sporting organisations such as Westminster Sports Inc. As is no doubt the case for the other codes and clubs associated with Westminster Sports Inc, your organisation's employment of a Chief Executive Officer will bring considerable benefits to korfball as we seek to grow our grass-roots within the communities and suburbs that you serve; develop the structures necessary to enable korfball to flourish; and provide a platform from which more young people and adults can participate in and enjoy our sport.

Kind regards

Yours sincerely

Rob Smith
Chair



WESTMINSTER STREET

MAHARS PLAYGROUND

ROW TO PARK

PROPOSED WALKWAY TO CHRISTCHURCH PARK

WESTMINSTER PARK

CHRISTCHURCH PARK

MOTELS

CHRISTCHURCH GOLF CLUB

AYLESFORD STREET

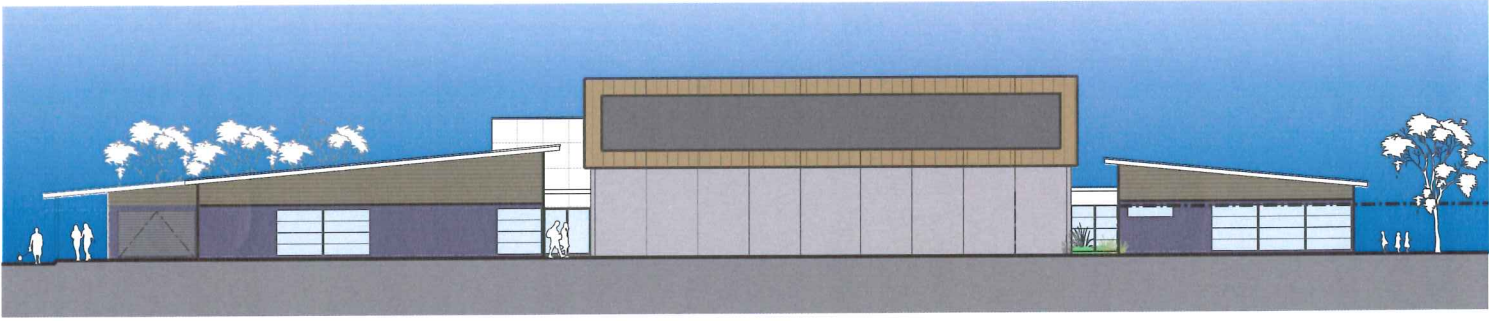
WHITEHALL STREET

FERNBROOK PLACE

FERNBROOK RESERVE

MINARET STREET

MARLIN PLACE



EAST ELEVATION



NORTH ELEVATION



NORTH WEST ELEVATION (VIEW FROM WESTMINSTER ST)



SOUTH WEST ELEVATION (VIEW TO WESTMINSTER PARK)

