

**BURWOOD/PEGASUS COMMUNITY BOARD
SUPPLEMENTARY AGENDA**

MONDAY 1 SEPTEMBER 2014

AT 4.30PM

**IN THE BOARDROOM,
CORNER BERESFORD AND UNION STREET,
NEW BRIGHTON**

Community Board: Andrea Cummings (Chairperson), Tim Baker, David East, Glenn Livingstone, Tim Sintes, Linda Stewart and Stan Tawa.

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- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

INDEX

			PG NO
PART A	12	RESOLUTION TO BE PASSED – SUPPLEMENTARY REPORT	9
PART A	13	LOCATION OF THE EASTERN RECREATION AND SPORTS CENTRE	10

12. RESOLUTION TO BE PASSED – SUPPLEMENTARY REPORT

Approval is sought to submit the following report to the meeting of the Burwood/Pegasus Community Board Meeting on Monday 1 September 2014:

• **LOCATION OF THE EASTERN RECREATION AND SPORTS CENTRE**

The reason, in terms of section 46(vii) of the Local Government Official Information and Meetings Act 1987, why the report cannot be delayed until a subsequent meeting of the Community Board is to meet the Council request for the issue to be dealt with expediently.

STAFF RECOMMENDATION

That the report be received and considered at the meeting of the Burwood/Pegasus Community Board on Monday 1 September.



13. LOCATION OF THE EASTERN RECREATION AND SPORTS CENTRE

		Contact	Contact Details
Executive Leadership Team Member responsible:	Chief Operating Officer	N	
Officer responsible:	Recreation and Sport Manager	Y	John Filsell 941 8303 or 027 444 8796
Author:	Development Manager	N	

1. PURPOSE AND ORIGIN OF REPORT

1.1 The purpose of this report is for the Burwood Pegasus Community Board to recommend to the Council that it approve the location of the Eastern Recreation & Sport Centre (ERSC) at QEII Park. This is subject to a feasibility study confirming facility scope, capital and operational costs, a peer review, geotechnical properties of the land and the potential for further stakeholder/partner involvement.

1.2 At the Annual Plan meeting dated 26 June 2012 the Council resolved to:

"Approve a recreation and sport facility to be built at QEII or agreed alternative location following wide community consultation and with a preliminary budget of \$30.5 million (\$29 million plus inflation allowance)."

"The General Manager Strategy and Planning was asked to work with the Chairperson of the Regulatory and Planning Committee regarding possible locations for the community aquatic and indoor sports centre, and a consultation process for determining that location."

1.3 A process to determine the location of the Eastern Recreation and Sport Centre was discussed at a meeting of the Regulatory and Planning Committee Workshop on 28 August 2013 in the context of a wider consideration of options for aquatic facilities in New Brighton. The Committee decided not to consider the matter any further at that time and that the matter should be presented to the incoming Council.

1.4 A report detailing a process to determine the location of the Eastern Recreation & Sport Centre was presented to the Council on 27 March 2014. The Council delegated the approval of the process to the Earthquake Committee of the Whole who on the 3 April 2014 resolved to:

"Begin a new site selection process (including site criteria and working party membership) for an Eastern Recreation and Sport Centre in the Northeast of Christchurch, with the final decision on the process to be signed off by the Burwood/Pegasus Community Board, the Chairperson of the Community Committee and the Mayor; with an interim report from this group to come back to the Council in May 2014."

1.5 The site selection process involving a community advisory group was signed off by the Burwood Pegasus Community Board, the Chair person to the Community Committee and the Mayor on 28 April 2014. An interim report was also asked for by the Council and following a Council briefing on the 12 May 2014 this was rescinded.

1.6 This report summarises the recommendations of the Community Advisory Group (CAG) and presents a recommended location for the Burwood Pegasus Community Board and suggested high level components for inclusion.

2. COMMENT

2.1 The Council approved a process to determine the location of the Eastern Recreation and Sports Centre on 28 April 2014. This included the establishing of a Community Advisory Group (CAG) that was tasked with identifying a preferred location, which would then be recommended to the Council via the Burwood Pegasus Community Board.

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- 2.2 The CAG of community representatives were selected by the Burwood Pegasus Community Board Chairperson via an expressions of interest (EOI) process and support by staff. The Advisory Group consisted of the following community representatives; Eastern Vision, Keep QEII in the East, Youth Alive New Brighton, Tumara Park Residents Association, Avondale Residents Association, Aranui Community Trust Incorporated Society, Rawhiti Community Sports Trust, Coastal Spirit Football Club and two non-voting board members of the Burwood Pegasus Community Board (Linda Stewart, and Andrea Cummings as Chairperson).
- 2.3 The CAG met seven times from June to August 2014 with the assistance of an independent facilitator. Staff assisted them through a structured, decision-making process. Using a multi-criteria analysis approach, this involved the CAG determining assessment criteria, weighting the criteria through a pair-wise comparison methodology, identifying site options, being briefed and supplied with all relevant information, and then assessing and scoring the options against the criteria. The area under consideration was defined as the Burwood Pegasus Community Board plus the immediate fringe areas adjacent to it.
- 2.4 A draft set of assessment criteria were firstly presented to the CAG, as discussed with the Board previously on 7 April 2014. These were based on the Council's Aquatic Facilities Plan, drew upon the Metropolitan Sports Facilities Plan, and were further informed by earthquake recovery factors. The CAG refined these criteria and added further ones of their own to arrive at the final set of ten criteria. The criteria definitions and their weightings are shown in Table One.

Table One: Eastern Recreation and Sport Centre - Criteria, Weightings and Definitions

Criteria	Weighting (Percent)	Definition
Site Risk	20	Minimises risk and mitigation costs of natural hazards, e.g. geological land instability, seismic risk, flood risk (including flood plain level and sea level rise).
Accessibility	18	Positions facilities close to key transport routes, including public transport, cycling and walking, to encourage accessibility and support safety.
Participation	14	Maximises overall participation in Eastern Christchurch, not merely switch already active residents. Areas of population growth in the East should therefore be borne in mind.
Room to Grow	13	Allows sufficient, unconstrained space for the future growth and development of a site as the City grows and as sport and recreation patterns change, i.e. combining fit for purpose with future-proofing.
Facility Proximity	7	Complements the existing indoor aquatic-based recreation and sports facility network by servicing areas at greatest distance from alternative provision.
Social Well-being	7	Contributes to local community identity, sense of belonging, community connectedness, well-being, quality of life, health, and access to key community infrastructure.
Co-location and Partnerships	6	Provides opportunities to co-locate aquatic facilities with other Council facilities e.g. libraries, and/or other public recreation facilities, schools and other providers, provided that community access is not unreasonably compromised or de-prioritised.
Site Infrastructure	5	Maximises existing infrastructure, e.g. parking, utilities, other sport and recreation infrastructure
Site Usage	5	Minimises displacement of other users - ideally the options currently have low intensity use
Economic Recovery	5	Contributes to local economic recovery, including linkage to suburban centres, urban planning (e.g. Land Use Recovery Plan), business recovery planning, and other economic activity and proposals that support local employment and prosperity.

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2.5 The CAG identified eight sites that it thought were the most realistic options worthy of analysis. Six of these sites had been highlighted by staff to the Council on 27 March 2014 for further investigation, with the CAG adding two further ones to provide the following list of options:

- Aranui Campus
- Burwood Park
- Clare Park
- Cuthberts Green
- New Brighton
- Prestons (Reserve to be created)
- QEII Park
- Rawhiti Domain

2.6 The main areas of uncertainty in the analysis that were noted related to where the new co-located high school for Avonside Girls and Shirley Boys would be built, and what natural hazards may be encountered when a recommended site was further investigated. The CAG were provided with as much information as was possible on these matters, and took these uncertainties into account as best they could.

2.7 The results of the options assessment are given in Table Two, presented in terms of how each option fared relative to other options on each of the criteria. For example, for accessibility QEII Park, Burwood Park and New Brighton were rated first equal compared to the other options, with Prestons (8th) being the lowest ranked option. The weighted scores for each option are given as a total of out of one hundred.

Table Two: Eastern Recreation and Sports Centre – Options Assessment Summary

Criteria	QEII Park	Rawhiti Domain	Burwood Park	New Brighton	Aranui Campus	Clare Park	Cuthberts Green	Prestons (Reserve)
Site Risk	6=	4=	1	2=	6=	4=	6=	2=
Accessibility	1=	4=	1=	1=	7	4=	4=	8
Participation	1	4=	2=	4=	4=	2=	4=	4=
Room to Grow	1=	1=	6=	7	5	1=	4	6=
Facility Proximity	3	1=	6=	1=	4=	6=	4=	6=
Social Well-being	1=	4=	6	1=	1=	7	4=	8
Co-location and Partnerships	5=	5=	2=	2=	1	7	2=	8
Site Infrastructure	6	2=	2=	2=	5	7	1	8
Site Usage	3	4=	7=	6	4=	1=	7=	1=
Economic Recovery	4=	2	6	1	3	8	4=	7
Score (/100)	66	64	59	59	57	57	57	44

9 Cont'd

- 2.8 The assessment showed that the options of QEII Park and Rawhiti Domain stood out from the rest, with total scores that were close together (66 and 64 respectively). In terms of the higher weighted criteria, QEII Park rated better on accessibility and participation, with Rawhiti rating higher for site risk. They were jointly ranked on room to grow. Assessments for the more highly weighted criteria also showed that Burwood Park had the highest rating for site risk, and New Brighton was ranked first equal on accessibility.
- 2.9 The CAG also suggested some preliminary ideas around the scope of the high level components to be proposed for the facilities. These are listed below and will require further refinement and engagement with the community.

Proposed Essential Components	Proposed Desirable Components	Proposed "X" factor Components
Family minder area Deep water pool or part of 50m Spa x 2 Steam room Sauna room Meeting facilities/Community space Café and picnic area/indoor and outdoor/BBQ Fitness Centre Studios for group fitness/aerobics/dance 50m Lap pool 25m Learn to Swim pool/Shallow for the elderly Leisure pool with children's water aqua play area Lagoon	Multifunction room Physio/Doctor/Partnerships Basketball/Volleyball/Netball Courts x 2-3 Indoor/Outdoor flow and activities	Ice rink Movies Water Slides Gymnastics Moving water Roof – ETFE/OpenAire Wave Rider Lazy River Climbing Walls Skate/Wheeled area – covered or not Atlantis Theme returned

2.10 CAG recommendations included:

- Supporting the highest scoring option of QEII Park as the recommended site for the Eastern Recreation & Sport Centre.
- Strongly expressing a desire to be consulted with again should a decision on the future location of the Avonside Girls and Shirley Boys high schools have the potential to influence or impact the location or operation of the ERSC. In the view of the CAG, a definitive co-location for these high schools would have a clear effect on how the options they considered would be assessed against many of the criteria.
- Requesting that officers re-engage with the CAG to further develop the potential scope/components for inclusion in the Eastern Recreation & Sport Centre.

2.11 In terms of the site recommendation process that was undertaken, officers are satisfied that the criteria represent a complete set, tailor made for the decision-making exercise of a replacement site in eastern Christchurch, with their weightings robustly arrived at. Officers also considered that the options for analysis were the most realistic set that could be assessed given the preference for Council land, or land that could be utilised with relatively minimal expense. The options assessment process was carried out in a transparent manner, with CAG members justifying their positions until a general consensus was reached.

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2.12 Officers are in agreement with the CAG regarding their preferred option subject to the completion of a feasibility study including geotechnical analysis and potential partnership opportunities. Should the preferred location be approved further detailed investigation via a feasibility study will be required which should include:

- Geotechnical investigations
- Potential scope
- Key Performance indicators and financial implications
- Potential partnerships opportunities, e.g. Ministry of Education
- Further community engagement through the Board with the CAG

2.13 Officers are currently exploring potential partnership opportunities with the MOE around its community facilities. The MOE has indicated that it wishes to make a decision around the location of its future secondary schools before the end of the year.

3. FINANCIAL IMPLICATIONS

3.1 A budget of \$30.5 million has been allocated to an Eastern Recreation and Sport Centre in the 2012/13 Annual Plan and subsequently brought into the Three Year Plan. The Canterbury Earthquake Appeal Trust has allocated \$6.5 million for water attractions and the building structure to house them.

3.2 Within the Three Year Plan the following Capex and Opex budgets have already been identified and planned for. Further work will be required on Opex and lifecycle depending on the scope of the facility and the effect of other facilities.

YEAR	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
CAPEX (m)	30.500	0	0								
OPEX (m)	0	0	1.558	1.655	1.757	1.846	1.976	2.094	2.218	2.342	2.466

3.3 There are sufficient project funds to cover the cost of the proposed feasibility study and geotechnical work required.

4. STAFF RECOMMENDATION

It is recommended that the Burwood Pegasus Community Board recommend that the Council:

- 4.1 Approve QEII Park as the preferred location of the Eastern Recreation and Sports Centre subject to the findings of a feasibility study including geotechnical investigations.
- 4.2 Instruct officers to prepare a feasibility study on the suitability of QEII Park.
- 4.3 Report back to the Council by April 2015 through the Burwood Pegasus Community Board with the results of the feasibility study and, if appropriate, the scope, cost, procurement route and timeline for the project.
- 4.4 Instruct staff to re-engage with the Community Advisory Group to inform the scope of the facility.
- 4.5 Formally thank the chair and members of the Community Advisory Group.