

**REPORT 6**  
*(1215/52/IM)*

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## **ST PATRICK'S COLLEGE ARTIFICIAL SPORTSFIELD PARTNERSHIP PROPOSAL**

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### **1. Purpose of Report**

This report seeks partnership funding to enable the development of an artificial sportsfield at St Patrick's College, Wellington.

### **2. Executive Summary**

Council agreed on 20 April 2011 that Council officers continue to investigate school sites for an artificial sportsfield and make recommendations to Strategy and Policy Committee as soon as practical.

Officers have been in discussions with St Patrick's College, Wellington during the past year and have now reached agreement in principle on a proposal for an artificial sportsfield. The proposal involves the Council contributing 50% of the construction cost, up to a maximum of \$800,000. Usage of the field will be shared by the school and the community.

### **3. Recommendations**

Officers recommend that the Strategy and Policy Committee:

1. *Receive the information.*
2. *Recommend to Council that it:*
  - a) *Agree to contribute 50% of the cost of constructing an artificial sportsfield at St Patrick's College Wellington, up to a maximum of \$800,000 excluding GST, in 2011/12.*
  - b) *Note that the Chief Executive will identify efficiencies across the Council in 2011/12 to fund this payment to St Patrick's College.*
  - c) *Agree that Council allocate \$40,000 per annum excluding GST following completion to help fund maintenance costs. This will be funded by income generated from user fees.*
  - d) *Delegate to the Chief Executive, the authority to negotiate the final agreement with St Patrick's College, Wellington and enter into an agreement recording such commitment.*
  - e) *Note that construction of the artificial sportsfield at St Patrick's College, Wellington is subject to regulatory consent and tender processes.*

## **4. Background**

Officers presented a report to Strategy and Policy Committee on 14 April 2011 that outlined a future roll-out programme for artificial sportsfields, a school partnership review and proposed sportsfield upgrades. The report noted that discussions were underway with St Patrick's College, Wellington about a possible artificial sportsfield partnership and that this had potential to address a gap in provision in the eastern suburbs.

Despite the success of the 4 completed artificial sportsfields (the Wellington College artificial sportsfield is under construction and due for completion March 2012) and the additional artificial sportsfields being built in the Wellington region, the winter sports season from April to late August is expected to remain a pressure point for the sportsfield network in the city and region.

## **5. Discussion**

### ***5.1 St Patrick's College, Wellington Partnership Proposal***

Considerable discussions have been held with St Patrick's College, Wellington (SPCW) over the last year. Subject to Council funding approval, a formal legal agreement would be agreed between the Council and St Patrick's College, Wellington before funding was released by Council. The project is also subject to regulatory consent and tender processes.

The following principles in respect to the proposal have been agreed with St Patrick's College, Wellington:

### **Project Scope**

1. Field size – Rugby - 94m goal post to goal post  
Football – 100m goal post to goal post  
Width 65m  
(Refer "Appendix 1" for a concept plan showing site location – note: the design of the artificial sportsfield may change)
2. Appropriate ground works, fencing, lighting (minimum of 150 lux) and a spectator concrete ribbon
3. The field will be IRB and FIFA approved
4. The field will be dual marked for rugby and football
5. The assessed project cost is estimated at \$1.6m subject to final design, regulatory and tender processes

## **Key Points of Proposal**

1. WCC will contribute 50% of the cost of constructing the artificial sportsfield, up to a maximum of \$800,000 excluding GST.
2. SPCW will contribute the land and present parking facilities (not Quad area) for 10 years. ie hardstand areas outside school hours. The terms of any extension of the arrangement after 10 years will be agreed by both parties acting in good faith.
3. The project ownership is with SPCW.
4. SPCW will be responsible for ongoing maintenance and eventual replacement of the artificial turf.
5. WCC will receive no less than 50% of the time the field is available throughout the year.

The proposed hours of access are: (subject to resource consent):

### **1 March – 31 August (Winter Season)**

SPCW - Mon-Thurs (school term) 0700 to 2230  
Fridays (school term) 0700 to 1800

WCC access - Fridays (school term) 1800 to 2230  
Sat/Sun (school term) 0700 to 2230  
School holidays (daily) 0700 to 2230

### **1 September – 28 February (Summer Season)**

SPCW - Mon-Fri (school term) 0700 to 1700

WCC access- Mon-Fri (school term) 1700 to 2230  
Sat/Sun (school term) 0800 to 2230  
School holidays (daily) 0700 to 2230

1. All income derived from ground rental shall be retained by WCC who will administer ground use and allocation during the WCC access/community use period.
2. The hire rate for the St Patrick's College, Wellington artificial sportsfield will be consistent with Council owned turf hire rates.
3. All income from advertising hoardings shall be retained by SPCW, provided that such hoardings do not impact on the ability of the field to retain IRB and FIFA ratings.
4. SPCW will receive \$40,000 per annum from WCC.
5. SPCW will ensure that WCC is given the opportunity to review the proposed design of the artificial sportsfield. Wellington City Council must approve the proposed design of the artificial sportsfield before consents are sought and construction commences.
6. SPCW will be responsible for obtaining all necessary consents and approvals for the design and build of the artificial sportsfield.
7. SPCW will be responsible for supervision, project management, health and safety, and all contract documentation.
8. SPCW will be responsible for all maintenance and grooming of the turf, and replacement of the turf. For clarity, this includes the shock pad, sand,

infill rubber and any other materials requiring replacement. WCC can assist with resources, at cost, for this work.

9. SPCW will be responsible for security. This includes managing access to the ground i.e. opening and closing of gates.
10. The contract for construction will be competitively tendered

## **5.2 Advantages and Disadvantages of the Proposal**

### **5.2.1 Advantages**

- Addresses a gap in provision in the eastern part of the city
- It will increase the capacity of the sportsfield network in the city
- No ongoing depreciation costs for Council
- Lower capital costs of construction (resulting in lower interest costs on capital) for Council
- No ongoing responsibility for maintenance for Council

### **5.2.2 Disadvantages**

- Less hours of access for the community/Council Monday to Thursday compared to the Wellington College partnership. However, it is noted that the community/Council would have greater access on Fridays, Saturdays and during school holidays.
- Council is contributing \$800,000 towards the artificial sportsfield construction cost, compared to \$660,000 for the Wellington College partnership

## **5.3 Regional Artificial Developments**

Officers have considered the proposed future artificial sportsfields planned in the Wellington region: This includes:

- Hutt City: Construction of a full sized artificial field at Memorial Park, Petone is due to commence in early 2012. The field will be used mainly for football.
- Upper Hutt: Upper Hutt City Council is presently constructing two artificial sportsfields at Maidstone Park – one for hockey and the other mainly for rugby and football.
- Porirua: An artificial sportsfield has been proposed at Ascot Park. The majority of funding is expected to be raised by a Trust. Porirua City Council is proposing to include funding for the project in the 2012/22 Draft LTP.
- Kapiti: Kapiti District Council has recently purchased 36 hectares of farmland for the development of additional sportsfields and passive open space.

## **5.4 Wakefield Park Artificial Sportsfield**

Since opening in June 2011, use of the 2 artificial sportsfields at Wakefield Park has increased significantly. During one week alone in July 2011, use of the 2 artificial sportsfields at Wakefield Park was 134 hours – this nearly exceeded the 5 month winter period that the 2 natural grass fields at Wakefield Park were used in 2010 (138 hours).

Use of the 2 artificial sportsfield in July and August 2011 was 800 hours. This far exceeded use of the previous natural grass sportsfields in the 5 month winter period in 2010 (138 hours) and 2009 (266 hours).

### ***5.5 Consultation and Engagement***

Officers have worked closely with St Patrick's College over the last year. Sports codes have been made aware of the proposal and are supportive.

### ***5.6 Financial Considerations***

There is no budget provision in 2011/12 to make this grant to SPCW. Therefore the Chief Finance Officer will work with other Directors to identify in-year savings to finance this grant.

The \$40,000 contribution to SPCW to fund maintenance and replacement of turf will be financed through the user fees generated by the Council. All other costs associated with the maintenance of the sportsfield will be the responsibility of SPCW.

### ***5.7 Climate Change Impacts and Considerations***

While artificial fields still require regular physical maintenance to clean and de-compact the turf, they do not require application of fertiliser, water, grass seed, topsoil and agrichemicals. Artificial sportsfields provide considerable hours of utilisation that could only be achieved on numerous natural turf fields with a significant amount of material and labour inputs.

### ***5.8 Long-Term Council Community Plan Considerations***

It is proposed that Chief Finance Officer will work with other Directors to identify \$800,000 of efficiencies in 2011/12 to fund the proposed grant to SPCW. The \$40,000 payment to SPCW will be funded from user fees. St Patrick's College, Wellington will be responsible for any additional ongoing CAPEX and OPEX costs associated with this artificial sportsfield.

## **6. Conclusion**

Despite the development of four artificial sportsfields since 2009 the city sportsfield network is still under pressure. Officers believe the St Patrick's College artificial sportsfield is an attractive opportunity and is good value for ratepayers.

Contact Officer: Glenn McGovern, Recreation Projects Manager and Derek Fry, Director – City Services & Events

## Supporting Information

### **1) Strategic Fit / Strategic Outcome**

*This paper supports Council activities as a facilitator of recreation partnerships and provider of recreation services. Agreement to the project will contribute to Council meeting the outcome of offering a diverse range of quality recreation and leisure activities.*

### **2) LTCCP/Annual Plan reference and long term financial impact**

*The project is contained in the Council Plan # C678. The changes indicated here will lead to an increase in operational expenditure in the current 2011/12 financial year which will need to be funded from savings identified during 2011/12. The \$40,000 contribution to maintenance costs will be funded by user fee income – all other on-going costs will be the responsibility of SPCW.*

### **3) Treaty of Waitangi considerations**

*There are no Treaty of Waitangi conflicts within the recommendations within this paper.*

### **4) Decision-Making**

*This is not a significant decision. There is wide support for these recommendations from sport codes.*

### **5) Consultation**

#### **a) General Consultation**

*No specific consultation relative to the recommendations within this paper has been required. It is noted that a report to Strategy and Policy Committee on 14 April 2011 identified St Patrick's College as a potential site for an artificial sportsfield.*

### **6) Legal Implications**

*There are no legal implications to the recommendations within this report.*

### **7) Consistency with existing policy**

*There no conflicts with existing policy.*