

CONFIDENTIAL MEMORANDUM

TO: Sport and Recreation Committee

MEETING DATE: 12 March 2018

TITLE: Artificial Football Turf - Process for Location Selection

DATE: 20 February 2018

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REASON FOR CONFIDENTIALITY

It is recommended that this report be considered with the public excluded, as permitted by the Local Government Official Information and Meetings Act 1987, because:

s7(2)(i) Negotiations

RECOMMENDATION(S) TO COUNCIL

- 1. That Council approve the process outlined in this report for the selection of a location for an artificial football turf in Palmerston North as proposed in the 10 Year Plan (2018-28).**

1. OVERVIEW OF THE PROBLEM OR OPPORTUNITY

- 1.1 The purpose of this report is to propose a selection process to determine a location for an artificial football turf (as proposed in the 10 Year Plan (2018-28)), and to update Councillors on the preliminary discussions held with potential partners. A decision on the recommended location for the football turf will coincide with 10 Year Plan deliberations on how this project is to be funded.
- 1.2 Confirming the site selection process will allow certainty for all stakeholders and allow the project to proceed to the next stages, including making any partnering arrangements (should the recommended site not involve Council-owned land) and identifying external fundraising requirements.

2. BACKGROUND AND PREVIOUS COUNCIL DECISIONS

- 2.1 Council made provision for an artificial football turf through programme #1133 in the current (2015-25) 10 Year Plan, with funding allocated in 2019/20 and 2020/21. No location for the artificial football turf was determined when this programme was included.
- 2.2 The Central Football Federation (Central Football) is the project advocate, as the governing body for football in the wider region. Central Football indicated a preference for an artificial football turf to be located at Massey University in its submission to the 2017/18 Annual Budget. Central Football outlined its requirements in this submission and requested Council consider funding the project a year earlier than planned in the current 10 Year Plan (2015-25).
- 2.3 In its Annual Budget deliberations, Council resolved to 'seek to bring forward the Artificial Football Turf request for information process into the 2017/18 year'.
- 2.4 It is noted that the programme has now been re-prioritised through the current 10 Year Plan process; at this stage shifting the construction budget to 2021/22 (from 2020/21). This is on the basis that the facility is on Council land and therefore Council's contribution is funded as a capital item.
- 2.5 The majority of the funding for the turf facility will come from the Council (with budgets allocated for design, consenting and half of the construction costs provided for in the proposed 10 Year Plan (2018-28) in years 2, 3 and 4) with the other half of the construction costs required to be met from external sources. This funding structure means that a major part of the location decision relates to aligning with suitable funding, as well as a facility management partner with the ability to raise the balance of the turf costs and also meet football-specific needs.
- 2.6 Following its Annual Budget submission, Central Football provided proposed criteria detailing its requirements, and these were used for a short-listing exercise late in

2017. Council officers developed additional criteria, based on strategic considerations, and these were ranked in terms of their importance by Central Football, Council staff and Sport Manawātū to assist with the short-listing process. These criteria related mainly to the physical requirements for the turf, such as co-location next to grass fields, and proximity to existing indoor and supporting facilities.
- 2.7 All potential partners identified through this initial site-selection process are from the education sector. Central Football is also a critical project partner given its ability to apply for up to \$US300,000 through FIFA/NZ Football. This funding is only allocated once a year based on a business case assessment. It is understood that there are particular conditions attached to this funding, such as providing a football-specific turf.
- 2.8 The 2016 Recreation Needs Assessment confirmed that there is a need for improved playing facilities for football in Palmerston North. It is noted that the FIFA funding is contingent on a football-focused facility, and the Council's own research supports an improvement in the facilities provided for football. Prospective partners will be asked to show how their proposal will provide for football, while also potentially enabling wider use by other codes. The Council's strategic position is to maximise the use of any Council-funded sport and recreation facility. The assessment team will discuss this element of the project with Central Football.
- 2.9 The short-listed options were: Ashhurst Domain, Monrad Park, Massey University, Cornerstone Christian School, and Freyberg High School.
- 2.10 In December 2017 officers reported that consideration would be given to applying a similar process to that used last year to select the third hockey turf site.
- 2.11 Central Football was advised of the short-listed options shortly after the December meeting. Staff proceeded to explore the possibilities for future development on the short-listed sites in discussion with potential partners.
- 2.12 Following discussions, Massey University, Freyberg High School and Cornerstone Christian School are all still interested in being considered as potential partners, and in siting the artificial football turf on their land.
- 2.13 The development potential to build the football turf at Palmerston North Boys' High School (PNBHS) and Central Energy Trust Arena has also been discussed with relevant representatives.
- 2.14 In discussion with the Manager Venues, the development of an artificial football turf is seen as a possibility at Central Energy Trust Arena. The Plan for a multi-code artificial turf, as part of delivery of the Central Energy Trust Arena Master Plan, is provided for in the proposed 10 Year Plan (2018/19). A second artificial turf is proposed in the Master Plan beyond the 10 Ten Year Plan timeframe.

- 2.15 The Manager Venues advised that the first artificial turf is specified to be multi-purpose and will be FIFA and IRB certified. This will enable as many users as possible, including rugby, football, rugby league, and general training / fitness.
- 2.16 PNBHS is not interested in being further involved as it does not consider that the proposed facility would fit within its school environment given current outdoor space restrictions, other school development priorities, and not being able to meet Central Football's particular requirements.

3. DESCRIPTION OF THE SHORT-LISTED SITES

- 3.1 The short-listed sites are further described in Appendix 1 and comment made on whether the site should be further considered. In summary the following sites are seen as suitable for further consideration:
- Ashhurst Domain
 - Central Energy Trust Arena
 - Massey University
 - Freyberg High School
 - Cornerstone Christian School
- 3.2 The first two sites are Council owned, therefore Council's contribution would be a capital programme, however, the last three sites are non-Council owned therefore Council's contribution would be as an operational programme which is not currently allowed for in the proposed 10 Year Plan.

4. RECOMMENDED PROCESS FOR ARTIFICIAL FOOTBALL TURF LOCATION SELECTION

- 4.1 Given the engagement and interest in the project, officers are of the view that the Council should proceed with a similar process used for the selection of the location, and partner, for the City's third hockey turf. The major difference in process is that pre-selection of suitable sites (and identification of potential partners) has already been undertaken through the short-listing exercise described above. This differs to the hockey turf process, which included inviting registrations of interest and general public advertising.
- 4.2 The proposed next stages for this project are:
- Finalise detailed location criteria and draft Memorandum of Understanding that includes 'Principles for Agreement for Use of the Artificial Football Turf'
 - Invite potential partners to prepare a proposal based on the information requested by Council (March)
 - Form assessment team and develop scoring methodology (April)

- Evaluate responses and decide a preferred location for artificial football turf (April)
 - Report to Sport and Recreation Committee recommending a location for an artificial football turf and any financial implications (May).
- 4.3 Draft location criteria have been developed and are attached as Appendix 2. These will be further refined by the assessment team.
- 4.4 The proposed assessment team is:
- Staff representative/s appointed by the Chief Executive
 - A Palmerston North City Councillor
 - CEO, Sport Manawatū
 - Community Development Manager, Football NZ
 - A Sport New Zealand representative to act as an adviser to the assessment team.
- 4.5 The assessment team will use a scoring system to assess each proposal against the location assessment criteria. It will make a recommendation to the Sport and Recreation Committee in May on a proposed site (and partner if applicable) for the artificial football turf. At the same time, officers will report on any associated funding effects, such as whether changes need to be considered through the draft 10 Year Plan process.
- 4.6 This process will provide an opportunity for interested parties to respond to a clear set of criteria, as well as to comment on the type of partnership and predicted use arrangements. It will provide a robust and transparent framework to guide the location (and potential partner) decision, and is consistent with the process agreed by Council in selecting a hockey turf location.

5. NEXT STEPS

- 5.1 The initial stage of the process to select a suitable location for an artificial football turf has resulted in the identification of a number of sites worthy of further assessment. A site selection process, that involves requesting proposals against set criteria using an independent assessment team, will be able to recommend to the Committee a preferred site for an artificial football turf in May 2018.

6. CONCLUSION

- 6.1 Demand for an artificial football turf has been expressed by the football community for a number of years. Central Football has successfully lobbied the Council for the inclusion of an artificial turf in Council's 10 Year Plan (2015-25). While the proposed

10 Year Plan has re-prioritised this project, at this stage shifting the construction budget to 2021/22 (from 2020/21), there are benefits in proceeding with a site location decision given the long lead-in times required for projects of this nature (including securing funds and establishing a binding partnership agreement). In addition, confirming the process will give certainty to key partners, stakeholders, and those that have expressed an interest in the facility.

6.2 There is a high level of community interest in the development of turf facilities in the City, and a number of potential education sector partners have shared with officers their large-scale sports facility development plans. These discussions have demonstrated that there are a number of very attractive potential sites, and partnership opportunities that should be explored in a fair and consistent process.

COMPLIANCE AND ADMINISTRATION

Does the Committee have delegated authority to decide?	No
If Yes quote relevant clause(s) from Delegations Manual <Enter clause>	
Are the decisions significant?	No
If they are significant do they affect land or a body of water?	No
Can this decision only be made through a 10 Year Plan?	No
Does this decision require consultation through the Special Consultative procedure?	No
Is there funding in the current Annual Plan for these actions?	Yes
Are the recommendations inconsistent with any of Council’s policies or plans?	No

ATTACHMENTS

1. Appendix 1 - Sites under consideration
2. Appendix 2 - Draft location selection criteria

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PALMERSTON NORTH CITY COUNCIL