

# **Rolleston Sports Field Allocation Plan**

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Prepared for the  
Rolleston Reserves Management Plan Steering Group

Consultation Draft

**February 2006**



# Rolleston Sports Field Allocation Plan

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## Report Disclaimer

In preparing this report it has been necessary to make a number of assumptions on the basis of the information supplied to Global Leisure Group Limited in the course of investigations for this study. The recommended actions contained in this report are subject to uncertainty and variation depending on evolving events, but have been conscientiously prepared based on consultation feedback and an understanding of trends in sport and recreation and open space planning.

The authors did not carry out an audit or verification of the information supplied during the preparation of this report, unless otherwise stated in the report. Whilst due care was taken during enquiries, Global Leisure Group Limited does not take any responsibility for any errors nor mis-statements in the report arising from information supplied to the authors during the preparation of this report.

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## 1. Introduction

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The Rolleston community is seeking a management and development plan for the three main reserves in the township: Foster Park, Rolleston Park and 'South Park'. As the first stage of this development process, Council wishes to identify the optimal allocation of facilities and fields for sports use in the township.

The tasks in Stage 1 are to:

1. Identify the demands for sport and recreation facilities and general large-scale open space resources in the township,
2. Identify and assess the existing relevant open space resources in the township,
3. Develop an allocation model for sports and recreation activities, focusing on the uses of Foster, Rolleston and South Parks, and gain satisfactory community accord on a preferred model,

In addition to the tasks in Stage 1, the intention is for the final plan to:

- ✘ Identify management options for sport activities in the three parks, including approaches to fees and charges,
- ✘ Develop a timeframe for resource development based on demand and cost,
- ✘ Identify 'ball-park' costs for development, operations and maintenance over a ten-year period,
- ✘ Identify the policies required within a management plan required for the Selwyn District Council to administer the parks,
- ✘ Develop a set of design guidelines and management principles for the three parks to ensure all relevant forms of recreation are catered for, and to ensure long-term flexibility in use and management.

This report is the first stage in the process and addresses steps 1, 2 and 3. Its intention is to present a model for sports use of open space in Rolleston and to seek feedback from relevant parties. Feedback on this draft model will assist in the development of a confirmed plan. This plan should present short (1-3 years), medium-term (4-10 years) and long-term (11-20 years) solutions to open space use for sports, rather than one 'final' solution to the issue of sportsfield allocation. Rolleston's rapid growth means a flexible approach is the best to adopt.

## 2. Consultation with Local Clubs and Groups

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A consultation meeting was held with clubs to identify and discuss development options (11 people attended from seven organisations). Eleven local sports and recreation organisations were then sent a questionnaire and six responded with information regarding their needs (see table below). Feedback from these two sources was used to assess expressed demand and define the current need and projected demand.

Organisation	Responded
Rolleston Rugby Club	Yes
Rolleston Soccer Club	Yes
Rolleston Netball Club	Yes
Rolleston Tennis Club	Yes
Selwyn Dog Training Club	Yes
Rolleston Youth Development Committee	Yes

A further informal information meeting was held on 14 December 2004 to gain an initial response and to correct any factual errors in the working draft. Representatives of four clubs attended comprising Rolleston Tennis Club, Rolleston Soccer Club, Selwyn Dog Training Club and Rolleston Youth Park Development Committee.

## 3. Recreation and Sport Trends

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This section presents some national and regional trends in sports participation which should be borne in mind when considering the future of open space use for sports in Rolleston.

### 3.1. National trends in participation in recreation and sport activities

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New Zealand society is changing rapidly and the expectations of the community of how recreation and sport services and leisure time is consumed are also been shaped by these changes. There will be significant changes in how people recreate and the range of recreation and sport opportunities that will be offered. These changes are likely to include:

- ✘ Greater consumer choice and expectations
- ✘ A demand for the development of new and different recreation and sport opportunities for older people
- ✘ Focus on entertainment i.e. instantly available with minimum discomfort and minimum participant effort in organisation
- ✘ More technology based activities
- ✘ Passive style recreation as well as today's emphasis on physical recreation participation
- ✘ Growing importance of home media and spectating at live sport events
- ✘ Interaction with the outdoors to provide satisfaction of the need to obtain contrast from the built urban environment.

- ✘ Greater participation with groups of friends and family or through ad hoc groups.
- ✘ Development of multi-purpose recreation and sport activity centres which combine higher levels of comfort with ease of access and wide variety – the “one stop shop”.
- ✘ Development of individually based activities with a perceived risk level.

The impact of these changes has caused much debate and analysis as to what people want from their leisure time and how local government and other providers should respond to these wants and needs. Leisure and recreation are consumer and fashion driven as evidenced by the explosion of participation in mountain-biking, snow boarding, and the ‘X-treme’ sports in the last decade.

The changing employment pattern, with a trend towards part-time, temporary and contract work and increasing work hours for those in full-time work is likely contribute to an increased demand for flexibility in the timing and structure of recreational opportunities.

At the same time changes in the sporting community include:

- ✘ The increasing numbers of single parent families and two income families is reducing availability of parents to participate in voluntary roles in sport
- ✘ The decrease in the volunteer base. Clubs reviewed in recent research frequently cited lack of administrators and volunteers as a major hurdle to the development of their sport.
- ✘ Flexibility in scheduling sport to suit consumer demand has resulted in a decline in Saturday afternoon sports participation, with an increase in weekday evening activity.
- ✘ An increase in participation in pay-to-play sporting options for both adults and children. It is likely that the demand for these options will continue to grow and require appropriate scale and quality of facilities to maintain financial viability.
- ✘ The erosion of club structures through declining senior club memberships and volunteers poses a threat to the provision of these activities, particularly sport for children.
- ✘ The co-location of fields and facilities in clusters to form hubs for sport activity.
- ✘ New sports hubs are being developed as close as possible to retail and community hubs or on major transport routes to improve convenience for users.
- ✘ Increased consumer demand for enhanced leisure facilities that offer a range of opportunities, which has seen increasing development of leisure pools, theme playgrounds and multi-use recreation centres. People are also showing a willingness to travel to these facilities rather than use more limited local facilities.
- ✘ A shift in traditional seasons – for example, summer soccer and the possibility of more summer netball.
- ✘ The merging of seasons – for example earlier start to winter season with Rugby Super 12 to extend professional rugby season and club rugby pre-season training in January and games in February and March.
- ✘ Increasing evidence of cooperation and alliances across codes to ensure survival through sharing facilities and resources to minimise costs. The multi-code sports club is an outcome
- ✘ An increasing gap between professional (entertainment focused) and amateur sport (participation focused).
- ✘ The treatment and management of sports events as economic and promotional opportunities (such as promoting development and economic activity in townships like Rolleston). These events require appropriate and attractive open space and built infrastructure.

### 3.2. Regional Physical activity and sport participation

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This summary presents *SPARC Facts* for 975 adults and 273 young people living in the Canterbury/Westland region<sup>1</sup>. These data are gathered and reported on by Sport and Recreation New Zealand and represent the most relevant base data available to provide some context for Selwyn and Rolleston in particular. It needs to be recognised that there will be some variation across the region but the statistics can be used as a guide for the Rolleston population. Some key findings include:

- ✘ 71% of young people in Canterbury/Westland are active, spending an average of 6.5 hours per week taking part in sports and active leisure. In comparison, 68% of all young New Zealanders are active for an average of 6.6 hours per week.
- ✘ More boys in Canterbury/Westland (79%) are active than girls (63%). They also spend more time than girls being active over a week. On average, boys spend 7.6 hours per week taking part in sport and active leisure each week compared with 5.5 hours for girls.
- ✘ Between 1997 and 2001, the proportion of Canterbury/Westland young people who are highly active has risen, especially for girls. In 1997, 27% of girls in this region were highly active compared with 53% in 2001.
- ✘ Seven-in-ten Canterbury/Westland adults are active (70%). This is similar to the proportion of all New Zealand adults who are active (68%).
- ✘ While 70% of Canterbury/Westland adults are active for more than 2.5 hours per week, just four out of ten adults (41%) are active for 30 minutes or more on at least five days a week, and compares with 39% of all New Zealand adults.
- ✘ Over six-in-ten young Canterbury/Westland people (62%) are interested in participating in a new sport or active leisure activity. More than half of adults in this region (55%) want to be more active than they currently are.
- ✘ Almost all young Canterbury/Westland people (96%) take part in some sport or active leisure. The most popular sport for boys is soccer (29% play) and for girls it is athletics (16%). Cycling is the most popular active leisure activity for boys (21%) and for girls it is swimming (41%).
- ✘ 98% of all Canterbury/Westland adults enjoy some form of sport or active leisure over a year. Golf is the most popular sport for both men (32% play) and women (10%). Walking is the most common way that men and women are active in their leisure time although, as in the country as a whole, this activity is more popular with women (84%) than men (64%).
- ✘ 27% of all Canterbury/Westland adults are involved in active leisure in a capacity other than as a participant. This includes being involved as a coach, referee, official administrator or parent helper, either paid or unpaid.

## 4. Current Supply

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Rolleston Park is a gazetted reserve under the Reserves Act 1977 and has limitations for the range of uses and purposes that can be permitted. Foster Park and South Park are freehold land and are therefore is much more flexible regarding the uses and purposes possible on the land. Appendix 1 illustrates the areas discussed.

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<sup>1</sup> Sampled in three Sport and Physical Activity national surveys undertaken in 1997/98, 1998/99 and 2000/01

#### **4.1. Foster Park**

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Foster Park is an oblong shaped park with a land area of 9.917 hectares. The narrow triangular shape of the northern corner means this part of the park is not useable for sports fields and their placement will need to be set back from the corner. This is a prominent corner in Rolleston and its visual amenity needs to be considered by Council. There is potential capacity for seven to nine full-size sports fields with separate training areas, road margins, internal pathways and roading, parking, toilets and a clubroom/ pavilion facility.

#### **4.2. Rolleston Park**

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Rolleston Park has a land area of 8.5 hectares and is mostly gazetted as Recreation Reserve under the Reserves Act 1977. It is the most developed park with dog training, fire service training, rugby (one field), soccer (one senior and two junior fields), netball (five courts) and tennis (six courts) sharing the park. However, the rugby league field is shared by rugby, soccer and dog training. There is increasing conflict between the various users and this is inhibiting growth of the activities.

#### **4.3. South Park**

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South Park is bounded on three sides by roads and small rural residential lots on one side. The park has a land area of 9.778 hectares with a potential capacity for seven to nine full-size sports fields. Soccer intends to use two sports fields on South Park which were recently developed by Council. The fields are causing concern to the Soccer Club as it believes that too many stones are working to the surface and posing an injury risk to players. An opinion has been sought by Council from a turf expert.

### **5. Sport Demand**

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#### **5.1. Local participation trends**

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A summary of participation trends of the various formalised sports and recreational activities that responded to the questionnaire and/or attended the consultation meeting is outlined below. In general, growth in club memberships has been strong, as would be expected from a community experiencing rapid population growth. Most activities report that participation is increasingly constrained by the lack of land and/ or restrictions on the amount of use of land and facilities.

##### **5.1.1. Rugby**

The Rolleston Rugby Club is currently a junior club (U7 years – U15 years) but intends to have senior teams playing in the local senior competition by 2008. The number of players has doubled since 2000 to now have 200 registrants in 2005. Participation can be expected to continue to grow, fuelled by population increase and the local impact of the Community Rugby initiative that has seen an increase in rugby registrations nationally over the past year.

**5.1.2. Soccer**

The Rolleston Soccer Club is currently a junior club and has grown to be the fourth largest club in the Canterbury region with over 450 registered players in 38 junior and senior teams. Rolleston Soccer will become a senior club as the players grow older and this will lead to further expansion in team numbers. Participation can be expected to continue to grow, consistent with national soccer growth trends, further fuelled by the local population increase and the impact of the Club being the local base for the International Player Development Programme.

**5.1.3. Netball**

The Rolleston Netball Club has a relatively static membership with 225 players in 2005 (65 primary school age, 75 high school age and 85 senior). Participation can be expected to grow as a result of population increase and the local impact of the development of a proposed high school in Rolleston.

**5.1.4. Tennis**

The Rolleston Tennis Club has a relatively static membership with 101 players in 2005 (54 junior and 47 senior) consistent with national trends for the sport. However, local participation can be expected to continue to grow as the population increases.

**5.1.5. Dog Training**

The Selwyn Dog Training Club was established in 2004 and has 70 club members and 82 community members. Community membership accumulates during the year as new members join when they complete one of the nine courses offered each year. Growth in membership is anticipated when the Club has a facility where activity can be offered on more days of the week.

**5.1.6. Rolleston Youth Development Park**

The Rolleston Youth Development Park will not have a registered membership but will have a voluntary committee. The Park is intended to serve the young people of Rolleston and their families.

**5.2. Expressed demand from clubs**

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The following quote from a respondent is indicative of the role public open space and sport facilities (sports fields, courts and pavilions) could have in Rolleston. It is the underlying logic to much of the expressed need from clubs providing organised sport and recreation activity for Rolleston residents.

*To attract people to an area, one of the most important things are the facilities that a council provides its ratepayers. The way people are treated is important whether it be at work or at play - the surroundings that are provided to people is a subtle way that people internally take on board as examples of the way they are being treated by their employer or the council. Therefore where they see bad examples of this, ill feeling develops. This has a flow-on effect to the way they behave in the environment and treat it. It also affects what they think of the people that provided that environment. Therefore, I would have thought it important if the council is wishing to attract more and more people to increase their total rate paying pool that they would be taking this on board and also looking at going into deficit in order to attract people in. I know this is an attitude change which is beginning to take place but it has been a long time coming.*

Below is a summary of demand and the suggested solutions from clubs.

Club	Demand	Suggested strategy from Club
Rolleston Rugby Club	More fields to cater for growth. A new clubrooms to replace the inadequate and temporary facilities due to arson attack. Club needs to have clubroom facility available after matches on Saturday (currently have limited access to Community Centre which is unsatisfactory)	Relocate rugby to Foster Park. Development of four full-size rugby fields. One main field to have raised embankments with covered seating for 100 spectators. Construct a new clubrooms on Foster Park with assistance from Council with cost of change and toilet facilities. A clubrooms adjacent to the main field with easy access to other fields. A clubroom is essential for developing the identity of the club.
Rolleston Soccer Club	More fields to cater for growth.	If required to move then relocate to South Park when it has been developed with pavilion, car parking, flood lighting like at Rolleston Park. Soccer has drawn a plan with five full-size fields, three intermediate and six junior fields on South Park that could be developed in three stages.
Rolleston Netball Club	Need to accommodate growth in netball players. Need for clubrooms	Develop one combined clubrooms at Rolleston Reserve.
Rolleston Tennis Club	<p>Need several major projects to be completed</p> <ul style="list-style-type: none"> <li>✘ Two additional courts to cater for growth</li> <li>✘ Flood lighting the three new courts to extend play and coaching time to accommodate all year round.</li> <li>✘ Roading and parking need tidying up and defining shelter around courts.</li> <li>✘ Safe area for children</li> <li>✘ Volley board</li> </ul>	<ul style="list-style-type: none"> <li>✘ A nearby toilet is required (1 x unisex/wheelchair capable toilet, estimate \$20,000)</li> <li>✘ Extensions to existing clubrooms or co-habitate with a winter sport, a larger combined clubrooms. (rugby or bowls?)</li> <li>✘ New flood lighting. Poles plus lights and power. Estimate \$10,000.</li> <li>✘ Volley board. (Estimate \$2000 plus other club resources)</li> <li>✘ Security to prevent vandalism.</li> </ul>
Selwyn Dog Training Cub	Need exclusive use of a floodlit and fenced dog training and competitions area throughout the week and year to offer a full programme of training courses and club activities. The off-lead fenced area would be available for informal use by dog owners to exercise their dogs. Need for a clubrooms with toilets and parking..	<p>Develop a two hectare dog training and competitions area on Foster Park at the corner of Goulds and Springston-Rolleston Roads that has the following features:</p> <ul style="list-style-type: none"> <li>✘ Flood lights suitable for training purposes</li> <li>✘ Fully fenced with spring closing gates</li> <li>✘ Clubroom with toilets capable of catering for a peak load of 200 visitors on site</li> <li>✘ Parking</li> </ul>
Rolleston Youth Development Park	<p>Establish a youth development park within the existing Rolleston township to provide for informal recreation.</p> <p>A variety of activities need to be provided that are attractive to young people and do not require adult input or supervision to operate.</p>	<p>Establish the youth development park on Foster Park at the corner of Goulds and Springston-Rolleston Roads with features including:</p> <ul style="list-style-type: none"> <li>✘ Climbing wall</li> <li>✘ Basketball hoops</li> <li>✘ Skate/ blading area</li> <li>✘ BMX track</li> <li>✘ Hang out area</li> <li>✘ Family picnic area</li> </ul>

This report has not allocated land for the specific needs of a number of significant sports because of a lack of information as the sports concerned did not respond to the questionnaire or attend the consultation meeting. However, the report does recommend provision of sufficient open space to accommodate projected growth in demand for sport purposes in general. Three sports identified were summer sports (cricket, lawn bowls and softball). To a degree these can co-locate with the soccer and rugby. Hockey players travel to use artificial turfs in Christchurch City.

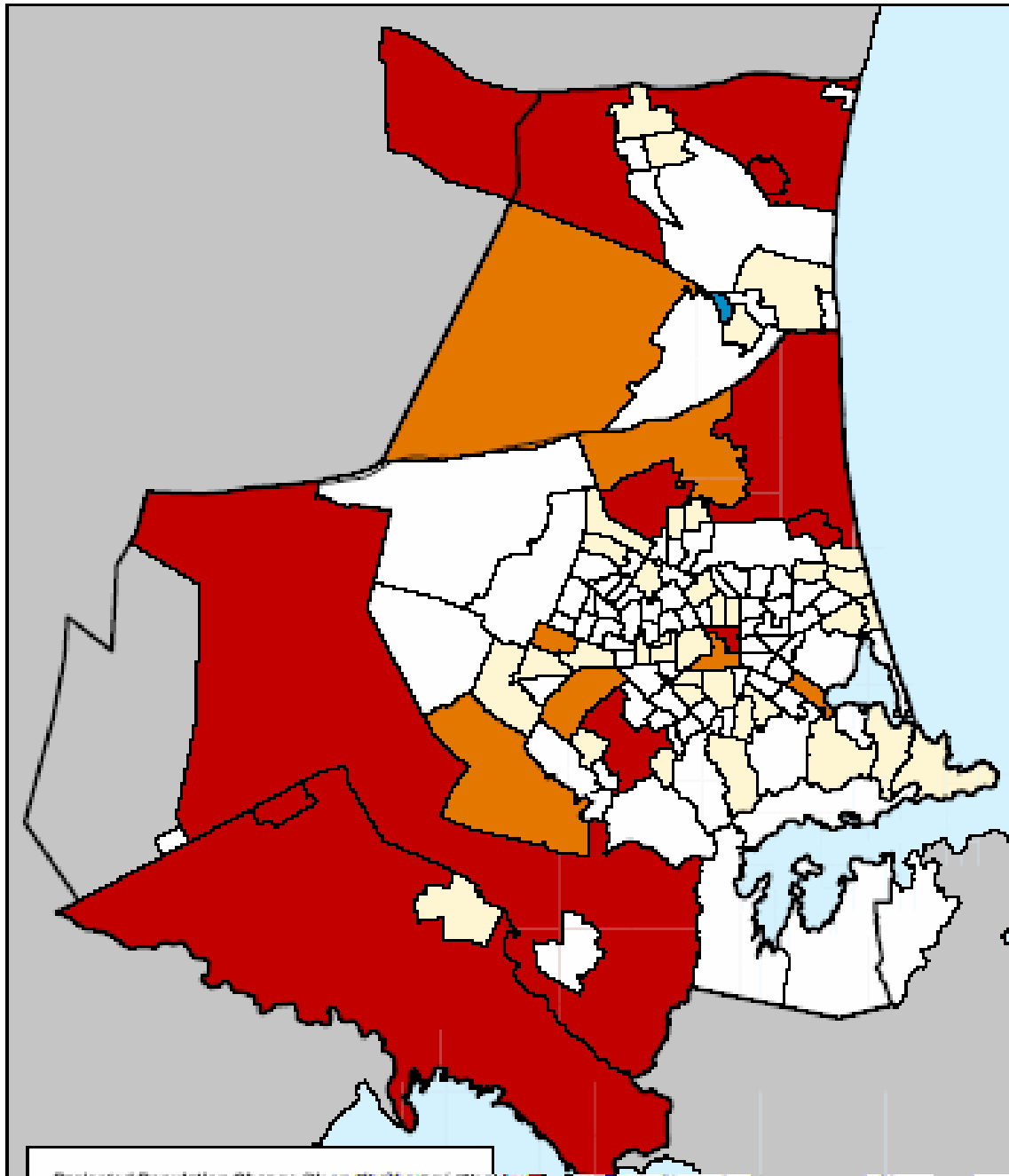
### **5.3. Projected demand driven by population growth**

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The Rolleston population almost doubled from 1,040 to 1,940 residents between the 1996 and the 2001 Census. The population is projected to increase to approximately 15,000 residents.

The population growth projections generated from research undertaken as part of the Christchurch Urban Development Strategy indicate the anticipated growth in population to the South and west of the City by 2026. The map on the following page shows the projected change in the number residents for each Statistics NZ Census area unit. Rolleston township and its hinterland will form a significant population catchment for the current parks and the proposed major hub park.

Projected Change in Area Unit Population Between 2001 and 2026  
In the Urban Development Strategy Area (Numeric Change)



#### 5.4. Sports Field Allocation Model

The earlier modelling undertaken in 1996 for Selwyn District Council was based on satisfying the needs of a population of 4,500 residents in Rolleston. The medium-term provision model suggested in this report is designed to satisfy the needs for a population of 15,000, over three times the population in the 1996 recommended provision.

Activity	1996 Recommended Provision for 4,500 resident population	2005 Medium-term provision in 4-10 years (2009 to 2014) for 15,000 resident population
Rugby	Two fields (senior size)	Four senior fields and two training fields
Soccer	One to two fields (senior size)	Five senior fields, three intermediate fields, six junior fields and a training field
Tennis	Three to five courts	Six courts with the addition of two courts if demand grows
Netball	Three to five courts	Six courts with the addition of two courts if demand grows

## 6. Development Scenarios and Recommended Solutions

This section discusses short, medium and long-term objectives for sports field development in Rolleston.

This section refers to two stages of development for Foster Park. 'Stage 1' is the use and development of the park at its current size (proposed as a short to medium-term option in Section 6.2). 'Stage 2' refers to the use and development of an expanded Foster Park as a sport and recreation hub (proposed as a long-term objective in Section 6.1). These are shown in Appendix 1.

### 6.1. Long-term objective: Hub park

A major hub park is an efficient long-term development option for Rolleston as it matures into a major urban population centre. The hub park envisaged would have capacity to accommodate most outdoor sports activity in the one location and provide the convenience of the "one stop shop" for resident families with more than one child involved in outdoor sport. A large scale hub park would enable a multi-code sports club to operate all its outdoor sports from its home park. A single major pavilion or clubrooms could be developed as the base for all club operations.

The hub park would require the purchase of additional land and the land adjoining Foster Park is the preferred option due to its potential size (33.78 hectares) and location. An alternative option would be to acquire more land across Brookside Road from South Park but this option has the major disadvantage of having Brookside Road bisecting the enlarged park.

Economies of scale are generated through the provision of a large number of fields in one location. This enables several benefits to be achieved including:

- ✧ The efficient hosting of major events requiring a large land area. This includes sport tournaments that require a large number of fields

- ❑ The large land area enables the more effective mitigation of noise and flood lighting effects from sports activity on any neighbouring residential area through provision of buffer zones.
- ❑ The large land area also provide opportunities to develop a network of off road shared pathways for cyclists and walkers for recreation and exercise purposes.
- ❑ The organisation and operation of events and leagues using a small number of duty administrators. This is critical to sports codes as all are experiencing difficulty in attracting and retaining administrators to operate and administer the essential sport activity. The provision of a major venue will enable fewer administrators to provide a quality administration for a large number of participants.
- ❑ The provision of sustainable commercial food services, generating an economic return, through the collection of a large number of potential customers on-site at the one venue.
- ❑ The provision of first aid personnel in an efficient manner with a well-equipped first aid Centre. This is a major health and safety benefit to the community.
- ❑ The efficient provision of car parking, toilet, change, and social facilities avoiding duplication of the same facilities at a number of locations. Shared provision will also be a potential benefit for many sports clubs currently maintaining a major capital asset, often as a burden on members.
- ❑ When a number of facilities are combined into a multi-functional complex or site, several benefits can be achieved. Operational costs are usually reduced through economies of scale and sharing of resources. On site professional management and reception is usually economically viable and this enables gains in the quality of service and level of supervision and security at the site.
- ❑ The ability to rationalise any new development with what is already in place and also with regard to ongoing maintenance.
- ❑ The large areas available enable the positioning of artificial wickets and grass wicket blocks between winter sport playing fields to avoid causing injury to players and damage to the surfaces. This is an increasing problem as more artificial wickets are installed and pressure increases to reduce block preparation time to enable longer playing seasons.

A major hub park ('**Foster Park Stage 2**' shown in map in Appendix 1) will generate a sense cohesion and togetherness similar to that currently experienced at Hagley Park on a Saturday. The large number of players gathered together provides a social focus for the community and generates a strong reinforcement to the individual to continue involvement with the activity.

The proximity of the proposed secondary and primary schools (shown in map in Appendix 1) will provide even greater synergies.

Land-banking the additional land required to create a major hub park is a worthwhile tool to safeguard the land for the 'public good' and for the use of future generations. This kind of opportunity to create a 'Hagley Park' equivalent in Rolleston is rare in New Zealand but, as an example, has been a successful model in the Nelson region.

Nelson City 'land-banked' Saxton Field in the 1980s. The park has subsequently been progressively developed, and expanded by the Nelson City and Tasman District Councils through the acquisition of neighbouring properties. Saxton Field is now regularly attracting major national sports tournaments to the region because of the large number of fields and facilities at the one location. Foster Park (Stage 2) would provide Rolleston with a significant competitive advantage via the ability to host district, regional, South Island and possibly national sports tournaments and events.

The economic impact of hosting events on the local economy can be substantial, especially where these events draw in visitors from outside the region. A fully developed South Park and

Foster Park (Stage 1 – the current land area owned by Council) will have the capability to host small scale tournaments and events. The enhanced capability of Foster Park (Stage 2) as a major hub park of regional significance will enable Rolleston to host major events such as national sport tournaments, Masters games and festivals will have flow-on benefits for the local accommodation and hospitality industry, as well as other indirect service and retail spending.

The large scale of park proposed may need small satellite facilities dispersed to service clusters of fields within the larger park. These facilities would have toilets and a drinking water source, and possibly some change rooms and gear storage. There may need to be appropriate parking provided to service these clusters of fields.

The option exists for the sale of South Park to assist in the acquisition of the additional Foster Park land.

### **Recommended solution**

1. Council will need to secure the option of increasing the size of Foster Park in the short-term through purchase and 'land banking' of the site for future development (in the long-term) of the proposed hub park.

**6.2. Short to medium-term: Dispersed provision**

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The current parks and open space are dispersed with Rolleston Park close to the town centre with Foster Park more distant and South Park the furthest from the town centre. The current parks can provide separate venues for the organisations that have responded to the questionnaire or attended the consultation meeting. Foster Park and South Park are large by urban standards and when fully developed have the capacity to host large single code clubs. The land area dedicated to sports purposes at Rolleston Park is smaller but still has the capacity to host a single club. However, based on the experiences of other fast growth communities such as Kerikeri its close proximity to the town centre will mean sport use of Rolleston Park will increasingly conflict with informal recreation use. Informal recreation use by residents including the proposed youth development park should replace most club sport activity in the long-term.

**Recommended Solution**

2. It is recommended that the current parks be allocated as follows to current users:

Activity	Short-term (1-3 y)
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3. It is recommended because of the rapid growth of Rolleston that any allocations be regularly reviewed by Council and adjusted to reflect changes in need.
4. It is recommended that new users will be accommodated on these parks if compatible with existing users, or on new parks (yet to be developed) if incompatible.
5. Informal recreation use by residents including the proposed youth development park should replace most club sport activity on Rolleston Park in the long-term.

### **6.3. Temporary facilities**

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The installation of temporary change facilities over fixed periods is a very good idea for a location like Rolleston where population change and growth can easily outstrip the best of predictions. The buildings are likely to be outgrown by the clubs or when the hub park is developed with a multi-code club. At this stage, no permanent structures – such as pavilions and change facilities are recommended. Relocatable buildings are recommended for pavilions and changing rooms as these can be sold and/ or moved to an alternative site when a hub park concept can be achieved. There are many examples of redundant or obsolete pavilion and clubroom facilities nationally that are located on Council parks that have no market value because there are no willing buyers. An advantage of a relocatable building is that the club has an asset that will have a market value providing an option to on-sell at the appropriate time.

Components of some assets may necessarily be fixed in place – specifically flood lights. This is discussed in Section 6.6.

#### **Recommended solution**

6. That Council lease land on parks for buildings on the condition that the buildings are constructed so they can be relocated to another site on the park or relocated to another park or sold and removed if they become obsolete or surplus to requirements. When a hub-park option is feasible, permanent structures may be considered.

### **6.4. Multiple use of sports fields**

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Sports fields should not be developed as exclusive sports zones and not be allocated on a permanent basis to a particular sport or club. Explicit and transparent minimum use of sports fields are needed to maximise the community benefit from the ongoing investment by Council in the provision of land and care for sports fields. This will allow Council to manage demand for sports fields between sports codes over the long-term. Research undertaken by GLG has shown that sports fields in urban areas are used as much for casual recreation as they are for organised sports. Any development planning for sports areas should consider the use of the periphery of the fields for casual recreation and accept that there will be use of the fields for alternative activities. While this may have negative effects on turf condition, this use should be accepted as part of open space provision (in much the same way as the impact of sports use has on turf). In particular, provision of off road walking, cycling and mountain biking should be included in the design and layout of sports fields on Council reserve land.

#### **Recommended solution**

7. That any lease or exclusive use agreement between Council and a club or organised group includes explicit protection of the rights of residents to use the park for informal recreation when not in active use for game or training purposes.

8. That any lease or exclusive use agreement between Council and a club or organised group protects the right of Council to reallocate any sports field or artificial playing surface in the event that use by the club or organised group is less than the agreed minimum use level.

### **6.5. Merging of summer and winter use**

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The traditional summer and winter seasons for sport enabled the dual use of the same sports field by both codes. With the extension of winter code activity into the summer months dual use is less viable than it was in the past. This trend is likely to increase rather than stabilise as most sports move to year-round activity. This is partly driven by the development of professional sport requiring activity over at least ten months the year to generate the required income to sustain the sport at the professional level. The introduction of professional administrators also drives the need and capability to operate either extended seasons or year-round to sustain the infrastructure costs of paid staff and support facilities. In addition, many participants use their sport as their exercise option and want to play year round to maintain their fitness.

The peak demand for use of dual use fields in late summer and early autumn is likely to increase from both summer and winter codes, such as from summer soccer leagues and pre-season training commencing in January and pre-season games for rugby in February and March. This is likely to lead to increased tension between codes sharing a field, and this will be counter-productive for both the sports and the community as a whole.

The implication for provision of sports fields is apparent in the increasing demand for either single use or dominant user status from the effected codes. We can anticipate a dramatic increase in demand for single use sports fields, such as a senior rugby field used for pre-season training and games. Dual use will be on the basis that one user has dominant use, such as a cricket field used as a reserve field for wet weather resting requirements in mid-winter before preparation of the wicket block for summer.

Rolleston is in a fortunate position to be able to increase the number of sports fields within its local area and Foster Park (Stage 2) provides an ideal expansion option to meet this demand.

#### **Recommended solution**

9. That any lease or exclusive use agreement between Council and a club or organised group explicitly states the dominant use rights for any sports field or artificial playing surface and is open to regular review by Council.
10. That any lease or exclusive use agreement between Council and a club or organised group protects the right of Council to reallocate dominant use rights for any sports field or artificial playing surface in the event that use by the club or organised group is less than the agreed minimum use level.

### **6.6. Flood lighting of sports fields**

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Sport is increasingly being played mid-week in the evenings. The shortage of volunteers to take after-school practices is forcing more team sports to schedule training in the evenings. This is increasing the demand for flood lit sports fields and training areas, particularly for winter sports.

In addition, considerable expense will be involved in the development of lighting in the short to medium-term. If the hub-park option is pursued, this may represent a loss to clubs if the lighting is relocated.

### **Recommended solution**

11. It is recommended that Council seek to allow flood lighting as a permitted use on sports parks under the District Plan in anticipation of the staged installation of flood lighting by sports. The achievement of this prior to the addition of more residential lots besides new and proposed sports fields will ease what is an inevitable necessity.
12. Council discuss cost-sharing options for relocating such 'fixed' assets as lighting when relocation of club activities is necessary.

### **6.7. Consistent standard of provision**

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The use of specified standards of provision for sports fields that are transparent and clearly stated is needed (and must be included in the relevant activity management plan). Consistency in the setting of standards and their delivery in the development and operation of sports fields is recommended.

### **Recommended solution**

13. That Council define specified standards that are transparent and clearly stated in Council's activity management plan and reflected in lease, use and development agreements for the ongoing provision of sports fields and artificial playing surfaces.

### **6.8. Increasing need for supervised activity for youth and children**

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The impact of the seven-day working week and double income families over the past 20 years has changed the face of sport. The development of the youth park concept will provide a recreation and sport precinct (or hub) for Rolleston, providing multiple opportunities for active pursuits of interest to youth and children. The location of a youth park needs to be where the young people of Rolleston will usually congregate. In other communities this tends to be in major retail and entertainment destinations. The co-location of a youth development park with other recreation facilities such as an indoor sports hall and library is also recommended. The mix of features suggested by the Committee trying to establish the park is consistent with those provided in similar youth destination parks in North Shore City and in Nelson City (Pioneer Park) with the addition of sheltered hang out areas and a drinking water source. The apparent site for a youth park is alongside the Rolleston Community Centre. This would have advantages in providing ancillary facilities such as toilets at no additional cost. The suggested Foster Park site does not have the benefits of co-location with the indoor recreation facilities and is somewhat distant from the town centre.

### **Recommended solution**

14. Establish a youth development park adjacent to the Rolleston Community Centre at Rolleston Park with the following features:
  - ❏ Low height but challenging climbing wall known as a 'bouldering wall' (a horizontal rather than a vertical challenge),
  - ❏ Basketball and netball hoops on an outdoor court,
  - ❏ Skate / blading / bike area,
  - ❏ Possibly a BMX track in the vicinity on Rolleston Park or at a separate location,
  - ❏ Hang out area with wind and rain shelter / shade provision,
  - ❏ Family picnic area with wind and rain shelter / shade provision,

- ✘ Consider the addition of some fixed play equipment providing challenge for senior primary through to early secondary school ages.

### **6.9. Informal recreation potential**

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Informal recreation includes walking for exercise (the most popular physical activity), cycling (a popular transport and recreation option) and running/ jogging (in the nation's top ten physical activities). The scale of an extended Foster Park (Stage 2) provides opportunities for the development of tracks within its boundaries for these activities. These will become more important as traffic volumes grow on roads in the Rolleston area. The linking of an off-road shared walkway and cycleway to Foster Park from the retail and community hub of Rolleston would further enhance this use.

#### **Recommended solution**

15. Council planning include provision of a shared walking and cycling pathway linking Foster Park with the town centre and the walking and cycling network.
16. Council planning to include a network of off-road pathways for recreational use within Foster Park (Stage 2)

### **6.10. Fire Service training area**

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The Fire Service use Rolleston Park for training purposes. In the long-term the training may need to be relocated but for the foreseeable future this low impact user can continue to use the Park.

#### **Recommended solution**

17. The Fire Service to continue to use Rolleston Park for training.

## **7. Ideas for the Future**

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Hockey uses turfs in Christchurch City but it is likely that some form of artificial turf may be needed in the future. If a full-size or practice artificial hockey turf is developed then flood lighting will be critical to its location on the proposed hub park or on any other park in Rolleston.

Provision for development of an indoor aquatic facility in the long-term will need to be considered. Rolleston with its planned population of 15,000 residents will have the population to sustain a small-scale facility. This type of facility is usually located as close as possible to a major retail hub and on or close to a major transport route. Rolleston Park would appear to be the most likely location for such a facility.

## 8. Conclusion

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Rolleston is experiencing rapidly increasing population in relation to the national average. This trend looks likely to continue for the foreseeable future and generates demand for more provision and use of open space.

Overall participation in organised sport and informal recreation should remain consistent with current levels. The projected increase in population will see commensurate growth in the numbers of sport users of recreation open space. It is difficult to predict what will be the new boom sports and recreation activities of the 21<sup>st</sup> century, but is likely that these will be television-driven (in terms of promotion and marketing) and they will need a venue. The key requirement is for local authorities such as Selwyn District Council to plan for the likely requirement through acquisition of land that is suitable and well-located in relation to residential development.

The current supply of Council-owned public open space that can be made available for use for sports is good, but is dispersed across three parks. This land is likely to be fully occupied when Rolleston reaches its planned population of 15,000 residents. An allocation of the available land has been recommended in this report.

A major hub park as proposed for the future in Foster Park (Stage 2) will provide the critical mass for economies of scale and importantly, generating a sense cohesion and togetherness similar to that currently experienced at Hagley Park on a Saturday. The large number of players gathered together generates a festival atmosphere that provides a strong reinforcement to the individual to continue involvement with the activity.

The land banking option (increasing the size of Foster Park) is a worthwhile tool to safeguard the land for the 'public good' and for the use of future generations. This kind of opportunity to create a "Hagley Park" equivalent in Rolleston for Selwyn District is rare in New Zealand. Foster Park (Stage 2) in combination with Rolleston Park and a fully developed South Park will future-proof Rolleston to meet the projected land needs of informal recreation and outdoor sports and the need for a major sport hub or precinct within the District well into the 21<sup>st</sup> century.

## 9. Recommended Development Strategy

A summary of recommended developments for each park are listed in the table below. An option to accelerate the development of a multi-code club (Foster Park Stage 2) has been identified. The accelerated option would redirect soccer related development to Foster Park rather than South Park in the medium term.

Park	Short-term (1-3 years)	Medium-term (4-10 years)	Long-term (11-20 years)
Rolleston Park	<ul style="list-style-type: none"> <li>❑ Rugby (one existing senior field) until Foster Park is established for rugby use</li> <li>❑ Soccer (one existing senior field, one intermediate field two junior fields)</li> <li>❑ Tennis and netball (existing shared courts)</li> <li>❑ Youth development park (stage 1)</li> </ul>	<ul style="list-style-type: none"> <li>❑ Tennis and netball (existing shared courts)</li> <li>❑ Youth development park (stage 2)</li> </ul>	<ul style="list-style-type: none"> <li>❑ Youth development park (stage 3)</li> <li>❑ Park land commons for informal recreation</li> <li>❑ Possibly an aquatic facility</li> </ul>
Foster Park	<ul style="list-style-type: none"> <li>❑ Initiate development of two senior rugby fields and a relocatable clubroom with change and toilet facilities).</li> <li>❑ Council to secure an additional 33.78 hectares of land to form a "land bank" for future development as a hub park</li> </ul>	<ul style="list-style-type: none"> <li>❑ Rugby increase to four senior fields and two training fields</li> <li>❑ Soccer (accelerate multi-code club concept and develop fields as outlined for South Park and facilities as per long-term for Foster Park)</li> </ul>	<p>Multi-code club with a shared central clubrooms and administration complex</p> <ul style="list-style-type: none"> <li>❑ Rugby (same as medium-term)</li> <li>❑ Soccer (five senior fields, three intermediate fields, six junior fields and a training field)</li> <li>❑ Tennis (new courts)</li> <li>❑ Netball (new courts)</li> <li>❑ Possibly add touch, hockey, cricket, softball and lawn bowls</li> </ul>
South Park	<ul style="list-style-type: none"> <li>❑ Soccer (two existing intermediate fields and one new intermediate field, two new senior fields and two new junior fields and a relocatable toilet and change facility)</li> </ul>	<ul style="list-style-type: none"> <li>❑ Soccer (increase to five senior fields, three intermediate fields, six junior fields and a training field and a relocatable pavilion) OR relocate to Foster Park as part of multi-code club development</li> </ul>	<ul style="list-style-type: none"> <li>❑ Could continue with soccer if Club remains separate from multi-code club proposed for Foster Park or could form a smaller multi-code club</li> <li>❑ Alternative users not known at this stage</li> </ul>
Rural park close to Rolleston (site to be identified by Council)	<ul style="list-style-type: none"> <li>❑ Dog training (a fully fenced and double gated off-lead training area with a minimum land area of two hectares, plus a small relocatable clubrooms and toilet block)</li> </ul>	<ul style="list-style-type: none"> <li>❑ Same as short-term</li> </ul>	<ul style="list-style-type: none"> <li>❑ Same as short-term</li> </ul>

10. Appendix 1: Rolleston township – Key areas of large-scale open space

