



Belfast City Council

Report to:	Parks and Leisure Committee
Subject:	Stadia Update
Date:	11 April 2013
Reporting Officer:	Andrew Hassard, Director of Parks and Leisure
Contact Officer:	Caroline Wilson, Neighbourhood and Development Manager

1.	Relevant Background Information
	<p>Members will recall that in January 2013 SP&R Committee agreed:</p> <ul style="list-style-type: none">• to note the potential for comprehensive regeneration at both sites through collaborative development and the wider social, physical and economic benefits possible through maximising the major DCAL investment as a key element of Phase 1 of the Leisure Review.• to approve in principle the redevelopment of both the Olympia and Andersonstown Leisure Centres and associated assets to form Phase 1 of the Citywide Leisure Review to allow progression to stage 2 appraisal as part of the Capital Programme.• to approve the proposed timetable and process for concurrent development of options for both sites• to note the proposed public engagement focus on options• to approve the progression of further analysis of options 1 and 2 emerging from the feasibility study on Windsor/Midgely Park/Olympia by Hamilton Architects• to note the continuing development of initial concepts around Casement Park/Andersonstown by Consarc Design Group.

2.	Key Issues
2.1	Windsor/Olympia Committee agreed that Option 2 was the Council preference; which includes moving leisure provision into the new stadium; relocation of

	<p>community centre provision into the Village area; redevelopment of the Olympia site to provide a new alignment and replacement for Midgely Park; a new pitch; play provision; some commercial development and new public realm and access to the stadium from Boucher Road. Two community engagement sessions have taken place and during debate option 2 is closely aligned to public response although further consultation will be necessary on detail.</p> <p>DCAL/Linfield and the IFA also favour this option as the Council use of stadium space for leisure in the widest sense meets the sustainable community benefit criteria and of course it provides a much better setting and access for the new stadium adding to its offer.</p> <p>Discussions are ongoing with the IFA regarding leasing arrangements and mutual benefits, as well as with Linfield Football Club regarding their provision.</p> <p>Currently an economic appraisal is underway to test the extent of leisure offer available in the stadium space, the cost of the overall option as opposed to replacing Olympia as is, including IFA rental agreements with Linfield on Midgely Park etc. This will be presented to SP&R Committee in April/May, for their consideration.</p>
<p>2.2</p>	<p>Casement/Andersonstown</p> <p>Options for collaborative leisure at Casement/Andersonstown essentially was one of three broad options:</p> <ul style="list-style-type: none"> (i) development leisure space within the stadium equivalent in space terms to the existing leisure centre and redevelop the leisure site in some other way; (ii) Share leisure provision with between the stadium and a replacement of the Andersonstown Leisure Centre site. (iii) Provide all new leisure facilities at the Andersonstown Leisure Centre site and have a different form of community benefit associated with the stadium. <p>A number of meetings took place with the GAA integrated design team to test option (i) and after some difficulties about available space, proposals were identified that could provide equivalent floor space within the stadium to include both wet and dry facilities.</p> <p>A public meeting was also held in Andersonstown Leisure Centre which was very well attended in regard to the three options above and there was overwhelming support for option (iii).</p> <p>Although one public meeting does not represent everyone, the view from political representatives in the area is also that a replacement of Andersonstown on the existing site is preferable. Officers have continued engagement with DCAL officials as to how best to ensure community benefit for the public money associated with Casement.</p>

	SP&R Committee agreed to refocus the economic appraisal at the Casement/Andersonstown development on the Andersonstown site and maximise regeneration benefits of both the Leisure Centre and Stadium, for presentation to Committee in April/May.
2.3	Overall Members have stressed the major physical, social and economic regenerative impacts of stadia development and the consequent economic multiplier effect. To this end, Council officers have also been in contact with DSD who have a high level South West Gateway Masterplan which they are about to begin to operationalise. There are keen to work with the Council on this, particularly in regard to traffic management for both stadia. To inform this work, a wider traffic impact study for South West Belfast in conjunction with DSD will be commissioned shortly. DCAL have also had one meeting of an interdepartmental group intended to create comprehensive regeneration plans which a Council officer attended. Council officers have begun developing comprehensive regeneration plans, for future consideration by Committee.
2.4	Conclusion At its meeting in March, SP&R Committee agreed to continue the in principle decision to move both the Olympia and Andersonstown Leisure Centres to stage 2 of the Capital Programme as the first phase of the Citywide Leisure Estate Review; and to develop both regeneration plans concurrently as far as possible working toward an investment decision in May with a completion date in 2016.
3.	Resource Implications
	Resource implications to be fully scoped as part of the economic appraisal.
4.	Equality Implications
	An equality impact assessment will be completed as part of the economic appraisal.
5.	Recommendations
	Members are asked to note the update.
6.	Decision Tracking
	Neighbourhood and Development Manager

7.	Key to Abbreviations
	DCAL – Department for Culture, Arts and Leisure DSD – Department for Social Development IFA – Irish Football Association GAA – Gaelic Athletic Association

8.	Documents Attached
	None