

7. SYDENHAM RUGBY FOOTBALL CLUB – BARRINGTON PARK

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Corporate Plan Output: Leases and Applications	

The purpose of this report is to approve the Sydenham Rugby Football Club's application to install three new 15 metre poles holding training lights at the northern end of Barrington Park.

RELEVANT CURRENT POLICY

The Parks and Waterways Manager has delegated authority from the Council (23 October 1996) to approve applications for floodlights on sports grounds, subject to the necessary Resource Consents and consultation with the appropriate Community Board.

DESCRIPTION OF THE PROPOSAL

The applicant indicates that the installation of training lights at Barrington Park would solve the current problem of rugby training congestion. The intended positioning of the poles is detailed on the attached lighting diagram.

The Club intends positioning the poles and lights so that they run parallel with the existing tree line, lessening the likelihood of any adverse effects being caused to neighbouring properties.

ISSUES FOR CONSIDERATION

The issues that have been considered are as follows:

- The height of the poles and appearance
- The effect of glare and who will be affected
- Noise

Height of the poles and appearance

Because the intended poles are to be 15 metres in height, resource consent and building consent will need to be obtained by the club. City Plan requirements only permit a maximum height of 8 metres in this zone. The application for resource consent is currently being processed by the Council. Building consent is required for any structure over 6 metres in height. It is considered that a condition set by the Community Board, requiring the poles to be powder coated or painted in a flax green colour, should readily enable any poles to blend in with the park trees backdrop.

Glare

Advice received from the planner dealing with the resource consent application is that, on the basis of information provided by the club, the Glare Standards of the City Plan will be complied with and that no persons will be adversely affected other than the Council as landowner. The Club intends positioning the poles and lights so that they run parallel with the existing tree line located at the north end of the park.

Noise

Advice provided by the Environmental Services Unit is that the day time noise levels up to 10.00 pm will be complied with.

CONCLUSION

The Parks and Waterways Unit has been in close contact with the Club and is comfortable with the current proposal. The Unit acknowledges the club's need for adequate training areas and facilities and believes their application is well justified.

- Recommendation:**
1. That the poles be powder coated, or painted a flax green colour, eg Resene 12 B 21 (B.S.5252 (1976) Colour Range).
 2. That the applicant obtain the necessary Resource and Building Consents at its cost before commencing installation of the lighting system upon the park.

3. That the applicant or contractor be responsible for obtaining plans of all services presently laid underground in the park (electricity, telephonic, sewerage, storm water, high pressure water supply and irrigation).
4. That the applicant be required to deposit scaled plans, showing the pole and cable layout in the park, as built, within two months of the work being completed.
5. That the applicant be responsible for all costs associated with the installation and maintenance of the lighting system.
6. That the applicant be responsible for ensuring that the lighting system is maintained in a safe and tidy condition at all times.
7. That the training lights not be operated after 9.30pm.
8. That a bond of \$2,000 be paid by the Sydenham Rugby Football Club or successful principal contractor to the Parks and Waterways Advocate, Beckenham Service Centre, Christchurch City Council, before work commences on the site. The bond less any expenses incurred by the Council to be refunded to the payee on completion of work.
9. That the area be restored to its previous condition following completion of the work. The bond, less any expenses incurred by Council, to be refunded after the "as built" plan has been lodged with the Council and any necessary restoration work has been completed.
10. That approval to lapse be granted if the development is not completed within two years of the application.

**Chairman's
Recommendation:**

That the officer's recommendation be adopted.