

4. BELFAST RUGBY FOOTBALL CLUB – SHELDON PARK

Officer responsible Parks & Waterways Manager	Author Tony Hallams, Policy & Leasing Officer, DDI 941-8320
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The purpose of this report is to seek the Community Board's support for the Belfast Rugby Football Clubs application to install two new 10-metre masts (with attached lights). These lights are intended to complement two existing masts with lights alongside the training field located in an area of Sheldon Park that is bound to the south and west by residential properties. The existing and intended installations are detailed under attached Appendices **One and Two**.

RELEVANT CURRENT POLICY

The Parks & 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 being obtained and consultation with the appropriate Community Board.

DESCRIPTION OF THE PROPOSAL

The applicant indicates that the reason for the application is to provide extra lighting to serve the training needs of players, which has markedly increased over the last three (3) years.

The club last year fielded 28 teams with around 10 of these needing to train under lights at least twice weekly.

The proposed positioning of the masts and aiming patterns are detailed under Appendices **Three and Four**.

The club has contacted those residents from 9 – 25 Shenley Drive, and 3 – 10 Hossack Close, to establish whether they have any concerns about the proposal. Mr L McFadden, Secretary of the Club has indicated no objections have been raised concerning the proposal.

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

The Height Of Poles And Appearances

The proposal has been assessed through the resource consent application process. The assessing planner considers that the proposal is an appropriate development for the park and is suitable in regards to height and location.

The Effect Of Glare

Advice received from the planner is that the proposal will comply with the glare requirements of the Transitional and Proposed City Plans.

Noise

The applicant indicates the lights will be programmed to cut off at 8.30 pm on training days, however, for special events or competitive games this will be extended to 10.00 pm. No potential noise problems associated with vehicle movements by park users using the lights have been raised by the assessing planner.

CONCLUSION

The Parks & 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.

Staff**Recommendation:**

That the application be approved subject to the following conditions:

1. The poles be powder coated, or painted a flax green colour, eg Resene 12 B 21 (B.S5252 (1976) Colour Range).
2. The applicant to obtain the necessary Resource and Building Consents at its cost before commencing installation of the lighting system upon the park.
3. The applicant or contractor being responsible for obtaining plans of all services presently laid underground in the park (electricity, telephone, sewerage, storm water, high pressure water supply and irrigation).
4. The applicant being 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. The applicant being responsible for all costs associated with the installation and maintenance of the lighting system.
6. The applicant being responsible for ensuring that the lighting system is maintained in a safe and tidy condition at all times.
7. That the lights not be operated after 10.00 pm.
8. That Board approve a bond of \$2,000 be paid by the Belfast Rugby Football Club or successful principal contractor to the Parks & Waterways Advocate, Fendalton 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 is 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 if the development is not completed within two years of application.

Chairperson's**Recommendation:**

1. That the confirmation of the colour of the poles be confirmed upon discussion resulting from further information requested.
2. That all other staff recommendations be adopted