

5. CUTHBERTS GREEN/LINFIELD SPORTS DEVELOPMENT

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	Kathryn Howard, Parks & Waterways Area Advocate Hagley/Ferrymead, DDI 941-6614

PURPOSE OF REPORT

1. The purpose of this report is to inform the Board of the results of the community consultation on Linfield Cultural and Recreational Sports Club's proposal to develop sporting facilities on Cuthberts Green reserve at Kearneys Road, Wainoni.

EXECUTIVE SUMMARY

2. At its meeting on 4 August 2004, the Board decided to:

“recommend to the Parks, Gardens and Waterways Committee that approval be given for community consultation to be undertaken on the Linfield Cultural and Recreational Sports Club's proposal to develop sports facilities at Kearneys Road in accordance with the concept plan LP084802 and that the results be reported back to the Board.”

The Committee and the Council subsequently approved the recommendation.

3. The draft concept plan was distributed to approximately 450 local residential households and park users in November 2004 inviting feedback on the proposal. A public meeting was held to discuss the proposal which 7 local residents and some Club members, Council staff and Board members attended. The draft concept plan was also displayed on a noticeboard on Cuthberts Green and could be viewed on the Council website and at the Linwood Service Centre.
4. 66 submissions were received, with 60 supporting the proposal and four opposing it. There was support for developing sporting facilities in the area, tidying up the area and creating walking and play areas. A number of areas of concern from those supporting, conditionally supporting or opposing the proposal are summarised, and discussed further, below:
 - Insufficient car parking (7 submissions).
 - Effects of more traffic (9 submissions).
 - Too many fields or too close to houses or need for fencing (5 submissions).
 - Effects of increased noise (3 submissions).
 - Effects of floodlighting (2 submissions).
 - Ability of the Council to maintain the site including need for, and use of, rubbish bins and set and enforce lease (7 submissions).
 - Timing, style of landscaping and play area (3 submissions).
 - Additional sporting requests (3 submissions).
5. The number of car parks required for this development is set by the City Plan at 15 spaces per hectare of pitch. Therefore 60 car parks are required. 61 car parks are proposed on the concept plan in addition to formalising the Kearneys Road parking therefore meeting the City Plan requirements. The final number and layout will be confirmed as detailed plans are prepared and confirming an agreement with the Canterbury Indoor Bowls Association for car parking proposed on their land.
6. The Transport and City Streets Unit has advised that the anticipated increased traffic generation is within the roading network's capacity. They will be assessing individual suggestions that have been made in submissions to limit parking in certain areas, particularly the corner of Rudds and Kearneys Road, on a case by case basis. A study to reduce speeding in the area was undertaken with the community within the last five years and the traffic calming measures agreed at that time are in place.
7. As the proposal is for a sports park the amount of proposed fields is appropriate and still allows room for paths, plantings and play areas. The field layout is not as tight as may have appeared on the draft concept plan as that plan included the dead ball area in the field outline; these areas are now shown on the amended concept plan.

8. As a result of some submitters suggesting the fields are too close to houses, particularly in Daniela Lane, it is proposed to move the middle soccer and rugby fields further east. This will result in a 22.5 metre clearance between the boundary fence line and the nearest field corner. The soccer field was sited in the location shown as it is the least likely generator of balls leaving the field as, unlike in rugby, players do not try to kick balls out of the soccer sidelines. More trees on the northern boundary of the park (the resident's southern boundary) are also proposed on the amended concept plan to further reduce the risk of balls leaving the park. Solid fencing has been requested along the entire length of the southern boundary of the proposed development. The Greenspace Unit encourages permeable fencing on reserve boundaries to provide views and encourages residents to interact with the reserve. Permeable fencing lessens graffiti opportunities to taggers and encourages passive surveillance by residents. Planting is also proposed on all boundaries. Residents can approach the Council, or its leasee as appropriate, to share costs on fencing and agree final fence styles as required.
9. Noise levels are set under the City Plan and this proposal will be expected to comply with the identified dBA standards for reserves.
10. Floodlight Lux levels at site boundaries are set under the City Plan. Consent would be needed prior to installing floodlights and the effect on any affected parties would be considered and appropriate conditions set during the approval process.
11. A number of submitters requested that the site be maintained with specific requests for rubbish bins. These are now shown on the amended concept plan.
12. A submitter requested that the Club pay a rental for the site equivalent to residential rates. This basis for rental assessment is not appropriate as reserve land is not able to be used for residential purposes. A rental will be established having regard to the Council's sports charging policy and each party's capital input to, and the public benefit of, the development.
13. A few requests were made to complete the landscaping and play area at the same time as the sports field development. The need for the play area will be prioritised as part of the Council's city wide review of the provision of play facilities, however, the paths, plantings and trees will be completed when the sport field is.
14. A couple of requests were made for extra sporting facilities such as lawn bowls. Many lawn bowls clubs across the City are struggling to retain their existing membership so it would not be appropriate to construct another facility here.
15. The amended concept plan has tried to take into account all of the submissions received and is proposed as the basis for proceeding with securing funds for the development, entering into a Memorandum of Understanding between the Council and the Linfield Cultural and Recreational Sports Club, preparing detailed plans and lodging consent applications.

FINANCIAL AND LEGAL CONSIDERATIONS

16. \$45,000 has been allocated in 2006/07 for the landscaping component of the project which is suggested that the Council fund.
17. A resource consent would be needed for many aspects of the proposed development and this may need to be notified. A resource consent would be lodged once the Linfield Cultural and Recreational Sports Club has secured funding for the development.
18. This land is designated for sewage treatment purposes. It will be necessary for the Council as designating authority to consent to the use of the land for recreational purposes (ie another purpose) This course of action can be taken under Section 176 of the Resource Management Act 1991 as was the case with the land currently under lease to Linwood Rugby Club.
19. A Memorandum of Understanding between the Council and the Linfield Cultural and Recreational Sports Club will need to be prepared by the Council's Legal Services Unit and reported to full Council for ratification. It will outline each party's expectations and obligations relating to the Cuthberts Green/Linfield Sports development and while detail has yet to be worked through with the Club, this agreement would principally cover and have regard to such matters as:
 - Development staging and standard.
 - Performance clauses.
 - Maintenance responsibilities.
 - Outgoings.

- Indemnity/Insurance.
- Club rights of use and public casual use outside Club activities (i.e. similar to many other sports fields allocations around the city).
- Ownership and compensation issues on termination.
- The tenure to be entered into once development commences.
- The lease of the existing sports field.

20. An agreement between the Council and Canterbury Indoor Bowls Association for use of part of their land for car parking will need to be secured on terms satisfactory to both parties and reported to full Council for ratification.

STAFF RECOMMENDATION

It is recommended that the Board approve the amended concept plan subject to:

- (a) A Memorandum of Understanding between the Council and Linfield Cultural and Recreational Sports Club being entered into;
- (b) An agreement being reached with Canterbury Indoor Bowls Association for use of part of their land for car parking in association with the proposed development;
- (c) The Council consenting as designating authority to use the land for recreational purposes.

CHAIRPERSON'S RECOMMENDATION

For discussion.