



## Christchurch City Council

# SPREYDON/HEATHCOTE COMMUNITY BOARD AGENDA

TUESDAY 3 APRIL 2007

AT 5.00PM

IN THE BOARDROOM,  
SOUTH LIBRARY, SERVICE CENTRE AND LEARNING CENTRE,  
66 COLOMBO STREET, CHRISTCHURCH

**Community Board:** Phil Clearwater (Chairperson), Oscar Alpers, Barry Corbett, Paul de Spa, Chris Mene, Sue Wells and Megan Woods.

**Community Board Principal Adviser**  
Lisa Goodman  
DDI: 941-5108  
Email: [lisa.goodman@ccc.govt.nz](mailto:lisa.goodman@ccc.govt.nz)

**Acting Community Secretary**  
Carole Tobin  
DDI: 941-5105  
Email: [carole.tobin@ccc.govt.nz](mailto:carole.tobin@ccc.govt.nz)

- PART A - MATTERS REQUIRING A COUNCIL DECISION
- PART B - REPORTS FOR INFORMATION
- PART C - DELEGATED DECISIONS

### INDEX

- PART C 1. APOLOGIES
- PART C 2. CONFIRMATION OF MEETING REPORT – 20 MARCH 2007
- PART C 3. OLD STONE HOUSE EASEMENT – SHALAMAR DRIVE
- PART B 4. DEPUTATIONS BY APPOINTMENT
- PART B 5. CORRESPONDENCE
- PART B 6. PETITIONS
- PART B 7. NOTICES OF MOTION
- PART C 8. CASHMERE TENNIS CLUB PROPOSED NEW COURT LIGHTING – CASHMERE VALLEY RESERVE
- PART B 9. SPREYDON/HEATHCOTE STRENGTHENING COMMUNITIES ACTION PLAN (SCAP) COMMITTEE – REPORT OF 19 MARCH 2007
- PART B 10. BOARD MEMBERS' INFORMATION EXCHANGE
- PART B 11. BOARD FUNDS UPDATE

**3. 4. 2007**

- 2 -

- PART B 12. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE**  
**12.1 CURRENT ISSUES**  
**12.2 NEW ZEALAND COMMUNITY BOARDS CONFERENCE 2007**
- PART B 13. MEMBERS' QUESTIONS**

1. **APOLOGIES**

2. **CONFIRMATION OF MEETING REPORT – 20 MARCH 2007**

The report of the meeting of 20 March 2007 has been separately circulated.

**CHAIRPERSON'S RECOMMENDATION**

That the report of the Board's meeting of 20 March 2007 be confirmed.

3. **OLD STONE HOUSE EASEMENT – SHALAMAR DRIVE**

<b>General Manager responsible:</b>	General Manager City Environment, DDI 941-8656
<b>Officer responsible:</b>	City Water & Waste Manager
<b>Author:</b>	David Rowland, Property Consultant

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Board's approval for the granting of an easement in gross along the southern boundary of land associated with the Old Stone House in Shalamar Drive Cashmere, permitting the installation of sewer, electrical and telephone services (refer to **attached** plan). The land is held under the Reserves Act 1977.

**EXECUTIVE SUMMARY**

2. The owners of 41 Shalamar Drive propose subdividing their 2.3260 ha site into 15 lots. Sewage disposal is not available in Shalamar Drive adjoining their property, and the only practical option is across both private and Council land, heading out to the Council's gravity sewer in Holmcroft Court.
3. The Management Committee of the Old Stone House has been consulted regarding this proposed easement.

**FINANCIAL IMPLICATIONS**

4. Standard Council advice to all easement requests includes a written statement that the Council may charge a one-off compensatory sum for the granting of the easements. This has been given to the applicants. Valuations assessing the amount of compensation have not yet been requested, however, based on our knowledge and the low impact of such a grant, it is considered that the dollar valuation assessment will be relatively low.

**Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?**

5. Not applicable.

**Have you considered the legal implications of the issue under consideration?**

6. It is considered that as the reserve will not be materially altered or permanently damaged and the rights of the public in respect of the reserve are not likely to be permanently affected, public notice is not required to be undertaken.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

7. Not applicable.

**Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

8. Not applicable.

**3 Cont'd**

**ALIGNMENT WITH STRATEGIES**

9. Not applicable.

**Do the recommendations align with the Council's strategies?**

10. Not applicable.

**CONSULTATION FULFILMENT AND HISTORY**

11. The owners of 41 Shalamar Drive propose subdividing their 2.3260 ha site into 15 lots and have made extensive enquiries regarding the provision of services to their land. The major issue is sewage outfall. The Council has declined alternative routes for technical reasons, and does not want a series of small pump sites for sewer.
12. The favoured infrastructure option for the Council and the developer is along the route sought, which is over Council land held as reserve under the Reserves Act 1977. Part is also proposed over adjoining private land; this minimises any impact on the grounds of the Old Stone House. The route is shown on Drawing No 8848-50A prepared by Glasson Potts Fowler.
13. Test bores have been undertaken and it has been made clear to the applicant and advisers that any approval would only be considered if directional drilling was undertaken. The traditional open trench is not an option for these services.
14. The grounds to the Old Stone House are immaculate and are used regularly as a setting for weddings and function photos. In our consultative discussions with the Management Committee, assurances have been given that should the easement be granted, physical works will be managed so as to have little or no impact on their activities and lettings. They have suggested a mid-winter period that would be convenient as it is their quiet period. There should be very minimal physical impact affecting the site.
15. All costs associated with the installation of the necessary pipes etc will be borne by the applicant.
16. There are no alternative practical options to consider with regards to this application, as the applicant has undertaken full investigations into an alternative route with no success.

**STAFF RECOMMENDATION**

That the Board approves an Easement in Gross to convey sewer, electric power and telephonic communications over Lot 12 DP 29333 forming part of The Old Stone House in Shalamar Drive shown on Drawing No 8848-50A prepared by Glasson Potts Fowler, and subject to:

- (a) The applicant being responsible for all costs associated with the installation of the services including all Council related costs.
- (b) The applicant indemnifying the Council for a period of twelve months from the completion of all work and replace any trees or shrubs that may be lost due to the work.
- (c) The consent of the Department of Conservation being sought.
- (d) The Unit Manager Corporate Support being authorised to finalise and conclude any compensation transaction.

**CHAIRPERSON'S RECOMMENDATION**

For discussion.

**4. DEPUTATIONS BY APPOINTMENT**

The following speakers wish to address the issue of the Cashmere Tennis Club's new lighting proposal:

- Terry Young
- Derek Kinley
- Lynley Cook
- Andy Brown
- Richard French
- Brian Donohue
- Graham Logan (tentative)
- Elaine Edgerton
- Cashmere Residents' Association representatives

**5. CORRESPONDENCE**

**6. PETITIONS**

**7. NOTICES OF MOTION**

**8. CASHMERE TENNIS CLUB PROPOSED NEW COURT LIGHTING – CASHMERE VALLEY RESERVE**

<b>General Manager responsible:</b>	General Manager City Environment, DDI 941-8656
<b>Officer responsible:</b>	Transport and Greenspace Manager
<b>Author:</b>	Ann Liggett, Parks & Waterways Area Advocate

**PURPOSE OF REPORT**

1. The purpose of this report is to determine the Board's view regarding the Cashmere Tennis Club's application to install new flood lighting, including the erection of nine new poles, on Cashmere Valley Reserve prior to the Transport and Greenspace Manager making a decision on the application.

**EXECUTIVE SUMMARY**

2. The Board will recall a report being presented at its meeting of Tuesday 18 April 2006, when the Cashmere Tennis Club was seeking the Board's support for the installation of new flood lighting at the club's tennis courts in Cashmere Valley Reserve, prior to the Transport and Greenspace Manager making a decision.
3. A deputation was heard at this meeting from a representative of the Cashmere Residents' Association, when concerns were raised that no community consultation had taken place in regard to this project.
4. At the 18 April meeting the Board decided:
  - (a) That the deputation's submissions be received.
  - (b) That the Cashmere Tennis Club's request for new lighting be held over to enable the community to be informed and its views sought on the proposal.

**Proposal**

5. The Cashmere Tennis Club was formed in 1922 and is based at the Cashmere Valley Reserve where its clubrooms and thirteen artificial tennis courts are situated. Currently the club has 310 junior members and 150 senior members.

8 Cont'd

6. The proposal is to erect 9 x 6.0m Spunlight steel pole towers with Philips Optiflood lamps to enable courts two and three to be lit (**Attachment 1**). The design utilises six metre poles with a maximum tilt angle of ten degrees from the horizontal to provide adequate lighting with a low obtrusive installation.
7. The poles will be painted in environmentally sympathetic colours (such as "court green") to assist with minimising any potential adverse visual impact associated with the poles.
8. Although some of the wiring was installed when the tennis courts were upgraded, it was not completed so additional underground wiring will need to be installed.
9. The additional time available for coaching, particularly at the junior level, is one of the primary reasons the club is submitting its application for new lighting.
10. With the erection of the nine new poles and associated lights, two court areas for training will be illuminated (**Attachment 2**) and it is intended that these courts will be used Monday to Friday, and not utilised on Saturday and Sunday nights. The change in days of operation (the original request was for seven days) is a concession made by the club as a result of concerns expressed by local residents.
11. The applicant has stated that the court lighting system will be operated by meters located in the clubhouse, meaning that the lights will only be on when a tennis court is being used. All light circuits will be connected through a cut-off switch that will automatically turn the lights off at 9.00pm. This time was brought back by half an hour, following the public meeting when concerns were raised about the lights being on until 9.30pm.
12. The club has previously submitted a Resource Consent application to the Environmental Policy and Approvals Unit of the Council with the only matters of non-compliance being:
  - Rule 13-2.2.1  
*Parking and loading* – Parking space numbers (85 required, nil provided).
  - Rule 13-2.3.8  
*Access for high traffic generators* – (requires more than 25 car parking spaces and may generate more than 250 vehicle trips/day).
13. This application was identified as a restricted discretionary activity and processed as a non-notified application (**Attachment 3**).
14. Due to the potential for traffic related effects of the increased hours of the tennis courts, the application was referred to the Council's Consultant Traffic Planner for comment. A copy of this report is included in the resource consent (**Attachment 3**). On receipt of this advice it was considered that any adverse traffic effects would be insignificant, and the resource consent was subsequently granted on 1 February 2006.
15. While the Resource Consent has been granted, the club still requires the consent of the "Landowner" (Council) before the project can proceed.

**Consultation**

16. On 9 May 2006 a letter was sent to 113 properties within the valley area of the Cashmere Tennis Club (**Attachment 4**), advising of the club's lighting application and inviting residents to comment.
17. Twenty-four submissions were received, 18 opposing the development and six in support (this included the Cashmere Bowling Club and the Cashmere Croquet Club).

8 Cont'd

18. The main issues of concern raised by those opposing the installation were:
- Parking.
  - Light pollution/spill.
  - Noise.
  - Social activities of the club.
  - Under utilisation of the courts during the day.
  - Lighting the courts is for a business purpose.
  - Intention of the club in any further lighting in the future.
  - Court behaviour.
  - Inappropriate court usage, eg hockey, rugby, roller blading.
  - The community was opposed to this when the club applied in 1998.
19. Due to the many issues raised, a public meeting was held on Thursday 22 June 2006 with members of the community, Cashmere Tennis Club representatives, Community Board members and Council staff (**Attachment 5**). This was facilitated by an external facilitator.
20. That meeting enabled the residents to express their concerns to the Cashmere Tennis Club with the club being given the opportunity to respond, make some amendments to its original proposal (being days of use and hours of use – see paragraphs 10 and 11 ), and also outline its intentions in relation to the new lighting proposal. Council staff clarified for the community the Council decision making process in relation to this project.
21. One of the outcomes of the meeting was that the Cashmere Tennis Club invite local residents to a BBQ/Open Day at the club. It was considered that this would give the members the opportunity to promote their club as well as spend some time with their neighbours, showing them the club facilities and also to discuss their project on site. An invitation to the club's pre-Christmas BBQ was sent to residents who attended the public meeting and to Community Board members. The club advised that no residents attended the event.
22. All residents who made a submission and/or attended the public meeting have been advised that this report is coming to the Community Board, and have also been advised of the process should they wish to have speaking rights at this meeting.

**FINANCIAL IMPLICATIONS**

23. There are no financial implications as should this project proceed, all costs will be met by the Cashmere Tennis Club.

**LEGAL CONSIDERATIONS**

24. The Council has granted delegated authority to the Greenspace Manager to make "decisions on the siting of flood lights on sports parks subject to the necessary Resource Consents and consultation with the appropriate Community Board".
25. A resource consent under the Resource Management Act 1991 has been granted to the Cashmere Tennis Club for this project. As the poles to be erected by the club do not exceed seven metres in height from the point of attachment, a building consent under the Building Act 2004 will not be required.
26. In addition to the regulatory consent under the Resource Management Act 1991, the consent of the Council as the landowner is required under the terms of the Cashmere Tennis Club's lease. The granting of the regulatory consent under the Resource Management Act 1991 does not bind the Council to grant consent to the proposed lighting works as the landowner.
27. As the proposed poles and lights will be the property of the Cashmere Tennis Club, all costs associated with their construction, operation and maintenance will be the responsibility of the club.

8 Cont'd

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

28. **LTCCP  
Parks, Open Spaces and Waterways – Page 123**

Recreation – By offering a range of active and passive recreation and leisure opportunities.  
Health – By providing areas for people to engage in healthy activities.

29. **LTCCP  
Recreation and Leisure – Page 131**

Recreation – By encouraging more people to participate in leisure, physical and sporting activities.  
Environment – By managing recreation and leisure activities to minimise damage to the environment.

**ALIGNMENT WITH STRATEGIES**

30. Social Wellbeing Strategy.  
Older Adults.  
Youth Strategy.

**OPTIONS**

31. There are three possible options.

**Option 1**

32. Status quo – decline the Cashmere Tennis Club's application to install training lights.

**Option 2**

33. Support the club's revised application as submitted and outlined in this report and accompanying application.
34. Should the application then be approved, the following conditions would apply:
- (a) The applicant to obtain the necessary resource consents and building consents at its own cost before commencing installation of the lighting system upon the park.
  - (b) 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).
  - (c) The applicant being required to deposit scaled plans, showing the lighting poles and cable layout in the park, as built, within two months of the work being completed.
  - (d) The applicant being responsible for all costs associated with the installation and maintenance of the lighting system.
  - (e) The applicant being responsible for ensuring that the lighting system is maintained in a safe and tidy condition at all times.
  - (f) That the lights not be operated after 9.00pm and are used Monday to Friday only, with no lights being operated on Saturday and Sunday evenings.
  - (g) That the area is restored to its previous condition following the completion of the work to the satisfaction of the Council.
  - (h) That approval will lapse if the development is not completed within two years of application.

## 8 Cont'd

**Option 3**

35. Support the club's application with additional restrictions to mitigate any potential or perceived adverse impacts

**STAFF RECOMMENDATIONS**

It is recommended that:

- (a) The Spreydon/Heathcote Community Board confirms its view on the application from the Cashmere Tennis Club to install floodlighting, including the erection of nine new poles, on Cashmere Valley Reserve prior to the Transport and Greenspace Manager making a decision.
- (b) That the Transport and Greenspace Manager also advise the Spreydon/Heathcote Community Board and all submitters of the outcome, at the time the club is notified of his decision.

**CHAIRPERSON'S RECOMMENDATION**

For discussion.

9. **SPREYDON/HEATHCOTE STRENGTHENING COMMUNITIES ACTION PLAN (SCAP) COMMITTEE – REPORT OF 19 MARCH 2007**

<b>General Manager responsible:</b>	General Manager Regulation and Democracy Services, DDI 941-8549
<b>Officer responsible:</b>	Community Board Principal Adviser
<b>Author:</b>	Carole Tobin, Acting Community Secretary

**PURPOSE OF REPORT**

The purpose of this report is to submit for the Board's information the following report of the SCAP Committee meeting:

**Report of a meeting of the SCAP Committee  
held on Monday 19 March 2007 at 5.30pm  
at the Beckenham Service Centre**

**PRESENT:** Phil Clearwater (Chairperson), Oscar Alpers, Bruce Harding, Jan Rogers.

**APOLOGIES:** An apology for absence was received and accepted from Rob Patterson. An apology for lateness was received from Oscar Alpers who joined the meeting at 5.46pm.

**1. MEETING REPORT – 4 DECEMBER 2006**

The Committee **received** information on the current balance of \$23,900 in the SCAP fund, and noted the various projects earmarked for funding.

**2. SCAP 2006/07 FUND UPDATE**

The Committee **received** information on the current balance of the SCAP fund.

**3. STRENGTHENING COMMUNITIES ACTION PLAN 2006/07**

An action plan outlining the Committee's aims and priorities for 2006/07, as resolved on 2 October 2006, was received for information.

9 Cont'd

4. **METHODIST MISSION – WISE-UP PROGRAMME – APPLICATION FOR FUNDING**

The Committee evaluated a report on a request from Child Wise (Methodist Mission), for funding assistance of \$3,200 towards running their Wise-Up programme at West Spreydon School.

After hearing an explanation from the Community Development Advisers on the success of the programme, the Committee requested that the members of Methodist Mission's social work service be thanked for their continued involvement with children, families and the community and for their innovative project "Wise-Up".

The Committee **resolved** to allocate \$3,200 from the 2006/07 financial year to Child Wise of the Methodist Mission to run four Wise-Up programmes at West Spreydon School in 2007.

5. **SERVICE AGENCY PILOT – APPLICATION FOR FUNDING**

The Committee considered a report from the Community Development Adviser, requesting funding support from the SCAP Committee for the establishment of a service agency desk pilot partnership called "Info Tap South", to be based out of the South Library, Beckenham.

The Committee **resolved** to allocate \$1,500 from its 2006/07 fund, towards the costs of establishing a pilot service agency desk, based out of the South Library.

6. **PROJECT UPDATES**

The Community Development Advisers presented verbal updates on various projects and the feedback received from funding allocations made at the December committee meeting to the Opawa Baptist Church and the Canterbury Kids Coach.

An update on the new graffiti project focusing on the Spreydon area was provided. This project is based on an initiative in Phillipstown and has the potential of becoming city wide. Discussion with the Committee reinforced key principles of the model such as working with youth, incorporating mentoring with young people and possible workshop development.

A project team is currently reviewing the Community Directory including a proposal for the directory to be made available as a web-based document to complement the hard copy version. Feedback from the Committee was sought on the value of the Directory as part of the review.

7. **NEXT MEETING**

The next meeting of the Strengthening Community Action Plan (SCAP) Committee is scheduled for Monday 30 April 2007.

The meeting concluded at 6.22pm

10. **BOARD MEMBERS' INFORMATION EXCHANGE**

Board members to provide updates on community/Council issues.

11. **BOARD FUNDS UPDATE**

**Attached** is a schedule with current information on the Board's 2006/07 Project, Discretionary, and SCAP and Youth Achievement Scheme funds.

**12. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE**

**12.1 CURRENT ISSUES**

The Community Board Principal Adviser will update the Board on current issues.

**12.2 NEW ZEALAND COMMUNITY BOARDS CONFERENCE 2007**

An update will be given on arrangements for the New Zealand Community Boards Conference 2007.

**13. QUESTIONS FROM MEMBERS**