

12. INSTALLATION OF NEW LIGHTING ON CUTHBERTS GREEN BY LINFIELD CULTURAL RECREATIONAL SPORTS CLUB

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Transport and Greenspace Unit Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the support of the Hagley/Ferrymead Community Board regarding an application from the Linfield Cultural Recreational Sports Club Incorporated to install two sports field lighting poles on the new Linfield sports fields being developed on Cuthberts Green, prior to the Transport and Greenspace Manager granting approval under his delegated authority.

EXECUTIVE SUMMARY

2. Linfield Cultural Recreational Sports Club Incorporated (known as Linfield Sport) is an umbrella sports organisation, specialising in administrative duties, and financial management and planning for many individual sports clubs and community groups. Linfield Sport currently service about 3000 members from seven clubs, including Linwood Rugby Club.
3. Linfield Sport are the owner of sports grounds and club premises at 56 Kearneys Road, and currently lease an additional sports field on the Kearneys Road frontage of the Council owned Cuthberts Green opposite. Linfield Sport also own a small changing room facility on this park. The development of new additional sports fields is currently underway on the Kearneys Road frontage of Cuthberts Green, and changes to the Linfield Sport lease to reflect this are being progressed. Linfield Sport are also allocated two sports fields on Bromley Park, which are primarily used by the Linwood Rugby Club for training purposes.
4. Linfield Sport report that, consistent with national trends, fewer junior grade players have been registered, but similar numbers of both male and female senior grade players have been retained. With the increased demand on available space to train, Linfield Sport propose that three teams train at night on the Cuthberts Green (Kearneys Road) field, and another three train at night on Bromley Park.
5. Concept plans for the new sports field development on the Kearney's Road frontage of Cuthberts Green were approved by the Board in September 2005 following consultation with the local community. The extended sports field area will now provide; one junior rugby, two rugby and two soccer pitches, and a hard surface area. Indicative positions for proposed lighting of the sports fields were shown on the development concept plan, but made subject to the consent process and engineers report. Only two out of the 68 submissions received during public consultation in 2005 raised concerns about the lighting of the sports fields. The site currently has six existing lighting poles of 12 metres in height that have been used for night training on the existing rugby field. These will remain in use in their current positions.
6. At this time, Linfield Sport propose to erect two additional lighting poles to either side of the eastern end of the southern most rugby field (refer **attached**). Reconfiguration of the playing fields in the new development now mean that the existing lights will not fully cover the new southern most rugby field, which is situated further to the east. The additional lighting will provide adequate lighting to a safe standard for training purposes.
7. The new lighting poles will be 16 metres in height and staff have recommended that they are painted flax green to reduce the impacts on the visual amenity of the surrounding environment.

8. The lighting will be required to comply with the relevant standards of the Christchurch City Plan, including the control of light spill and glare, or a resource consent will be obtained. Linfield Sport have lodged a resource consent application (RMA 92015060) which is currently being assessed by the Environmental Policy and Approvals Unit. A building consent application has yet to be lodged. Therefore the approval of this application is being sought subject to these consents being obtained.
9. The lighting will be utilised two days per week over the autumn and winter months between the hours of 5.30pm. and 9pm. Training is usually undertaken between 6pm. and 8pm. Out of consideration for neighbouring properties, with respect to noise and lighting, Council staff require that the lights be turned off at 9 pm and have imposed a condition to this effect.
10. Overall it is the view of staff that the additional lighting poles were anticipated in the approved development concept plan for the site, and will enable better use of the new fields for training purposes. There is already existing sports field lighting in this area and the additional poles will not add significantly to this in terms of visual impact or illumination. The Transport and Greenspace Unit has been in close contact with Linfield Sport ,and is comfortable with the current proposal. The Unit acknowledges Linfield Sport's need for sports field lighting and believes the application is well justified. The Unit is also aware that Linfield Sport plans to make an application to install further lighting around the northern-most soccer field in the longer term, when time and funding permit.

FINANCIAL IMPLICATIONS

11. The Linfield Cultural Recreational Sports Club will meet all project expenses. The only costs to the Council will be those associated with the processing of this report which is covered within the current operational budget.
12. The lights will be owned by the Club, who will be responsible for installation and all future maintenance, electrical and running costs.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

13. There are no implications for the 2009 -19 LTCCP budgets.

LEGAL CONSIDERATIONS

14. The Transport and Greenspace Manager has delegated authority from the Council (23 October 1996) to approve applications for flood lights on sports parks, subject to the necessary resource consents and consultation with the appropriate Community Board.
15. This area of Cuthberts Green adjoining Kearneys Road is partly zoned Open Space 3 (Metropolitan Facilities) and partly Living 1 (Outer Suburban) under the provisions of the Christchurch City Plan. Resource and building consents will be required to be obtained for this project prior to the Linfield Sport commencing work on the site. A resource consent (RMA 92015060) for new sports field lighting on both the Council owned sports fields and Linfield Sport's own property, has been lodged and is currently being assessed by the Environmental Policy and Approvals Unit. A building consent application had not been lodged at the time of writing this report. The approval of this application is being made subject to these consents being obtained.

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

16. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

17. Community Outcomes:

- (a) A Healthy City.
- (b) A City for Recreation, Fun and Creativity.

18. LTCCP 2009-19, page 117:

- (a) By providing areas for people to engage in healthy activities.
- (b) By offering a range of recreational opportunities in parks, open spaces and waterways.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

19. As above.

ALIGNMENT WITH STRATEGIES

20. Recreation and Sports Strategy.

Do the recommendations align with the Council's strategies?

21. As above.

CONSULTATION FULFILMENT

22. At the time of writing and submitting this report, the views of the park neighbours on this current proposal are still being sought. The outcome of this process will be advised to the Board through a memorandum prior to the 16 December 2009 meeting date, and also tabled at that meeting.

STAFF RECOMMENDATION

That the Hagley/Ferrymead Community Board support the approval by the Transport and Greenspace Unit Manager of the application by the Linfield Cultural Recreational Sports Club Incorporated to erect an additional two lighting poles on Cuthberts Green, as shown in the attached plan, subject to:

- (a) The applicant obtaining the necessary resource consents, and building consents, at their cost before commencing installation of the lighting system upon the park.
- (b) The applicant being responsible for ensuring that they, or any contractors they engage, are responsible for obtaining plans of all services presently laid underground in the park (electricity, telephonic, 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 are not operated after 9pm.
- (g) The applicant is to pay a bond of \$2000 to the Council via the Transport and Greenspace Area Contract Manager (Eastern) at Linwood Service Centre before any construction work commences on the site. The bond, less any expenses incurred by the Council will be refunded to the payee upon completion of the development to a standard acceptable to the Transport and Greenspace Unit Manager or his designate.
- (h) That the poles be painted Flax Green (12 B 21) in colour to integrate them into the park environment
- (i) That this approval will lapse if the development is not completed within two years of application.

CHAIRPERSON'S RECOMMENDATION

For discussion.