

11. **INSTALLATION OF NEW LIGHTING ON MCCORMACKS BAY RESERVE BY SUMNER RUGBY CLUB**

General Manager responsible:	General Manager City Environment, DDI 941 8606
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 Sumner Rugby Club to install two additional sports field lighting poles on McCormacks Bay Reserve, prior to seeking approval from the Transport and Greenspace Manager under his delegated authority.

EXECUTIVE SUMMARY

2. The Sumner Rugby Club has been in existence for over 120 years, and has seen consistent growth over the last 15 years with over 400 members in 2009. The Club has earned the right to field a Division One team in the Christchurch senior rugby competition for the 2010 season.
3. Sumner Rugby Club are based at the Sumner Pavilion on St Leonard's Park in Sumner and are also allocated three sports fields on McCormacks Bay Reserve which are used for both training and competition games.
4. The McCormacks Bay site currently has two existing lighting poles at the southern end of the site, and two other lights on the roof of the changing room building, that have been used for night training on one of the senior fields. These will remain in use in their current positions.
5. At this time, Sumner Rugby Club propose to erect two additional lighting poles on the northern side of the playing fields, to the western side of the existing shed as shown on the plan (refer **Attachment**). The additional lighting will provide adequate lighting to a safe standard for training purposes on the second senior playing field and other non playing field areas. The lights will not be used for competition games.
6. The new lighting poles will be eight metres in height and staff have recommended that they are painted flax green to reduce the impacts of the poles on the visual amenity of the surrounding environment.
7. The lighting will either 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 obtained accordingly. However, it is the Club's intention to ensure that the proposal complies with the provisions of the Christchurch City Plan and is a permitted activity. A building consent application has yet to be lodged. Therefore the approval of this application is being sought subject to any required consents being obtained.
8. The proposed new lighting will be utilised up to a maximum of four days per week over the autumn and winter months between the hours of 5pm and 9pm. There will be no use of the lights during weekends or on public holidays. Out of consideration for neighbouring properties, with respect to noise and lighting, Council staff require that the lights be turned off at 9pm and have imposed a condition to this effect.
9. Council staff are aware that an application is pending from the Sumner Running Club for an extension to the existing building for clubrooms and storage facilities. Discussions with both clubs indicate that the lighting proposal is not in conflict with the proposed building extensions or the current use of the existing long jump pit. Council staff have also imposed a condition that the exact placement of the sports field lighting pole to the west of the present building does not compromise future extensions to this building.

10. Overall it is the view of staff that the additional lighting poles will enable better use of the fields for training purposes. The provision of an alternative playing field for night training will allow teams to train simultaneously reducing the length of time that the fields are being utilised. It will also reduce wear on the current playing field particularly during periods of wet weather. 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 Sumner Rugby Club and is comfortable with the current proposal. The Unit acknowledges Sumner Rugby Club's need for additional sportsfield lighting and believes the application is well justified.

FINANCIAL IMPLICATIONS

11. The Sumner Rugby Club will meet all project expenses, including the costs associated with seeking any required consents. 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 Unit 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 McCormacks Bay Reserve is zoned Open Space 2 (District Recreation and Open Space) under the provisions of the Christchurch City Plan. Any necessary resource and building consents will be required to be obtained for this project prior to the Club commencing work on the site. It is the Club's intention to ensure that the proposal complies with the provisions of the Christchurch City Plan and is a permitted activity. 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 any required 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:
By providing areas for people to engage in healthy activities.
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. A letter was sent by Council staff to 84 neighbouring properties, along with the Mount Pleasant Residents Association and Sumner Running Club, outlining the proposal and asking residents to contact Council if they had any questions.
23. One resident responded, indicating that they were agreeable to the concept, but did have concerns about potential glare from the lighting, and that they would not like to see the lighting used on every week night. The lighting will need to comply with the glare spill provisions of the Christchurch City Plan or a resource consent obtained accordingly. The Club have advised that they are happy to limit the use of the lighting to a maximum of four nights per week.
24. The Mt Pleasant Residents Association had no issue with the proposed lighting.

STAFF RECOMMENDATION

It is recommended that the Hagley/Ferrymead Community Board support the approval by the Transport and Greenspace Unit Manager of the application by the Sumner Rugby Club to erect an additional two lighting poles on McCormacks Bay Reserve, as shown in the attached plan, subject to:

- (a) The exact placement of the sports field lighting pole to the west of the present toilet changing shed complex on the park is to be such that possible future extensions to this building in this direction are not compromised by its placement, and is to be to the Transport and Greenspace Unit Managers satisfaction.
- (b) The applicant obtaining the necessary resource consents, and building consents, at their cost before commencing installation of the lighting system upon the park.
- (c) The applicant being responsible for ensuring that they or the 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).
- (d) 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.
- (e) The applicant being responsible for all costs associated with the installation and maintenance of the lighting system.
- (f) The applicant being responsible for ensuring that the lighting system is maintained in a safe and tidy condition at all times.
- (g) That the lights are operated on a maximum of four nights over any weekday period.
- (h) That the lights are not operated after 9pm.
- (i) 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 Manager or his designate.

- (j) That the poles be painted Flax Green (12 B 21) in colour to integrate them into the park environment.
- (k) This approval will lapse if the development is not completed within two years of application.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.