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**HAGLEY/FERRYMEAD COMMUNITY BOARD
14 SEPTEMBER 2005**

**A meeting of the Hagley/Ferrymead Community Board
was held on Wednesday 14 September 2005 at 3.00pm**

PRESENT: Bob Todd (Chairperson), Anna Crighton, David Cox,
Brenda Lowe-Johnson, Yani Johanson and Brendan Smith.

APOLOGIES: An apology of absence was received and accepted from
Brendan Smith.

Brenda Lowe-Johnson arrived at 3.05 pm and was absent for
clauses 6 and 13 and part of clause 10.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. CUTHBERTS GREEN/LINFIELD SPORTS DEVELOPMENT: DEFINITIVE PLAN

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

PURPOSE OF REPORT

1. The purpose of this report is to recommend to the Council approval of the definitive concept plan (see Attachment 1 and 2) for the proposed Linfield Cultural and Recreational Sports Club's sporting development on Cuthberts Green, Kearneys Road, Wainoni.

EXECUTIVE SUMMARY

2. At its meeting on 13 April 2005 the Board received the results of the community consultation on the Linfield Cultural and Recreational Sports Club's proposal to develop sporting facilities on Cuthberts Green Reserve. The Board was asked to approve the concept plan for this subject to:

- A memorandum of understanding being entered into by Council and the Linfield Cultural and Recreational Sports Club;
- An agreement being reached with the Canterbury Indoor Bowls Association for use of part of their land for car parking and;
- Council consenting to use the land for recreational purposes.

The Board resolved to approve the concept plan in principle subject to the above conditions and added a further condition of:

"a report being submitted to the Board once the definitive plan is established",

which was subsequently approved by the Council.

The Hagley/Ferrymead Leisure, Parks & Waterways Study commented that there were insufficient sports fields in the area and identified the development of more fields at Cuthbert's Green as an immediate option to partially address this issue.

3. Work on the proposal and MOU has progressed but has reached a point where certainty around the concept plan is now required and the Council is asked to approve the attached definitive concept plan.

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4. A Property Information Memorandum (PIM) was requested for the proposed development to determine its compliance with the proposed City Plan or highlight any issues that should be addressed in a "definitive plan". The PIM revealed that the relevant areas of non compliance, for which resource consent would be required, are the size of the changing room and the lack of 38 covered cycle spaces. There was a further note that lighting must comply with the provisions set out in the plan. The estimated size of the changing rooms is approximately 130m² and this is now more appropriately reflected on the concept plan. As with other sports fields across the city, it is not proposed to construct any covered cycle spaces so they have not been included on the concept plan. Cycle stands, which bikes could be locked to, could be installed if the demand arose. A generic comment about ground conditions has been investigated via excavating a series of holes across the land proposed for the sporting facilities. They revealed no soft or contaminated ground conditions. Therefore the PIM has not revealed any significant planning issues, which would necessitate significant amendments to the proposed concept plan.
5. In response to the suggestion that there are too many playing fields proposed, or that they are too close to boundaries, a further simplified analysis of the need for sports fields in the eastern part of the city was prepared, a desk top review of other fields undertaken and the Linfield Cultural and Recreational Sports Club was asked to advise how this would impact on its ability to support and fund the development.

The factors noted in the analysis affecting demand for fields in this area are:

- Recent formation of Celebration Centre Rugby League Club introducing new players and new demand for grounds at Cuthbert's Green
- New Kiwitag module at Bromley Park
- Extra demand for grounds from Ferrymead Bays Soccer
- Extra demand for grounds from Sumner Rugby
- Eventual loss of grounds at Ensors Road
- Potential loss of grounds at Rangers Soccer Club
- Potential loss of Linwood College lower fields resulting in need to find ground for Otautahi Rugby Club
- Increase in playing numbers for soccer and rugby across the city and especially in the southeast
- Increase in playing numbers for Linfield Cultural and Recreational Sports Club

The desktop review revealed the following examples of how close some fields are to boundaries in other parks:

- Barnett Park - 15 metres
- Barrington Park – 12 metres
- Bower Park – 14 metres
- Burnside Park – 5 to 10 metres

The Council's Sport and Funding Adviser states that the proposed field layout is considered to be "the best possible use of the available land area given the need to maintain adequate distances between fields and to boundary fences. It is also a reflection of the anticipated need from the club once the Rangers Soccer Club move to the new grounds and vacate their existing senior ground at McGregors Road. The senior pitches can be used for junior grounds by running two games concurrently across the senior pitch."

The Linfield Cultural and Recreational Sports Club is proposing to fund the development of the proposed sporting facilities, estimated at \$1.4 to \$1.6 million. The club has advised that neither of the two key drivers, Linwood Rugby or Rangers Soccer, will support the development unless two senior fields are created per code. The club would not be able to raise sufficient funds for the development without these two parties' support. It is unlikely that their proposal would proceed unless four senior fields are to be created.

6. No parking lines have already been marked on the corner of Rudd and Kearney's Road following concerns raised about current parking at this corner. The Transport and City Streets Unit has also commenced traffic counts to ensure they have accurate data, which can be monitored over time. However, the Community Traffic Engineer considers the increased traffic generated is within the roading network's capacity and supports the proposed on street car parking.

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7. The memorandum of understanding cannot be significantly progressed until there is an approved concept plan, as this forms the platform for the whole agreement. The Council and the Linfield Cultural and Recreational Sports Club will not be in a position to sign an agreement until this is resolved.
8. Further work on the proposed Linfield Sports/Cuthbert's Green development has been undertaken and the attached concept plan has been established as the definitive concept plan. Its approval as such is now sought so that the project can move forward, fundraising by the Linfield Cultural and Recreational Sports Club can be commenced and the MOU and other agreements progressed.

FINANCIAL AND LEGAL CONSIDERATIONS

9. The Linfield Cultural and Recreational Sports Club is proposing to fund the development of the proposed sporting facilities, estimated at approximately \$1.4 to \$1.6 million. The club has advised that neither of the two key drivers, Linwood Rugby or Rangers Soccer, will support the development unless two senior fields are created per code. The club would not be able to raise sufficient funds for the development without these two parties' support. It is unlikely that its proposal would proceed unless four senior fields are to be created.
10. Under the proposed memorandum of understanding each parties' expectations and obligations relating to the development would be established. An approved concept plan is required before the MOU can be approved.

BOARD RECOMMENDATION

That the Council approve the definitive concept plan for the proposed Linfield Cultural and Recreational Sports Club's development on Cuthbert's Green, subject to the memorandum of understanding with Linfield Cultural and Recreational Sports Club and the agreement between the Council and Canterbury Indoor Bowls Association being approved.

2. DECLARING LAND TO BE ROAD - BROMLEY/MACES ROAD SAFETY IMPROVEMENT WORKS

General Manager responsible:	General Manager City Environment
Officer responsible:	Transport and City Streets Manager
Author:	Deborah Harris, Property Consultant, DDI 941-8940

PURPOSE OF REPORT

1. The purpose of the report is to recommend to the Council that it give consent pursuant to Section 114 of the Public Works Act 1981 to declare as road an area of 78m² comprising part of the Bromley Old School Reserve and shown as Section 1 on Scheme Plan SM1489-01 (Attachment 1).

EXECUTIVE SUMMARY

3. The Transport and City Streets Unit is proposing a new kerb alignment at the northern corner of Bromley and Maces Road, at Bromley Old School Reserve.
4. Currently the kerb, footpath, fence and Orion services are located on the reserve. Taking the land for road will mean that the kerb and utility services will be contained within the road. However, the footpath and fence will still be partly located on the reserve. The Greenspace Unit accepts that there will be a partial encroachment on the reserve.
5. An area of 78m² of the reserve is designated for road purposes under the Proposed City Plan. Scheme Plan SM1489-01 (Attachment 1) shows the designated area that is the subject of this report.
6. Pursuant to Section 114 Public Works Act 1981 (PWA), the subject area can be declared road contingent to the written consent of the Minister of Conservation and the Council.

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7. The Department of Conservation advised that as the land originally came from the Crown's estate, compensation at the current market value would be expected. However, because the land is vested in the Council, compensation would be on a 50/50 basis.
8. Independent valuation advice was obtained and a half share assessed in the amount of \$750 plus GST if any.
9. The Department of Conservation has accepted this and, acting under delegated authority from the Minister of Conservation, has consented in writing to the area being declared road.

FINANCIAL AND LEGAL CONSIDERATIONS

Financial

10. The Department of Conservation indicated that the Minister would not consent to the land being declared road unless 50% of the current market value was paid to it. Simes Limited assessed a current market value of \$1,500 plus GST if any, which equates to a half share of \$750 plus GST if any. This has been accepted by the Department.
12. Other costs associated with this matter include the Department's costs for processing the application, valuation fees, survey fees, LINZ disbursements and gazettal fees estimated to be \$3,000.
13. This project is being funded from the capital streets budget controlled by the Transport and City Streets Unit.

Legal

14. The Board does not have authority to consent to declare land to be road - such consent needs to be given by the full Council. The Board has, however, recommendatory powers to the Council.
15. Section 114 Public Works Act 1981 - Declaring land to be road

This section says that, subject to the consent of:

- (a) the Minister of Conservation if the land is a public reserve; and
- (b) the territorial authority in whose district the land is situated.

Then the Minister of Lands may, by notice in the gazette, declare any land to be road.

BOARD RECOMMENDATION

That the Council consent to the 78 square metre area being part Rural Section 41428 shown as Section 1 on Scheme Plan SM1489-01 being declared road and vested in the Council pursuant to Section 114 of the Public Works Act 1981.

PART B - REPORTS FOR INFORMATION

3. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Board **received** the information.

4. CORRESPONDENCE

LETTER FROM THE CHARLESTON NEIGHBOURHOOD ASSOCIATION

A letter was received from the Charleston Neighbourhood Association thanking the Board for the additional funding of \$2,800 to challenge Leopard Coachlines' resource consent application for its bus depot on Ensors Road.

The Board **received** the letter.

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5. DEPUTATIONS BY APPOINTMENT

5.1 Mount Pleasant Community Centre & Ratepayers Association and Avon-Heathcote Estuary Ihutai Trust - High Rise Development around the Estuary – Ferrymead B4 Zone

Alex Drysdale on behalf of the Avon-Heathcote Estuary Ihutai Trust and Linda Rutland on behalf of the Mt Pleasant Community Centre & Ratepayers' Association addressed the Board regarding high-rise development around the Estuary.

The deputation made a powerpoint presentation regarding:

1. City Plan objectives and policies in relation to the Estuary
2. City Plan- Ferrymead B4 special zone
3. The possible purchase by the Council of consented high rise site/sites.

The Board **decided**:

1. To support the Council's resolution to request Council officers to report back to the Council on the issues raised by the deputation, and that the Board be copied in on the response.
2. To recommend to the Council that the requested Ferrymead B4 variation be progressed urgently, and that an update on this matter be provided to the next meeting of the Board.
3. To request an update on the Ferrymead special zone area.

5.2 David Sloss – Cuthberts Green/Linfield Sports Development

David Sloss, on behalf of the Linfield Rugby Club, Bill McKnight, Chairman of Linfield Sport and Tane Norton, President, New Zealand Rugby Football Union addressed the Board regarding the definitive concept plan for Cuthbert's Green/Linfield Sports Development.

Mr Sloss reaffirmed his appreciation for the work that staff had done on the proposal and his support of the concept.

The Board's decision in relation to this matter is recorded in clause 1 of this report.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

6. CONFIRMATION OF REPORT

The Board **resolved** that the report of the ordinary meeting held on Wednesday 24 August 2005 be confirmed.

7. MAIN ROAD AMENITY PLANTING – CITY TO SUMNER-REDCLIFFS SCHOOL FRONTAGE

The Board considered a report informing the Board of the outcome of the planning and consultation undertaken in relation to the proposed amenity planting at Redcliffs School (as part of the Main Roads Amenity Planting project - City to Sumner route), and to seek Board approval to proceed with the planting.

The Board **resolved** to approve the plan for planting Norfolk Pines along the frontage of Redcliffs School for implementation.

8. WALTHAM OVERBRIDGE ARTWORK: UPDATE

The Board considered a report updating the Board on progress on an artwork to be sited by the Waltham Overbridge, at the intersection of Waltham Road and Moorhouse Avenue.

The Board **resolved** to seek a quantified report on an appropriately sized artwork and that \$5,000 be allocated from the Board's discretionary fund to assist with the financing of this project.

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9. BROMLEY ROAD/MACES ROAD INTERSECTION SAFETY IMPROVEMENTS

The Board considered a report seeking its approval for the Bromley Road/Maces Road intersection safety improvements to progress to final design, tender and construction, and for no-stopping restrictions associated with the Bromley Road/Maces Road intersection safety improvements.

The Board **resolved**:

1. That approval be granted for the Bromley Road/Maces Road intersection safety improvements to proceed to final design, tender and construction.
2. That the stopping of vehicles be prohibited at any time in the following locations:

Maces Road

- (a) On the west side of Maces Road commencing at its intersection with the north side of Bromley Road and extending 98 metres in a northerly direction.
- (b) On the west side of Maces Road commencing at its intersection with the south side of Bromley Road and extending 20 metres in a southerly direction.
- (c) On the east side of Maces Road commencing 20m south of the intersection with Bromley Road and extending 103 metres in a northerly direction.

Bromley Road

- (a) On the south side of Bromley Road commencing at its intersection with the west side of Maces Road and extending 27 metres in a westerly direction.
- (b) On the north side of Bromley Road commencing at its intersection with the west side of Maces Road and extending 29 metres in a westerly direction.

10. COMMUNITY OUTCOMES – JANE CARTWRIGHT

Jane Cartwright reported on the Community Outcomes for Christchurch to 2012.

11. SUPPLEMENTARY REPORTS AND DEPUTATION

The Board **resolved** that the following supplementary reports and deputations be received and considered at the present meeting:

Deputation by Appointment – David Sloss – Cuthberts Green/Linfield Sports Development
Report – Waltham Overbridge Artwork Update
Report – Bromley Road/Maces Road Intersection Safety Improvements
Oral Update – Jane Cartwright, Community Outcomes

The meeting concluded at 4.30 pm.

CONFIRMED THIS 28TH DAY OF SEPTEMBER 2005

**BOB TODD
CHAIRPERSON**