

**16. WESTERN ASSOCIATION FOOTBALL CLUB  
- LIGHTING IN WESTMINSTER PARK**

RR 9191

<b>Officer responsible</b> Parks Manager	<b>Author</b> John Allen, Area Parks Officer Team Leader Consents
Corporate Plan Output: Consents: Leases (9.4.8)	

The purpose of this report is to obtain the support of the Board for the installation of training lights at Westminster Park by the Western Association Football Club for winter training (see plan attached).

The Council has delegated this decision to the Parks Manager as follows:

*“ The Parks Manager has power 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.” 23 October 1996*

### **History**

For over 35 years Western Associated Football Club has had an association with Westminster Park, until 1997 retaining both clubrooms and a public training facility on the park.

To ensure the survival of the club the members voted to sell this asset, agreement being reached with the Christchurch City Council for the purchase of the land and buildings as part of a major upgrade of Westminster Park, which incorporated land previously used by the Christchurch City Council for the Westminster Street Depot.

As part of the upgrade of Westminster Park the playing field area has been extended and drained with the installation of an automatic pop-up sprinkler system which will give a much improved playing surface.

As part of this upgrade the senior soccer playing field and training area has been shifted to the south side of the park which was formally part of the Council Depot. This has necessitated the relocation of the ground lighting training grounds to this area of the Park.

### **Western Associated Football Club Membership**

For the 1998 season Western Association Football Club fielded eleven mens', two womens' and fifteen junior teams in various competitions within the Canterbury Soccer Association's calendar. A total membership of nearly 400 players.

### **Training Facility Requirements**

Of the aforementioned teams all of the mens, both womens and three junior teams (under 13's, 14's and youth) require access to the club's lit

training area. This demand has been spread over three nights (Tuesday, Wednesday, Thursday) between the hours of 5.00 pm and 8.30 pm. The club does not envisage any alteration to these training requirements upon the new site.

Due to an increase in team numbers over recent seasons (1 mens in 1996, 1 mens in 1997 and one mens, one womens and one youth team in 1998) the club was forced to hire extra flood-lit training grounds from the neighbouring St Albans/Shirley Soccer Club.

The club is therefore seeking to increase the area available for floodlit training from the original 7,650 square metres, to in excess of 10,000 square metres in the new training area to cater for the increase in club membership (approximately 11,600 square metres will be available).

The club contends that the increased area available for training purposes, the upgrading of the quality of the light provided by the new flood lights, coupled with the superior playing surface which is properly drained and irrigated will better distribute the load on the playing surface lessening damage through overuse. This is a view that officers concur with.

### **Flood Lighting Relocation and Upgrade**

The club intends to fund the relocation and upgrading of the flood lights from funds it received from the sale of Westminster Park, the club having put aside some funds towards this project. The club will be considering making application to funding organisations for money to make up the total required.

### **Neighbours' Consents**

As part of the process of getting permission to install the lights the club is required to obtain consent from residents living adjacent to the park (neighbours' consent process as required by the City Plan).

The residents and neighbours identified as possibly being affected by this floodlighting proposal are:

- (a) The residents of Whitehall Street listed as DP 21782 numbers 10, 11, 12, 13 and DP 39403 numbers 27, 28, 29 and 30.
- (b) The residents of Fernbrook Place listed as DP 39403 numbers 25 and 26 and DP 39404 numbers 10, 11, 12, 17, 18, 19, 20, 21, 22, 23 and 24.
- (c) Works Operations Westminster Street Yard
- (d) Christchurch Football Club
- (e) St Albans Shirley Club.

The club has approached all residents and neighbours identified in the list to obtain their consent for the installation of the lighting poles on the park. Most of the residents and neighbours have signed the form either supporting or having no objection to the Resource Consent application by Western Associated Football Club Incorporated for the installation of the lighting on Westminster Park.

Four residents were away at the time, only one of which was neighbouring the reserve to the north of where the flood lights will be placed and focused. Two neighbours adjacent to the area to be lit on the park to the east have expressed concerns about the lighting of the area. One neighbour has written to the author of this report about these concerns, and has discussed the application with the adjacent concerned neighbour. These concerns are outlined below together with information that may allay them.

1. The eastern-most light standard is located 20 metres from the resident's boundary and will be visibly obtrusive in the park. The tower will be coloured a neutral grey so as to blend with the background sky, where possible planting between the tower and the adjacent properties will be situated in such a way so as to minimise the tower's impact on the skyline. This light will need to be relocated slightly to be clear of the playing field, this will be done in such a way to minimise its effect on adjacent neighbours.
2. Concern has been expressed that light from the lights will affect adjacent residents use of their properties when the lights are on, either by glare or substantial light spill. The new lights that are going to be installed along the residential boundary are designed so that there is no glare and light spill at the boundary meets City Plan requirements (2.5 Luxs).
3. Neighbours have expressed concern about the time training would finish, because of noise adjacent to their properties, the present finishing time of 8.30 pm being satisfactory to the neighbours. In their application the club states that 8.30 pm is to be the finishing time on the new training area, presently training being on Tuesday, Wednesday and Thursday nights. If there is a requirement for further training, Monday nights could be used at this time.

## **Conclusion**

It is believed that the concerns that have been raised by adjacent residents about the proposal to erect lights in Westminster Park have been satisfactorily addressed, as outlined above. It is important that Council permission for the placement of the lights on Westminster Park proceeds as soon as possible, to ensure that the further work required (Resource Consent process, construction and commissioning) occurs before lighting is required for the coming winter sports season.

**Recommendation:** The Board recommends to the Parks Manager that the application by Western Association Football Club Incorporated to erect training lights on Westminster Street Park is approved subject to the following conditions:

1. The Club attain all necessary Resource Consents required.
2. The poles to be painted or powder coated a neutral grey colour.
3. The lights are not be used any later that 8.30 pm.
4. All costs associated with this application and resulting development to be paid for by the applicant.
5. The construction site is to be kept clean and tidy at all times to the satisfaction of the Parks Manager.
6. Before construction commences the applicant is to contact the Area Parks Officer at the Fendalton Service Centre to ascertain Council requirements during the construction phase of the development.
7. A bond of \$2,000 is to be paid to the Council before onsite work commences, the bond less any costs incurred by Council is to be refunded when the work is completed.

## **Chairperson's**

**Recommendation:** That the officer's recommendation be adopted and that a letterbox drop be made to the wider community by the Parks Unit advising of the club's decision to apply for a Resource Consent to erect training lights on Westminster Park.