

3. HIGH SCHOOL OLD BOYS RUGBY CLUB PROPOSAL TO INSTALL FLOOD LIGHTING IN NORTH HAGLEY PARK

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| Officer responsible Parks Manager | Author John Allen (Team Leader Consents – Parks) |
| Corporate Plan Output: Hagley Park | |

The purpose of this report is to obtain the support of the Parks and Recreation Committee for the installation of training lights on North Hagley Park by the High School Old Boys Rugby Club (HSOBRC).

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 necessary Resource Consents and consultation with the appropriate Community Board.” 23 October 1996

HISTORY

The HSOBRC has made an application to light two existing rugby fields in North Hagley Park. Until the end of last season the HSOBRC used the Christchurch Boys High School grounds for rugby training purposes. These facilities are no longer available as it was felt the grounds could no longer sustain school and club use. The club therefore requires two lit rugby training fields elsewhere to accommodate its 200 senior and 100 junior playing members. The club is currently based in Ayr Street, but unlike other rugby clubs, does not have allocated training grounds. The proposed site is considered to be the most practicable option given the proximity of the clubrooms and the club’s existing use of the grounds in North Hagley Park. Council officers, the Canterbury Rugby Football Association and the HSOBRC have discussed this proposal.

TRAINING FACILITY PROPOSAL

The proposal involves the placement of six lighting towers in the positions shown on the attached plans. Each tower will be approximately 12 metres in height and will be painted a neutral grey colour. The lighting towers will be operated between the hours 6pm and 9pm during the rugby season. However, the applicant has indicated that use of the lights will occur mostly from Monday to Thursday, as rugby training does not generally occur on Fridays, Saturdays or Sundays. A number of alternative sites have been considered, during the eight months the club spent pursuing the acquisition of suitably lit training grounds.

The visual and amenity characteristics associated with the proposal that may be of concern to local residents and the integrity of North Hagley Park, are discussed below:

(a) Visual Height of Lighting Towers

The floodlight towers are a slim design which will neither overshadow nor obstruct views from adjoining residential properties. The existing peripheral trees will provide an expansive canopy, removing any negative visual impacts associated with the towers. The benefits are that light spill is reduced and a specialised recreation need is being provided for.

(b) **Light Spill**

The floodlights' design and placement has been undertaken to avoid lighting adjoining residential areas. Two reports produced by Rexel New Zealand and the Council's Environmental Health Officer have determined that the light spill complies with the requirements of the Proposed City Plan. Conditions have been placed on the consent to further reduce adverse effects associated with residual glare and light spill on residents and traffic using Deans Avenue.

(c) **Car Parking**

It is acknowledged that car parking must not compromise the safety and efficiency of the adjoining roading network, and that the convenience and amenity for the surrounding residential on street parking must be maintained. It has been agreed that members of the HSOBRC using the area for rugby training will use the ample car parking provided at their Ayr Street clubrooms. It is intended that one senior ground be marked in place of Number 6 and 7 rugby grounds in North Hagley Park. This will reduce the number of football grounds in North Hagley Park by one. This reduction in the number of fields on the park will result in a reduced car parking requirement for people attending matches, this being in accordance with the objectives and policies of the Hagley Parks Management Plan.

(d) **Noise**

The use of North Hagley Park for rugby training purposes is unlikely to generate a level of noise that is inappropriate given the existing use of the grounds for sporting activities, the separation from residential housing, and the existing high ambient noise associated with the area. Training hours will be no later than 9.00 pm from Monday to Thursday during the winter months to further ensure that noise levels are kept to a minimum.

Statutory Requirements under the Resource Management Act 1991

The resource consent has been considered and granted as a non-notified consent under the provisions of the Resource Management Act 1991. The project has also been granted as a restricted discretionary activity under the Proposed City Plan and permitted activity under the Transitional City Plan. The consent is subject to the following conditions:

1. That the proposal shall proceed in accordance with the plans submitted and now labelled RMA20001009/1-2 in Council records.
2. The hours during which the lights shall be operated are to be restricted between 6pm and 9pm on any day.
3. Horizontal light spill, as measured at the boundary of the site, shall be no more than zero lux. Vertical light spill, as measured at the boundary of the site, shall be no more than 3 lux.
4. A report shall be provided by the applicant demonstrating that measurements have been undertaken with a calibrated light meter by a qualified lighting consultant, certifying that compliance with condition 3 above has been achieved. This report shall be lodged with the Council within 20 working days of installing the lights.

COMMUNITY CONSULTATION

A letter outlining the proposal was mailed to the affected sporting bodies and adjacent residents for comment. Of the 46 letters sent to the affected parties, 14 submissions were received (nine from the Heatherlea Apartments). The following issues concerning the proposed lighting towers were raised.

1. **Objections to the Encroachment onto Residential Car Parking**

Eight submitters indicated that some people attending the HSOBRC premises park their cars on private residential car parking spaces on adjoining properties. If the proposal is approved they believe these problems would be exacerbated. Submitters indicated that there has been a parking problem in Ayr Street and North Hagley Park for quite some time, especially in light of the large number of apartment units that now existed in the area. Three submitters felt aggrieved by the fact that they paid high rates and high rentals and do not have reasonable access to car parking upon the street when HSOBRC facilities are operating.

2. **Problems Associated With Clubrooms**

Seven submitters were concerned about the social activities occurring in the HSOBRC clubrooms on Ayr Street, especially on a Friday and Saturday night. Concerns raised were littering, excessive noise emissions, mud left on footpaths, and encroachment onto adjacent residential properties, attributed to the people attending functions at the clubrooms.

3. **Negative Aesthetic Effects**

Seven submitters were concerned about the possible negative visual effects on the open green space of North Hagley Park and of light intrusion from the proposed lighting towers upon adjacent properties. Submitters expressed concern regarding the precedent being set by allowing the lights, which could lead to an increase in similar applications for developments that would be detrimental to North Hagley Park.

4. **Positive Aspects of Proposal**

One submitter supported the proposal, stating that the lighting towers would provide an interesting outlook on North Hagley Park at night and the extra lighting and the presence of people would provide additional security for the area. Two further submitters had no objection to the proposed lighting towers.

Several suggestions to alleviate car-parking problems were raised by the submitters, such as the narrowing of Ayr Street and placing parallel parking spaces on the south side of the street.

DISCUSSION

The application presented by the HSOBRC to obtain land use consent under the Resource Management Act 1991 to erect lights upon North Hagley Park discussed the issue of car parking. The proposal was deemed to be a discretionary activity under the Proposed City Plan because the club was not seeking to comply with the parking provisions, the reason being, that any further parking upon North Hagley Park would contradict the Hagley Park Management Plan and the City Council Reserves Empowering Act 1971 Section 5(2). It was also submitted that the parking issue was of a minor nature because there are sufficient car parking spaces (40 in number) at the Ayr Street clubrooms to cater for the expected users of the night training fields. It was submitted that approximately forty car parks would be required by club members when attending training at any one time. The use of the rugby fields for training is an extension of the existing use. It is intended that one senior ground be marked in place of Number 6 and 7 rugby grounds in North Hagley Park. This will reduce the number of football grounds in North Hagley Park by one. This will result in a reduced car parking requirement for people attending matches and is in accordance with the objectives and policies of the Hagley Park Management Plan. A pedestrian crossing is provided 100 metres from the HSOBRC clubrooms at the Kilmarnock Street intersection, alleviating any potential conflict between pedestrians and motor vehicles.

CONCLUSION

Officers believe that the concerns raised by local residents about the proposal to erect lights in North Hagley Park have been satisfactorily addressed, as outlined previously in this report. Land use consent under the Resource Management Act 1991 has been granted, planners having assessed that it was not necessary to notify the application. The approval granted has a number of conditions placed upon it that will ensure that adjoining residents will not be unduly affected. The submitters main concerns were directed at the lack of car parking in Ayr Street and the adjoining margins of North Hagley Park. These problems will not be compounded significantly by the proposed lighting towers. The car parking issue has existed for quite some time in the area which has a high concentration of residential housing units. The car parking problem is experienced mainly when social functions are held at the HSOBRC clubrooms. The HSOBRC occupied the Ayr Street prior to redevelopment of the properties in the area occurred, mainly into more intensive housing units.

The above report was considered by the Riccarton/Wigram Community Board at its May meeting. The Board decided to support the proposal.

Recommendation: That the Parks and Recreation Committee recommend to the Parks Manager that the application by HSOBRC to erect lights on North Hagley Park sports fields be approved subject to the following conditions:-

1. The poles being painted or powder coated in a colour approved by the Parks Manager.
2. All costs associated with this application and resulting development being paid by the applicant.

3. The construction site being kept in a clean and tidy condition at all times.
4. Before construction commences the applicant contacting the Horticultural Operations Team Leader at the Civic Offices to ascertain Council requirements during the construction phase of the development. This is to include the obtaining of all service plans (including pop up irrigation and drainage layout) before work commences upon the site.
5. A bond of \$2,000 being paid to the Council (Horticultural Operations Team Leader at the Civic Offices) before onsite work commences, the bond less any costs incurred by Council is refunded when the work is complete.
6. The HSOBRC sending a scaled cable plan showing the position of the cables in North Hagley Park, when the work has been completed.
7. The HSOBRC complying with all the conditions of the Consent approval for application number RMA 20001009.

Chairman's

Recommendation:

That the above recommendation be adopted.