

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

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The purpose of this report is to enable the Community Board to make comment to the Parks and Recreation Committee about the installation of training lights upon North Hagley Park by the High School Old Boys Rugby Club (HSOBRC)(See attached plan and elevations). This report is being placed before the Parks and Recreation Committee because the proposal is within the major metropolitan reserve of North Hagley Park.

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.” 23rd October 1996

HISTORY

The HSOBRC have made an application to light two existing rugby fields in North Hagley Park. The HSOBRC have trained at night upon the Christchurch Boys High School grounds until the end of last season. These facilities are no longer available for the club to train upon 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 playing members 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 close proximity of the HSOBRC Club rooms to North Hagley Park and the existing rugby fields affiliated to the Club make it the most appropriate site. 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 to illuminate two rugby fields for the purposes of night training. Each tower will be approximately 12 metres in height and will be painted a neutral grey colour. The lighting towers will generally operate between the hours 6pm to 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 period when the Club spent eight months pursuing the acquisition of suitably lit training grounds. The current site is considered to be the most practicable option given the proximity of the clubrooms and the Clubs existing use of the grounds in North Hagley Park.

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 under taken to avoid lighting adjoining residential areas. Two reports produced by Rexel New Zealand and the Council's Environmental Health Officer have determined that place the light spill will be within 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 upon 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 generally go no later than 9am 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:

That the proposal shall proceed in accordance with the plans submitted and now labelled RMA20001009/1-2 in Council records.

The hours during which the lights shall be operated are to be restricted between 6pm and 9pm on any day.

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.

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.

The residents which may be affected by the proposal across Deans Avenue have been informed of the proposal to light two (2) rugby fields in North Hagley Park and have been asked to comment, should they desire. Because the closing date for submissions is later than the date the report had to be prepared for the Board, a full appraisal of the submissions received will be presented to the Board Meeting.

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. The granting of a land use consent under the Resource Management Act 1991, and its associated conditions will ensure that the amenity values and integrity of North Hagley Park will be preserved without any undue discomfort to the adjoining residential properties.

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

1. The poles to be painted or powder coated in a neutral grey colour.
2. All costs associated with this application and resulting development to be paid by the applicant.
3. The construction site is to be kept in a clean and tidy condition at all times.
4. Before construction commences the applicant is to contact the Horticultural Operations Team Leader at the Civic Office 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 is to be paid to the Council (Horticultural Operations Team Leader at the Civic Office) before onsite work commences, the bond less any costs incurred by Council is refunded when the work is complete.

6. The HSOBRC send a scaled cable plan showing the position of the cables as laid in North Hagley Park.
7. The HSOBRC complying with all the conditions of the Consent approval for application number RMA 20001009.

**Chairperson's
Recommendation:**

That the Board make comments upon the proposal to the Parks & Recreation Committee, to site training lights in North Hagley Park as outlined in the report.