

## 7. BURWOOD PARK - SPORTS PARK LIGHTING APPLICATION

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Greenspace Manager
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### PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's support for the Shirley Rugby Football Club's (the Club) application to install two new 14 metre high masts, with attached lights, upon (south) Burwood Park.

### EXECUTIVE SUMMARY

2. The Greenspace Manager has delegated authority from the Council (23 October 1996) to approve applications for floodlights on sports grounds, subject to the necessary Resource and Building Consents being obtained, and consultation with the appropriate Community Board.
3. The Club indicates its reason to provide additional lighting is to serve the training needs for both Junior and Open Grades; whose numbers have steadily increased over the past few years. Currently there is a lack of adequate lighting at the eastern end of the sports grounds, which has impacted on the available space for evening training. The Club is keen to maximise the use of its junior fields, and considers that additional lighting will help retain and increase its current membership rate.
4. The Club has obtained the necessary Resource and Building Consents. It has also commenced work onsite, in the misunderstanding that it had gained official Council approval to build. Consultation with the Board is now required before the Club can undertake any further work onsite.
5. The proposed positioning of the posts, light plans and spill light printout and aiming coordinates are detailed in Appendices One, Two, Three and Four respectively. The actual and potential effects on the environment have been assessed by the resource consent planner and are discussed in sections 7 to 14 below.
6. The Club has contacted residents from 70 to 82 Cresswell Avenue to establish whether they have any concerns about the proposal. Mr Roger Parlane, Shirley Rugby Club Director of Coaching and Development, has indicated no objections have been raised concerning the proposal. The Club did however receive one phone call from a resident to say that the new lighting would contribute to making the area safer at night-time, and encourage greater park usage.
7. The proposal has been assessed through the resource consent application process. Issues for consideration are:
  - Pole height and appearance
  - The effect of glare and who will be affected
  - Noise

### Pole Height and Appearance

8. The planner considers that the proposal is suitable in regards to the height, visual amenity and location upon the park.
9. The planner has noted that the height of the poles do not comply with the height provision set out under Part 6, 2.2.3 of the Proposed City Plan, and has stated that whilst the poles are inconsistent, the proposal is appropriate to the development of the park. Already a number of similar poles are positioned around (south) Burwood Park playing fields and tennis courts.
10. The planner also considered the large separating distance between the two poles, and the distance from the poles to the nearest residential dwellings. It was noted that their location and appearance were not considered as causing significant visual impact upon the park and neighbouring properties.

### **The Effect of Glare**

11. The proposal complies with the glare requirements of the Transitional and Proposed City Plans. The planner considers that the type of lamps proposed will direct light spill onto the ground, and will result with very little glare to potentially distract motorists.
12. The planner also notes that there are a number of mature trees located around the periphery of the site which will diffuse any light spill to the area behind the lamps, and that adverse effects from glare will be negligible.

### **Noise**

13. The Club indicates the lights will be programmed to automatically cut off at 10.00 pm. No potential noise problems associated with vehicle movements by park users using the fields during the evening have been raised by the assessing planner.
14. The Greenspace Unit has been in close contact with the Club and is comfortable with the current proposal. The Unit acknowledges the Club's need for adequate training areas and facilities and believes its application is well justified.

### **FINANCIAL AND LEGAL CONSIDERATIONS**

15. All costs incurred will be met by the Club.

### **STAFF RECOMMENDATION**

It is recommended that the Board support the approval of the application, subject to the following conditions:

1. The poles be powder coated, or painted a flax green colour, eg Resene 12 B 21 (B. S 5252 (1976) Colour Range).
2. The Club to obtain the necessary resource and building consents at its cost before commencing installation of the lighting system upon the park.
3. The Club or contractor being responsible for obtaining plans of all services presently laid underground in the park (electricity, telephone, sewerage, stormwater, high pressure water supply and irrigation).
4. The Club being required to deposit scaled plans, showing the pole and cable layout in the park, as built, within two months of the work being completed.
5. The Club being responsible for all costs associated with the installation and maintenance of the lighting system.
6. The Club being responsible for ensuring that the lighting system is maintained in a safe and tidy condition at all times.
7. That the lights not be operated after 10.00 pm.
8. That a bond of \$2,000 be paid by the Club, or successful principal contractor, to the Parks and Waterways Area Advocate, Shirley Service Centre, Christchurch City Council, before any further work commences onsite. The bond less any expenses incurred by the Council to be refunded to the payee on completion of work.
9. That the area is restored to its previous condition following completion of the work. The bond less any expenses incurred by Council, to be refunded after the "as built" plan has been lodged with the Council and any necessary restoration work has been completed.
10. That approval to lapse if the development is not completed within two years of application.

### **CHAIRPERSON'S RECOMMENDATION**

For Discussion.