

FENDALTON/WAIMAIRI COMMUNITY BOARD
WORKS, TRAFFIC AND ENVIRONMENT COMMITTEE
AGENDA

MONDAY 24 AUGUST 2009

AT 8.00AM

IN THE BOARDROOM
FENDALTON SERVICE CENTRE
CORNER JEFFREYS AND CLYDE ROADS

Committee: Cheryl Colley (Chairperson), Sally Buck, Faimeh Burke, Val Carter, Jamie Gough, Mike Wall and Andrew Yoon.

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PART A - MATTERS REQUIRING A COUNCIL DECISION
PART B - REPORTS FOR INFORMATION
PART C - DELEGATED DECISIONS

INDEX PG NO

PART C	2	1. APOLOGIES
PART B	2	2. DEPUTATIONS BY APPOINTMENT
		2.1 St Albans-Merivale Bowling Club – Parking Concerns
PART B	2	3. STAFF BRIEFINGS
PART A	2	4. REALIGNMENT OF POUND ROAD AND ROAD STOPPING – AIRPORT RUNWAY EXTENSION
PART C	6	5. NUNWEEK PARK: CANTERBURY ARTIFICIAL SURFACES TRUST – LEASE EXTENSION

1. APOLOGIES

2. DEPUTATIONS BY APPOINTMENT

2.1 ST ALBANS-MERIVALE BOWLING CLUB – CLUB PARKING CONCERNS

Pat Gregory and other representative of the St Albans-Merivale Bowling Club will be in attendance to discuss with the Board parking concerns in the vicinity of the club.

3. STAFF BRIEFINGS

4. REALIGNMENT OF POUND ROAD AND ROAD STOPPING – AIRPORT RUNWAY EXTENSION

General Manager responsible:	General Manager City Environment, DDI 941-8608
Officer responsible:	Asset and Network Planning Manager,
Author:	WengKei Chen; Asset Engineer (Policy)

PURPOSE OF REPORT

1. The purpose of this report is to seek:
 - (a) The Board's recommendation to the Council for the realignment of Pound Road and the sale of a parcel "A" to Christchurch International Airport Company (CIAL) by way of land exchange. The proposal is shown in the attached plan.
 - (b) The Board's decision to stop part of Pound Road and Savills Road from Savills Road intersection to Jessons Road, marked "x" on the attached plan.

EXECUTIVE SUMMARY

2. The Council has received a request from Christchurch International Airport Limited (CIAL) to realign the location of the existing Pound Road from Savills Road to McLeans Island Road as shown on the **attached** plan. This deviation is required for the extension of the airport East-West runway which is scheduled to be completed in 2011.
3. The proposal is to replace a section of the existing Pound Road commencing from Savills Road to Jessons Road intersection.
4. Pound Road is a "collector route" and is carrying approximately 3,500 vehicles per day. It is on an important route to many regional recreation destinations, construction, manufacturing and numerous transport businesses.
5. The proposed new alignment will require land owned by the Council (marked "A" on the plan) to be made available to CIAL. Council staff support the exchange for a parcel of CIAL land that is adjacent to the Council site marked "B".
6. Two other options were investigated and quickly discarded and these were construction of a tunnel under the runway and the extension of the existing road to follow the perimeter of the new extended runway. The tunnel option was ruled out by CIAL due to its very high cost and the extended road option was not supported by the Council's staff due to traffic safety deficiencies.
7. This proposal will provide a shorter route for vehicles travelling in the northerly and westerly direction of McLeans Island Road, however, it will result in a longer distance for vehicles travelling in the easterly direction. The longer distance travelled will be compensated with a lower vehicle running cost and a much safer road without the sharp bends along the perimeter of the existing runway. There have been a number of accidents resulting in drivers failing to negotiate these bends.

4. Cont'd

8. The design of the new alignment will replace the sharp bend at McLeans Island Road with a controlled Tee intersection. The outcome will result in a safer road environment for road users.
9. This proposal once constructed will render a section of Pound Road redundant to the city roading network and for this reason it is recommended that this portion of road indicated on the plan marked "x" be declared surplus to Roading requirement and "Road Stopping" in accordance with Local Government Act 1974 be carried out by the Council.
10. It is essential that the Council commences the road stopping process as soon as practicable enabling CIAL to commence work on-site and physical road closing can be carried out with the completion of the realignment work.
11. CIAL staff gave a seminar presentation to the Fendalton/Waimari Community Board on 24 June 2009 on this road realignment and other future airport developments. Prior to Board's briefing CIAL staff also did a presentation to residents in Jessons Road.

FINANCIAL IMPLICATIONS

12. There will be no financial implication to the Council and the work will be funded by CIAL including all costs that the Council will incur.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

13. Not applicable.

LEGAL CONSIDERATIONS

14. The proposed 'Road to be stopped' complies with Council Policy and in this instance the delegation to stop road is with the Board.
15. The Board has recommendatory power to Council for disposal of Council Land and the realignment of Classified road of which Pound Road is a Collector road.

Have you considered the legal implications of the issue under consideration?

16. Yes, see above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

17. Not applicable.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

18. Yes. This proposal will provide a higher level of service and a safer road for road users.

ALIGNMENT WITH STRATEGIES

19. Not applicable.

Do the recommendations align with the Council's strategies?

20. Not applicable.

CONSULTATION FULFILMENT

21. The Road Stopping Process will trigger submissions from stakeholders and the general public.
22. CIAL have carried out a presentation to residents of Jessons Road and the discussion was positive.

4. Cont'd

STAFF RECOMMENDATION

That the Committee recommend that the Board recommends to the Council:

- (a) The realignment of Pound Road from Savills Road to McLeans Island Road as shown in the attached plan.
- (b) The sale of an area of land as shown on the attached plan marked "A" by way of land exchange.

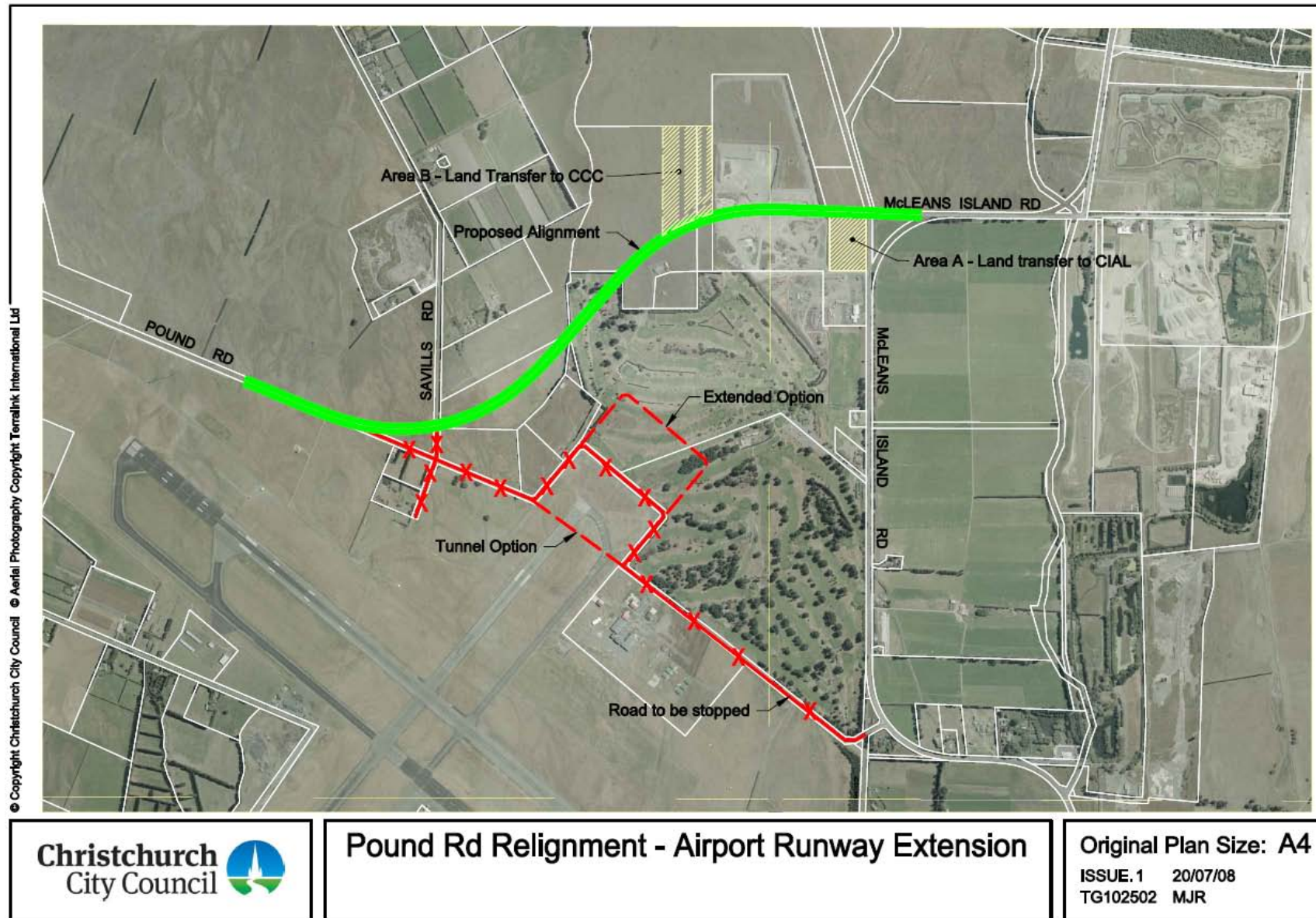
That the Committee recommend that the Board approve:

- (a) The stopping of Pound and Savills Road as shown on the attached plan marked "x" being from Savills Road to Jessons Road.

24. 8. 2009

- 5 -

ATTACHMENT TO CLAUSE 4



5. NUNWEEK PARK – CANTERBURY ARTIFICIAL SURFACES TRUST – LEASE EXTENSION

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Transport and Greenspace Manager
Author:	Lorraine Correia, Consultation Leader Greenspace

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval under delegated authority from the Council to consider an application from the Canterbury Artificial Surfaces Trust for an extension to their leased area at Nunweek Park to enable them to construct an additional artificial hockey playing field and warm-up area (refer **attachment 1**).

EXECUTIVE SUMMARY

2. Canterbury Artificial Surfaces Trust has applied for a lease to occupy an extended area of Nunweek Park. Permission was granted by the Council in October 1989 for their existing lease for a term of twenty one (21) years.
3. The Trust is proposing to develop the extended leased area into a fenced-off second artificial wet dressed hockey playing field, including a small warm-up area, to address the needs of the hockey community.
4. The Canterbury Hockey Association is the organisation that looks after the interests of the Canterbury Artificial Surfaces Trust. This winter sport has a current membership of 3,723 members throughout Canterbury, a growth of approximately 1,000 members over the last six years. The Association's members train and have their matches throughout the week. This request has been made to provide much needed additional training opportunities for members and new hockey players.
5. The concept of developing an additional field at any other park in Christchurch was considered by the Canterbury Artificial Surfaces Trust, but was dismissed as impractical given the additional maintenance and management costs that would be incurred. Nunweek Park and Porritt Park are the only financially sound options and Nunweek Park is the preferred option given it is more conducive to the development of a lower cost field.
6. The Canterbury Artificial Surfaces Trust intends to finance the project by way of grants from various gaming and community trusts, grants from the Canterbury Hockey Association, fundraising initiatives and possibly a grant from the Christchurch City Council.
7. The Trust is hoping that construction for the additional field will occur during the months of January – March in either 2010 or 2011, depending on funding availability and consent from the Council.
8. The Canterbury Artificial Surfaces Trust has current public liability insurance of up to \$1,000,000.
9. Officers are recommending that a lease be granted under section 54 (1) (b) of the Reserves Act 1977, over approximately three hectares of Nunweek Park, which includes the currently leased area and for the Trust to surrender its current lease dated 31 October 1989. The new lease is being granted over areas that the Trust will have exclusive use of.
10. The Transport and Greenspace Unit has been in close contact with the Trust and the Association and is comfortable with the current proposal. The Unit acknowledges the need for an additional hockey field due to demand in the sport and are aware of a lack of playing fields in Christchurch. We believe their application is well justified. The artificial field will be replacing an existing grass hockey field. This will enable more intensive use of the site. It will not displace any other users. While the actual field will be fenced off, access will still be available around the outside of the leased area for other park users.
11. All sports users of Nunweek Park have been contacted about this request for a lease extension and we have received written replies from all five Clubs having no objection to this proposal.

5. Cont'd

FINANCIAL IMPLICATIONS

12. There are no financial implications to the Council with the proposed developments, it being the responsibility of the Canterbury Artificial Surfaces Trust to apply for any resource consents, and to develop, build and maintain the infrastructure at their expense. The only costs will be in staff time spent preparing this report to gain Council approval or otherwise of the Trust's application, putting the lease in place, and monitoring the developments as they occur on the site, these costs already being allowed for in existing staff budgets.
13. Fees are charged to the applicant to cover costs of establishing a lease.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

14. The recommendations will have no impact upon the 2009-19 LTCCP budgets.

LEGAL CONSIDERATIONS

15. Under the requirements of section 54 of the Act, it will be necessary if the Council approves the application that the proposal be publicly advertised, (section 54(2) in accordance with section 119 of the Act), full consideration given to any submissions or objections received, (section 120 of the Act), and obtain the consent of the Minister of Conservation, (delegated to Canterbury Office staff), prior to putting a lease in place.
16. The amount of parking required for this activity is adequate for normal demands and will be enough to accommodate the additional usage that would be generated by having a second artificial hockey field. In addition to this there is also ample off-road parking available. The Planners from the Regulatory Support Team of the Christchurch City Council have confirmed that there will not be further requirements for additional car parking facilities.
17. Planners from the Regulatory Support Team of the Christchurch City Council have confirmed that there are no resource consent requirements for the installation of a new artificial hockey field.
18. Resource consent for mounding will be required before onsite construction commences (refer to **attachment 2** for an example of mounding currently on Porritt Park). Resource consent for lighting poles will not be required, however, the lights themselves would require a non-notified resource consent.
19. Subject to the Council obtaining approval from the Minister of Conservation to the Council's intention to issue a new lease over a larger area of Nunweek Park to the Canterbury Artificial Surfaces Trust, the Trust is to surrender its current lease dated 31 October 1989 and due to expire in 2010.
20. The Board has delegated authority from the Council, (April 2008), to consider this application and to decide whether or not to grant it, the Board is therefore acting as the Council.
21. An unregistered lease can be offered under the Reserves Act 1977 for a period of up to 33 years. Before issuing the lease the Council must be satisfied that the conditions of the lease have been met, and that there is sufficient need for the facilities and amenities, and that some other use should not have priority in the public interest.
22. Current Council practice has been to grant leases for a period of up to 33 years, broken into three periods of 11 years, the Trust in question having the right to renew the lease at the end of the first two terms.

Have you considered the legal implications of the issue under consideration?

23. Yes – see above.

5. Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

24. LTCCP 2009-19.

Parks, Opens Spaces and Waterways

- (a) Community – By providing spaces for communities to gather and interact.
- (b) Recreation – By offering a range of recreational opportunities in parks, open spaces and waterways.

25. Parks and Open Spaces Activity Management Plan.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

26. Yes – see above.

ALIGNMENT WITH STRATEGIES

- 27. The approval of this application is in alignment with the Council's Social Wellbeing Policy. It encourages citizens and communities in decision making and policy implementation.
- 28. The approval of this application is in alignment with the Council's Strategic Direction to support Strong Communities. It encourages residents to enjoy living in the city and to have fun, thereby supporting Christchurch as being a good place to live.
- 29. The approval of this application is in alignment with the Council's Youth Policy. To reflect responsiveness to local needs, to provide advocacy for the total community and an expression of local identity and to enhance the local environment.
- 30. The approval of this application is in alignment with the Council's Physical Recreation and Sport Strategy. To help those organisations involved in physical recreation and sport to move in common direction.
- 31. The approval of this application is in alignment with the Council's Recreation and Sport Policy. To make a significant contribution to the health, wellbeing and quality of life of the people of Christchurch.

Do the recommendations align with the Council's strategies?

32. Yes – see above.

CONSULTATION FULFILMENT

- 33. Public consultation will be required in accordance with the requirements of the Act as set out in 15 above under the section entitled Legal Considerations.
- 34. Limited consultation has been undertaken with the following sports clubs who are users of Nunweek Park, all Clubs have provided the Council with written statements showing that they do not have any objections to the request from Canterbury Artificial Surfaces Trust for an extended leased area and with the development of a second artificial hockey field on the park:
 - (a) Harewood Hockey Club – Gary Spence, President
 - (b) Merivale Lincoln University Rugby Club – Barry Ellis, President
 - (c) Canterbury Hockey Club – Heather Steele

5. Cont'd

- (d) Nomads United A.F. Club – Kate Kingsland, Secretary
- (e) Canterbury Cricket – Mike Fisher, Assistant Operations Manager

BACKGROUND

- 35. Nunweek Park is a large recreation reserve of more than 19 hectares situated in the suburb of Harewood. The reserve is made up of a number of parcels of land formally classified as recreation reserve.
- 36. The initial lease agreement that commenced in October 1989 was signed between the Christchurch City Council and the Waimairi Artificial Surface Project Inc (WASP). WASP was subsequently re-named the Canterbury Artificial Surfaces Trust.

STAFF RECOMMENDATION

It is recommended that the Fendalton/Waimairi Works, Traffic and Environment Committee recommend to the Board:

- (a) Subject to the Council obtaining approval from the Minister of Conservation to the Council's intention to issue a new lease over a larger area of Nunweek Park to the Canterbury Artificial Surfaces Trust, the Trust surrender its current lease dated 31 October 1989.
- (b) Grant under section 54 (1) (b) of the Reserves Act 1977, a lease of approximately three hectares over part of Nunweek Park, the part being classified recreation reserve contained in Lot 2, Deposited Plan No. 22949, to the Canterbury Artificial Surfaces Trust for a period of 33 years, broken into three periods of 11 years each. The grant of any lease being conditional on the following conditions:
 - (i) that public notification be given of the extended lease area;
 - (ii) that there is a satisfactory outcome of the public consultation process;
 - (iii) that approval be given by the Minister of Conservation of the extended areas if required;
 - (iv) that Canterbury Artificial Surfaces Trust have the right to ask for a renewal of their lease for a further term at the end of each of the first two terms, subject to the Council being satisfied that the conditions of the lease have been met, and that there is sufficient need for the facilities and amenities, and that some other use should not have priority in the public interest;
 - (v) that Canterbury Artificial Surfaces Trust or the Canterbury Hockey Assoc. is to obtain all necessary resource or building consents before any development commences upon the site;
 - (vi) that the lease terms be negotiated by the Corporate Support Manager in consultation with the Policy and Leasing Administrator – City Environment Group;
 - (vii) that the lease area be maintained by the Canterbury Hockey Assoc. in a safe and tidy condition at all times;
 - (viii) that before any tenders are let or work commences upon the site, either the Canterbury Artificial Surfaces Trust or Canterbury Hockey Association is to hold discussions with the Transport and Greenspace Manager's designate, the Greenspace Area Contracts Manager – Fendalton Service Centre, to ascertain the Council's requirement through the development phase of the construction of the facility;

5. Cont'd

- (ix) that a bond of \$2,000 is to be paid by either the Canterbury Artificial Surfaces Trust or Canterbury Hockey Association to the Christchurch City Council via the Greenspace Area Contract Manager, Fendalton Service Centre and a temporary access contract signed before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work;
- (x) that either the Canterbury Artificial Surfaces Trust or Canterbury Hockey Association is not to erect any other structures on the site without prior consultation and approval of the Transport and Greenspace Manager, and if necessary the Council;
- (xi) that either the Canterbury Artificial Surfaces Trust or Canterbury Hockey Association is to mow the grass in any areas around the leased area which the Parks Maintenance Contractor is unable to access with a ride-on mower. These areas of grass are to be maintained to the same standard as the other immediately adjacent grass areas as specified in the Parks Maintenance Contract;
- (xii) that all costs associated with the issuing of the lease, development and subsequent maintenance of all structures are to be the responsibility of either the Canterbury Artificial Surfaces Trust or Canterbury Hockey Association;
- (xiii) that the lease agreement is to include a clause which indemnifies the Council and it's servants from all claims or demands of any kind, and all liability in respect to any damage or injury occurring to any person or property as a result of the Canterbury Hockey Association activities on the site;
- (xiv) that either the Canterbury Artificial Surfaces Trust or Canterbury Hockey Association is to show proof to the Policy and Leasing Administrator that the minimum \$1,000,000 public liability insurance policy does cover it for the use of the public ground leased area. This policy must be maintained for the duration of the lease period.



24. 8. 2009

- 12 -

ATTACHMENT TO CLAUSE 5
Attachment 2

