

**MEETING NOTES OF
THE NUNWEEK PARK PROPOSED LEASE TO THE CANTERBURY ARTIFICIAL
SURFACES TRUST FOR THIRD HOCKEY TURF HEARINGS PANEL
8 FEBRUARY 2012**

**A meeting of the Nunweek Park Proposed Lease to the Canterbury Artificial Surfaces
Trust for Third Hockey Turf Hearings Panel
was held in the No. 1 Committee Room, Civic Offices, 53 Hereford Street
on Wednesday 8 February 2012 at 9am.**

PRESENT: Councillor Barry Corbett (Chair)
Community Board Members David Halstead and David Cartwright.

IN ATTENDANCE: John Allen (Policy and Leasing Administrator, Peter Barnes (Senior
Park Planner), Janet Anderson (Committee Adviser).

APOLOGIES: Nil.

1. CONFLICT OF INTEREST

Councillor Barry Corbett advised that Selwyn Maister and John Tyler for the applicant and Hamish Clark, submitter 74 were known to him either through his work as a Councillor or through his previous work in television. Community Board Member David Cartwright advised that Kate Trolove, submitter 20, was a personal friend.

2. STAFF PRESENTATION

John Allen presented his written report, previously circulated to the panel and to the submitters. Sixty-five submitters supported the proposal, on the basis that a severe shortage of hockey turfs had been created following damage to Porritt Park and this was causing issues for the sport of hockey. The selection of Nunweek Park was supported on the basis of efficiency in grouping infrastructure, stability of the land and availability of space in the park. Submitters against the proposal cited denial of public access to the park, removal of trees to allow construction to take place, adverse effects on visual amenity from the security fencing around the proposed third hockey turf, impact of lighting, noise disturbance, inadequacy of car-parking, traffic congestion and safety and water run-off from artificial surfaces. The report included staff comments on each issue. A supplementary report was tabled at the hearing, informing the panel that a further 3,200 square metres of land had been added to the park as the result of subdivision of land to the east of the park. As a result the total area proposed to be leased to hockey is less than 19 percent and the fenced area is less than 14 percent.

3. HEARING OF SUBMISSIONS

3.1 Submission No. 9 - Brian Hitchon

- Applicant has relied on Traffic Report of 2008 which is out of date. Traffic has increased hugely since the earthquake, and will increase even more with projected changes to roading layout by the airport.
- Loss of land available to the general public for the past 30 years is unacceptable.
- Very few parks have more than 10 percent reserved for exclusive use and an alternative site should be considered, for example Wigram.

3.2 Submission No. 78 - Greg White

- Alternative locations should be considered.
- Proposal incompatible with the Council's Recreation and Open Space policies.
- Photographs produced showing parking congestion in the area.
- Lighting is left on until midnight.
- Traffic issues underestimated and based on 2008 data.
- The third turf will increase car-parking, traffic and safety concerns (Wooldridge Road too narrow for buses to pull out from behind parked cars without crossing centre line).
- Complaints from residents increased when second turf went in at Porritt Park.
- Flooding issues in the area, stormwater drain cannot cope with existing runoff
- Proposed 5 metre set back is too narrow (miserable).

3.3 Submission No. 11 - Paul Thompson (on behalf of applicant, Canterbury Artificial Surfaces Trust)

Mr Thompson introduced Selwyn Maister, CEO Canterbury Hockey, John Tyler, CEO of Canterbury Artificial Surfaces Trust, Rhys Chesterton Traffic Planner and Engineer and David Calder, compliance agent for the construction company:

- Recommended maximum number of players per turf is 800. Since loss of turfs at Porritt Park, Canterbury has 1,350 players per turf. A new turf is urgently needed.
- Turfs need to be fenced to protect the asset. There are also three unfenced grass hockey fields at Nunweek Park.
- Applicant will ensure lights are switched off at 10pm.
- The application is consistent with the recreational purpose of the Nunweek Park reserve and meets the requirement of balance between buildings and structures and open space.
- Co-locating facilities ensures efficient usage of infrastructure.
- The leased area is 190 metres from the nearest dwelling and adjoins light industrial and airport land.
- Consultation was extended and a public meeting held over and above the statutory requirements with agreement to provide 15 additional car parks as a result of the public meeting.

Rhys Chesterton addressed the specific concerns of submitters regarding traffic:

- Latest information suggests that traffic has decreased since the initial surge after the February earthquake.
- There have been no reported crashes in Wooldridge Road in the past 10 years.
- The Resource Consent process will enable traffic issues to be independently assessed.
- Proposed roading changes are nothing to do with Canterbury Hockey.

The applicant concluded by assuring the panel and submitters that Canterbury Hockey wishes to be good neighbours, there have been no complaints about the existing hockey activities, but if complaints were received they would be taken seriously and dealt with.

In response to a question from the Panel David Calder advised that he anticipated the construction period would be approximately 14 weeks.

3.4 Submission No. 10 - Dianne Sugrue

- Opposed to exclusive use of space currently available to the general public.
- The proposed removal of 20 trees will have a devastating effect on the southern end of Nunweek Park.
- She has difficulty exiting from her driveway during the sports season because of cars parked in the road.
- Road is too narrow for parking each side and yellow lines on one side would be an advantage.
- The visual impact of the lighting poles is inappropriate for a green space.

3.5 Submission No. 12 - John Sugrue

- Opposed to the visual impact of a fence near to the roadway and proposed setback is insufficient.
- People using the Park will be unable to enter from the southern end.
- The lighting poles are obtrusive and may cause a distraction to motorists at night.
- Workers from surrounding businesses who use the park at lunchtime should have been separately notified.
- Increasing the impervious area will increase the flooding problems.
- The 20 trees to be removed provide shade for people to sit while eating their lunch while the replacement trees are not so attractive.

With permission from the panel, David Calder advised that the water run off from the Hockey Turf would drain into a drain and would not run off into the car-park.

4. HEARINGS PANEL CONSIDERATION

The Panel considered that the proposed planting of trees and shrubs would mitigate the effect of noise and provide a visual amenity. It was noted that the twenty trees to be removed, would be replaced by 488 shrubs and trees, of which 38 were trees. However the panel also considered that areas within the general replanting area could be found for tree species with substantial trunks and canopies. It was further noted that a footpath would be provided where there was nothing before and that this would improve safety for pedestrians using Wooldridge Road. The Park is a very large area and the proposal involved taking only a small percentage of the land. The panel had visited the area and had observed members of the public walking through the park and observing the hockey players through the mesh fence. The Panel noted that members of the public, in particular employees from the surrounding businesses, used the park for eating their lunch and considered that better provision for this should be included in the recommendation to the Community Board. The Panel also noted that the applicant would require resource consent and that mitigation of construction issues would be dealt with as part of that process. Traffic issues and flooding in the car park were not matters that could be blamed on Canterbury Hockey. Service requests to deal with these issues had been lodged by staff and traffic issues would also be considered during the Resource Consent process. The Panel also noted and had confidence in the assurance given by Mr John Tyler, CEO of CAST, that his intention was to be a "good neighbour" and that complaints would be welcomed and dealt with promptly.

5. HEARINGS PANEL DELIBERATION

The Panel **resolved** to recommend to the Fendalton/Waimairi Community Board that the Board, acting under the delegated authority of the Council:

- 5.1. Resolve to grant a lease, pursuant to section 54(1)(c) of the Reserves Act 1977, over approximately 5464 square metres of Lot 2 Deposit Plan 37685, Lot 2 Deposit Plan 22949, Lot 2 Deposit Plan 36594, and Reserve 5135, being a

recreation reserve of 19.2215 hectares contained in title CB44C/37 vested in the Council pursuant to the Reserves Act 1977, being part of the total reserve of 19.5415 hectares on which to build a third sand based artificial hockey turf, and associated infrastructure subject to the following conditions:

- (a) The approval of the Minister of Conservation to the granting of the lease is obtained.
 - (b) The lease is granted for a period of up to 33 years as an unregistered lease pursuant to the requirements of the Reserves Act 1977.
 - (c) The development is undertaken in accordance with the plan attached as **Attachment 5** to the Staff Report and Recommendations on Submissions received as previously circulated to the Panel (Staff Report).
 - (d) As part of the development Canterbury Artificial Surfaces Trust pay for the construction of the footpath as shown on the plan prepared by Eliot Sinclair and attached as **Attachment 6** to the Staff Report from the driveway into the car parks on the park south of the Hockey Complex along the Wooldridge Road Frontage in front of the proposed third artificial hockey turf as shown on the plan attached as **Attachment 5**.
 - (e) As part of the development Canterbury Artificial Surfaces Trust pay for and implement the landscape plan as shown on the plan prepared by Eliot Sinclair and attached as **Attachment 6** to the Staff Report, ensuring that where appropriate trees with substantial trunks and canopies are planted.
 - (f) As part of the development Canterbury Artificial Surfaces Trust pay for the construction of 15 additional car-parks as shown on the plan labelled "Nunweek Park Hockey Car Park" being plan LP319105 dated January 2012 and attached as **Attachment 7** to the Staff Report.
 - (g) As part of the development Canterbury Artificial Surfaces Trust pay for and undertake the moving of the 250mm asbestos cement water main that presently diagonally bisects the site to a route outside the leased site approved by staff from the City Environment Group.
 - (h) The use of the lights to light the artificial surface is limited to operate no later than 10pm at night.
 - (i) The work undertaken is to a quality standard acceptable to the Transport and Greenspace Unit Manager or his delegate.
- 5.2. Approve the removal of 19 trees within or immediately adjoining the leased area as shown on the plan prepared by Eliot Sinclair and attached as **Attachment 4** to the Staff Report and one tree within the existing car-park as shown on the plan of the proposed additional car-parking spaces being labelled "Nunweek Park Hockey Car Park" being plan LP319105 dated January 2012 and attached as **Attachment 5** to the Staff Report.
- 5.3. Support the approval by the Transport and Greenspace Unit Manager of the application by the Canterbury Artificial Surfaces Trust to erect an additional eight lighting poles provided that the lights are not to be operated after 10pm.
- 5.4. Recommend to the Council that a minimum of four picnic tables be located within 250 metres of the proposed third hockey turf and that the park bench which is to be removed when the new footpath is constructed be replaced by at least one park bench in an appropriate location or locations.

The hearing concluded at 11.50am.