

**Report To The Reserve Hearing Panel: Councillor Barry Corbett
Community Board Chairperson David Cartwright
Community Board Member David Halstead**

Acting as the Reserves Hearings Panel in Accordance with Section 54 of the Reserves Act 1977 and its Amendments

APPLICATION BY CANTERBURY ARTIFICIAL SURFACES TRUST TO EXTEND THEIR LEASE AREA AT NUNWEEK PARK SO AS TO ACCOMMODATE A THIRD ARTIFICIAL HOCKEY SURFACE AT THE PARK PURSUANT TO THE REQUIREMENTS OF SECTION 54(1)(c) OF THE RESERVE ACT 1977

The purpose of this hearing is to consider 78 submissions received by the Council, 13 against of which 5 have indicated that they wish to speak in support of their submission, 1 for the proposal but wishes to speak of his concern about the traffic issues in Wooldridges Road, and 64 in support of the proposal, 2 of which who wish to speak in support of the proposal. After hearing all submitters the panel needs to decide whether or not the objections should be accepted or rejected, and if accepted how the proposal may be altered to address their objection if considered necessary, making this recommendation to the Council, the 'Council' in this case being the Fendalton/Waimairi Community Board acting under delegated authority from the Council.

The Applicant had its agents make a submission in support of its application, and will speak accordingly at the hearing. They have signified that they are happy to answer any questions that panel members may wish to ask them.

INTRODUCTION

My name is Kenneth John Allen. I hold the position of Policy & Leasing Administrator for the Network Planning Team Greenspace, which is located within the Asset and Network Planning Unit of the Christchurch City Council. I am an Indentured Horticultural Tradesperson, holding the qualification of equivalent to the National Diploma of Horticulture. I have been employed in the amenity horticultural industry for over 44 years, 42 of which have been with the Christchurch City Council. Twenty-three of these years I have been employed in the operational sector of the industry. During the last 21 years I have been employed as Area Parks Officer (8 years) and Policy & Leasing Administrator (13 years).

I am the officer presenting the case for the Council for the granting of the proposed lease extension over Nunweek Park to enable a third artificial hockey surface to be built at the park.

I have visited the site four times during the period that I have been associated with this proposal and are familiar with Nunweek Park (refer to **Attachment 1** for the location plan, and photograph showing the part of Park to be leased to The Canterbury Artificial Surfaces Trust).

PROCESS

The process by which the Council is able to grant the lease over part of Nunweek Park for a third artificial hockey surface is set out below.

1. Council Officers work with the applicants to sort out issues in relation to the area of park or reserve that the applicant wishes to lease.
2. The Council publicly advertises its intention in a newspaper which circulates in the area, giving the public one calendar month to make a submission or object to the Council's proposal to grant a lease. The Council has also in this case notified adjacent residents, and other sports organisations who use the park of the application to extend the area leased to the Trust.
3. If submissions are received, (78), and submitters wish to be heard in respect to their submissions on the proposal, (8), they are given the opportunity to be heard, hence the appointment of the Reserve Hearings Panel.
4. The Reserve Hearings Panel hears any submitters who wish to be heard, and after carefully considering all submissions received, (those that wish to be heard or not), decides whether the submissions should be accepted or rejected, making their recommendation back to the Fendalton/Waimairi Community Board under delegated authority from the Council. This may include making recommendations to change the area leased or other changes to what is proposed.

5. The Fendalton/Waimairi Community Board considers the Reserves Hearings Panel's recommendation deciding to either grant the lease, which may include modifications to the proposal or not to grant the lease.
6. If the Fendalton/Waimairi Community Board decides to grant the lease, the Board's decision together with the hearing report etc is sent to the Minister of Conservation to consent to the granting of the lease.

BACKGROUND

An application has been received from the Canterbury Artificial Surfaces Trust (CAST) to extend the area that they lease at Nunweek Park to accommodate a third artificial hockey surface (**Attachment 1**).

It has been intended for some time that a third artificial hockey surface at Nunweek Park would be built, as part of Canterbury Hockey's long term plan for the provision of hockey surfaces throughout the metropolitan area of Christchurch. The third artificial hockey turf will replace a grass hockey field which is presently located upon the site. The severe damage caused to the two 'water' international hockey surfaces at Porritt Park has hastened the need for the third turf to be built at Nunweek Park. The two turfs at Nunweek Park are sand based turfs, as will be the third one and consequently will not be up to the standard necessary for international competition. It was never the intention that the hockey turfs at Nunweek Park be built to international competition standards, the building of such a complex to replace Porritt Park being another project in itself, the site for which will not be Nunweek Park. Having said this many local games of hockey and training did take place at Porritt Park, and consequently the construction of a third surface at Nunweek Park will go some way towards replacing the two lost turfs at Porritt Park for local level games and training.

Nunweek Park is made up of three parcels of land, these being Lot 2 Deposit Plan 37685, Lot 2 Deposit Plan 22949, Lot 2 Deposit Plan 36594, and Reserve 5135, being a total area of 19.2215 hectares contained in title CB44C/37 a Recreation Reserve vested in the Council Pursuant to the Reserves Act 1977 (**Attachment 2**).

The Hockey Artificial Surface complex and associated car parks are located at the southern end of the park, (on Lot 2 DP 22949). There are two organisations that presently lease part of this area of park. One being the Harewood Hockey Club which lease's a small area within this area of 313 square metres on which is built their club rooms, and the small grandstand which overlooks the first artificial turf, and the other being CAST which lease's the balance of the area, this latter area being approximately 3.1 hectares. Within this leased area there is a building in which there are toilets, changing rooms, shop, office, and meeting rooms. There are also a number of shelters built around the second green. There is mounding around some parts of the artificial turfs, which can be used by spectators, to view games as well as acting as a sound attenuation barrier for neighbouring properties. There is lighting around the fields to enable them to be used at night. This lighting is up to a playing standard, but not the standard required for televised games, games at this level not intended to be played at this park, but at Porritt Park or its replacement.

The existing car parks to service the complex are located south of the complex within the park there being 136 spaces there at present, of which four are disabled car parks. These car parks are located outside the leased area, having been built by the lessees at their cost to comply with resource consent requirements, and then being transferred to Council ownership for future maintenance on the understanding that these car parks are not reserved for any particular person or club, and that they are freely available for other park users to use.

APPLICATION

CAST has applied to lease approximately a further 5464 square metres of Nunweek Park on which to build a third artificial turf. This new turf is adjacent to Wooldridges Road, set back approximately 5.5 metres from the road boundary, being offset to the north of the existing hockey turfs so as to be clear of the driveway into the car parks at the south end of the park, and some associated planting. Eight new lighting poles, (four each side), will be erected to light the turf, these poles being approximately 18 metres high, the lights themselves being of the latest design and shrouded to minimise light spill behind them onto areas not wished to be lit (**see Attachment 3**). Within the fenced area there will be four shelters built, (**see Attachment 4** which details the shelters design), two being placed along each side of the turf spaced approximately one third along each side, (**see Attachment 5**). The placement of the turf in this position will require the removal of approximately 22 existing trees, which will be replaced with a mixture of native (39) and exotic trees (22) of lower stature around the new turf, and other shrubs (**see Attachment 6**).

Although the report prepared by ViaStrada for the resource consent application has identified that there are enough car parks within the park, and parking on the roads surrounding the park, some of which are angled, CAST has decided to provide another 15 car parks within the park adjoining the existing car parks at an estimated cost of approximately \$37,500, (**see plan in Attachment 7**).

Diagonally laid across the proposed extended lease site is a Council owned 250 millimetre asbestos cement water main that will need to be moved from the proposed lease area. It has been agreed that this water main will be rerouted outside the proposed lease area at the applicant's expense.

NOTIFICATION PROCESS

The Council has fulfilled the requirements of Section 54(2) of the Act, which states that the administering body, in this case the Council shall publicly notify the Council's intention to grant a lease over the reserve, for one calendar month to enable interested parties to make a formal objection or submission to the Council's proposal to grant the lease.

The Council's intention to grant the lease was advertised in the public notices column of *The Press* newspaper on Saturday 3 December 2011 closing on the Thursday 5 January 2012 (**Attachment 8**).

An information leaflet (**Attachment 9**) was distributed, by either post or hand delivery to letterboxes of approximately 154 households and businesses, and 38 absentee property owners, in the vicinity of the reserve, and to the eight sports clubs who are lessees or are allocated the use of Nunweek Park. There was no residents' association identified for this area.

Further to the aforementioned consultation the Council invited interested parties, and residents, to an onsite meeting held on Monday 12 December 2011 at 5.30pm which was attended by approximately 12 residents, along with representatives of CAST and Canterbury Hockey. As a result of this meeting at the request of the residents present it was decided to extend the consultation period until Friday 20 January 2012. The Council was not obliged legally to do this, however after discussing the situation with the Council's internal solicitors, and being cognisant of the difficult year residents have had in Christchurch the consultation period was extended which was duly advertised in the newspaper (**Attachment 10**), and another amended leaflet mailed to the parties already informed of the Council's intention to lease (**Attachment 11**).

The advertising undertaken other than the newspaper advertising is over and above that which is required by the Reserves Act 1977.

SUBMISSIONS RECEIVED

A total of 78 submissions were received as a result of the advertising, of which 65 were in support of the proposal to lease, one of which expressed concerns about the perceived traffic generation issues from the additional artificial hockey surface, the remaining 13, being against the proposal. Eight submitters wish to be heard in support of their submission of support or objection to the proposal to grant the lease to CAST.

ISSUES RAISED BY THE SUBMITTERS

1. Supporting The Need For A Third Hockey Turf

There were 65 submitters who expressed their support for the proposed third hockey turf, the majority of whom identified that the new turf is needed urgently in time for this winter's hockey season. The key issue was that there are not enough hockey turfs available due to both the loss of the Porritt Park facilities and increased demand.

Most of these submitters believe that the shortage of turfs is causing one or more of the following issues for the sport of hockey:

- (a) Long hours of use of the few remaining turfs over the course of the day.
- (b) Awkward and/or late time slots especially for the younger age groups.
- (c) Personal safety issues for younger players due to having late time slots.
- (d) Limited and shortened practice times and games.
- (e) Limited space on the turfs (with players practising on one quarter and one eighth turfs).
- (f) A loss of engagement in the sport with players leaving due to lack of facilities.
- (g) An inability to develop or accommodate growth in the sport.
- (h) Christchurch is falling behind the rest of New Zealand in terms of provision of artificial turf facilities.
- (i) The lack of turf facilities is a factor in Canterbury under-achieving compared to the rest of New Zealand and losing elite players.

A number of submitters (No's 1, 25, 27, 35, 57, 58, 61 and 72) suggested either that the new turf was needed for national and international tournaments, which bring in visitor spending, or that a replacement was needed for both Porritt Park and its water-based turfs.

Officer's Comment

Membership statistics for the period 2007 to 2011 (refer to the table below) show that player numbers are strong, especially in the younger age groups. There is evidence of a decline in adult male player numbers especially in 2011.

Hockey Affiliated Members										
	Adult		Youth		9yr - 12yr		5yr - 8yr		Total	Difference from preceding year
	M	F	M	F	M	F	M	F		
2011	529	543	496	527	410	719	244	434	3902	-144
2010	571	542	507	574	443	795	214	400	4046	67
2009	555	522	500	585	434	739	216	428	3979	252
2008	542	497	449	524	364	713	198	440	3727	60
2007	575	552	438	487	331	724	178	382	3667	

The proposed third turf at Nunweek Park is to be construction to a standard suitable for only local games (sand filled turf), and not a standard suitable for national or international tournaments (water based). The Nunweek Park Turfs are not intended to replace those lost at Porritt Park.

2. The Selection Of Nunweek Park As The Location

Around 20 submitters (No's 11, 17, 20, 57, 69, 15, 51, 53, 55, 15, 41, 43, 56, 66, 69, 21, 35, 39, 58, and 64) supported Nunweek Park as the preferred location for a third hockey turf for one or more of the following reasons:

- (a) It is a logical choice.
- (b) There is efficiency in grouping facilities and infrastructure together in one location.
- (c) The changing room and toilet facilities are already in place.
- (d) The land appears to be suitable (following the earthquake events).
- (d) The park has the space.
- (e) There are already two turfs in place so there will be minimal disturbance.
- (f) This is a light industrial area.
- (g) There are no houses near the third turf.

Around ten submitters (No's 4, 6, 8, 9, 78, 76, 12, 77, 75) did not support the choice of Nunweek Park for the proposed third turf for one or more of the following reasons:

- (a) The third turf should be in another location (there was only one suggested alternative that being at Wigram).
- (b) It should be built as part of a longer term solution in another location.
- (c) The submitter supports hockey but not here.
- (d) It should be somewhere in keeping with Council's sport and recreation philosophy.
- (e) Two turfs on the park are enough.
- (f) The park is already downgraded by the second turf.
- (g) The third turf will cause a loss of neighbouring property values and affect their resale value.
- (h) Permanence – once built there is no opportunity for review, removal or relocation if problems arise.

Four submitters (No's 5, 73, 75, and 76) have expressed concern about the potential expansion of the hockey facilities to include four or more artificial turfs, especially after reading an article in The Press on 12 January 2012.

Officer's Comment

It is the view of Officers that Nunweek Park is an appropriate location for a third (and final) artificial hockey turf as it is the Council's preference to locate sporting facilities and associated infrastructure and servicing requirements, in close proximity to one another. This reduces the need for duplication of infrastructure, particularly buildings such as changing facilities, which are both expensive to construct, and require an exclusive occupation of space on public parks. It is also more efficient and convenient for coaches, support staff, players, and supporting family members, to be in the same location, and reduces the need for travel between different venues.

Selwyn Maister of the Canterbury Artificial Surfaces Trust has advised that he was misquoted in The Press article. The Trust have confirmed that they are not looking to build a fourth turf at Nunweek Park, and are aware that Council Officers would not support a fourth turf being built in this location.

3. Denial Of Public Access To The Park

One of the key issues most frequently identified by respondents was the denial of public access to a large area of the park, or restriction of public access routes, for a number of reasons including:

- (a) The community would be denied access to up to 20 per cent of Nunweek Park which is a public amenity (No's 3, 4, 6, 9, 75, and 77).
- (b) The extended lease provides for the exclusive use of areas of the park by hockey only, to the exclusion of the general public and other sports codes. In addition, the hockey turf is not available for use by other people or sports when not being used for hockey activities (No's 4, 9, 12, 73, 75, and 78).
- (c) The lease contravenes legislation because a public park is for every-ones' use (No 10).
- (d) This part of the park is used for many other sporting and recreational activities (No's 73, 75).
- (e) There is a loss of the access route through the park and/or across to Wooldridge Road (No's 6, 76).
- (f) The third hockey turf blocks access to the park forcing park users along the footpath dangerously close to traffic (No 12).

Officer's Comment:

Nunweek Park is a sports park, and is classified as a recreation reserve under the Reserves Act 1977, therefore it can be expected that activities on the park will be consistent with these purposes.

A recreation reserve under section 17 of the Reserves Act 1977 is "*for the purposes of providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside*". While section 17(2)(a) states that the public shall have freedom of access to the reserve, this is subject to other conditions including section 54 of the Act. Section 54 of the Reserves Act 1977 provides for the leasing of a recreation reserve to any voluntary organisation for sport and other recreational activities, including for the playing of any outdoor sport where the preparation and maintenance of the area for that sport requires the expenditure of a substantial sum of money. A lease does allow exclusive use of an area of a reserve by the lessee.

The Reserves Act 1977 does allow for a lease over part of Nunweek Park to the Canterbury Artificial Surfaces Trust (CAST) for their exclusive use. The construction of the third artificial turf requires the expenditure of a very substantial sum (approximately \$1.5 million) by CAST. The high cost of the turf, in conjunction with its composition, requires that it is secured when not in use for hockey, to prevent accidental or deliberate damage.

Nunweek Park is a very large park which is of a total area of approximately 19.5886 hectares. The proposed new lease over all the area leased to CAST which will include the area presently leased and the proposed new area for the third hockey turf will be approximately 3.6464 hectares. A further 313 square metres is leased to the Harewood Hockey Club. The total area of the park leased therefore is 3.6777 hectares or approximately 18.8 per cent of the total park area. The remaining 15.9422 hectares will still be available for use by other sporting codes, and by the wider community for recreational purposes. It is the view of Officers that with this area of the park still available, public access to open park space will not be unreasonably denied as a result of the proposed new lease to CAST.

The Christchurch City Plan, which is a fully consultative document, acknowledges that the availability of public open space can be affected by the type and extent of activities taking place, such as the leasing of space for exclusive use to particular sports such as bowling and tennis clubs, and artificial hockey turfs etc. A threshold for the leasing of public open green space has been set in order to provide public scrutiny of the use of open space areas, should the area requested to be leased affect the availability of the remaining public open space available for the general public to use.

In the City Plan, Rule 2.3.1 (Buildings and green space) (b)(iii) states that "*The maximum percentage of the net area of any site or reserve covered by impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings) and/or in the case of the Open Space 2 and 3 Zone areas (other than Ruapuna Raceway) under exclusive lease arrangements, shall be as specified in column C of Table 1*", this being 30 per cent.

Under this rule, a maximum of 30 per cent of the net area of the park can be leased for an exclusive use. The proposed lease area for exclusive use for hockey comprises 18.8 per cent of the park, which is well under the permitted maximum, that is, the threshold for green space or otherwise leased to the public, under the Christchurch City Plan.

Access across or through Nunweek Park is not being completely blocked off. The fencing around the proposed third turf has a 5 metre setback from the Wooldridge Road boundary of the park. The proposed new footpath will be constructed within this setback, that is, inside the park boundary, to provide a formed access along the perimeter of the turf. There is also a post and cable fence between the proposed footpath and the road carriageway. This work will be undertaken at the applicant's expense. The car park, and grassed area along the Wairarapa Stream on the southern boundary of the park, are still accessible, along with the remainder of the park.

It is the view of Officers therefore that public access is not being unreasonably denied or obstructed by the proposed lease.

4. Trees And Landscaping

Ten submitters (No's 3, 4, 5, 6, 8, 9, 10, 12, 75, and 76) were opposed to the proposed removal of park trees to allow the construction of the third hockey turf, with some noting that the trees are not in decline, or enhance the beauty of the park, or that their removal would make unsightly facilities more so. One submitter (No 9) also believed that the proposed new landscaping was not acceptable in place of the trees, with two others (No's 12, 73) suggesting that it would not camouflage the poles and fence. One submitter (No 10) believed that the park needs a set-back (buffer) zone with trees as already exists, but another (No 77) believed that the proposed set-back from Wooldridge Road, with its fence and tree planting, created a security hazard for users. One submitter (7) considered that the removal of the trees, and the new landscaping, was acceptable.

Officer's Comment:

The removal of the trees is unfortunate but it is necessary to enable the proposed third hockey turf to be built in this location. Overall 19 trees are to be removed, but a further 488 trees and shrubs, including Narrow-leaf Lacebark and Upright Hornbeam tree species, will be planted along the Wooldridge Road and car-park frontages of the proposed third turf, and will eventually provide suitable visual softening and screening of the fence and turf, this is a net increase of approximately 19 trees. The proposal does provide the five metre set-back from the street frontage, within which there will be a three metre strip of landscaping, as is required by the Christchurch City Plan.

The proposed landscape plan has been assessed by Council Officers as complying with the principles of Crime Prevention Through Environmental Design (CPTED) as is required for all developments on Council parks. Most of the landscape shrub plantings are low in height. The post and cable fencing has a number of openings to prevent entrapment situations, and is low enough to step over.

5. Fencing Of The Third Hockey Turf

Eight submitters (No's 3, 4, 6, 8, 9, 10, 12, and 76) have expressed concerns about the adverse impacts on the visual amenity of the area by the high security fencing around the proposed hockey turf.

Officer's Comment:

The high cost and composition of the artificial turf requires that it is secured by fencing when not in use for hockey to prevent accidental or deliberate damage. Fencing, including the higher sections behind the practice nets, is also required to ensure the safety of the public including other park users, preventing injury from hockey balls escaping from the turf at high speed. Officers note that the proposed fencing is of an open style, like that already in place around the existing turfs, and is less visually intrusive. New landscape plantings are to be provided, at the applicant's expense, along the Wooldridge Road and car-park frontages of the proposed third turf to further improve the visual screening of the fencing. The new fencing will not be visible from any neighbouring residences. Officers consider that the proposed fencing is necessary and will not impact unduly on the visual amenity in the park.

6. Lighting Of The Hockey Turf

There were two key issues identified by submitters in relation to the lighting of the proposed third hockey turf:

(a) Light Spill

Five submitters (No's 3, 4, 6, 10, and 76) are concerned that there will be disturbance to neighbouring residents from the lighting of the proposed third turf, with two of these also identifying that the lighting of the existing two turfs causes problems.

On the other hand, another three submitters (No's 14, 35, and 59) suggested that the third turf would reduce the need for late night lighting as people would leave the park earlier, with another (24) believing that the light spill can be alleviated.

(b) Visual Impacts

Eight submitters (No's 3, 4, 8, 9, 10, 12, 73, and 76) are concerned about the adverse visual impacts from the 18 metre high lighting poles, with one (No 73) suggesting that the existing turfs with their poles and fencing look like a POW camp.

Officer's Comment

The proposed lighting must comply with the glare and light spill provisions of the Christchurch City Plan or resource consent obtained accordingly. A lighting illumination plan provided by the applicant shows that the light spill levels at the neighbouring residential boundaries do comply with these provisions, but the light spill on the Wooldridge Road boundary does not. Council's Public Transport Infrastructure Coordinator (Traffic Operations Team - Road Corridor Operations) does not believe there will be any adverse effects on traffic on this road as a result of these lights, partly because of the height the lights will be above the park, (18 metres). The need to use the lighting may reduce later in the evening if practices are able to end at an earlier time. However this does not take into account the potential for increased use due to growth in player numbers. Officers propose that a condition is imposed that the lighting is not operated after 10pm at night. The glare and light spill from the proposed lighting for the third turf will be further assessed under the resource consent application process. Officers will also request that Council's Environmental Health Officers investigate complaints about glare and light spill from the existing lighting.

The impacts on visual amenity of the lighting poles will be assessed under the resource consent application process, as the poles at 18 metres in height exceed the maximum height of 8 metres for a building in the Open Space 2 zone. Matters to be taken into consideration during this process will include any adverse impacts on residences in any adjoining living zone, including overshadowing, and any impacts on the open space character of the zone itself, and on local amenities. Officers note that the design of the proposed new poles is similar to that of the poles on the existing two turfs so will not be out of character in this location. The closest adjoining living zone to the third green is on the east side of the park approximately 190 metres away.

7. Noise Disturbance

Five submitters (No's 3, 6, 8, 10, 76) are concerned that the proposed third turf will cause noise disturbance to neighbouring residents, with four (No's 6, 8, 73, 76) indicating that the two existing hockey turfs already cause noise issues. On the other hand, another three submitters (No's 14, 35, and 57) suggested that the third turf would reduce late night noise as people would leave the park earlier.

Officer's Comment

Nunweek Park is a sports park that currently has 16 touch fields and one senior cricket field during the summer season, and three hockey, one football, and six rugby fields during the winter season. It can be expected that these activities will generate some degree of noise, particularly from player and spectator voices, and public address systems. In addition, many of the residential dwellings around the park, especially those on the eastern side, were either built, or have had a change of ownership, in the years after the sports park was established. It is therefore a reasonable assumption that the majority of neighbouring residents were aware that they were purchasing next to a sports park and could have expected noise from sporting activities.

Three of these submitters (from two households) on the east side of the park are located approximately 50 metres and 150 metres from the closest existing turf, and will be approximately 190 metres to 250 metres from the third turf. The residence of another is located approximately 240 metres from the third turf on Wooldridge Road, and two are located between 560 metres and 650 metres away in Kilmuir Lane, and Harewood Road respectively. It is unlikely that these properties will experience any increase in noise from the proposed third turf.

The noise generated by the use of the hockey turfs may reduce later in the evening if practices are able to end at an earlier time. However this does not take into account the potential for increased use due to growth in player numbers.

Overall, it is the view of Officers that the proposed third turf is unlikely to generate any further noise disturbance for residents. There are however standards relating to noise in the Christchurch City Plan which the use of the proposed third turf will be required to comply with, or resource consent obtained accordingly.

8. Car-Parking

Many submitters identified that inadequate car-parking for the proposed third turf will be an issue for several reasons including:

- (a) The existing car-parking is not adequate for current use (No's 4, 6, 8, and 73).
- (b) There is a lack of off-street parking for an increased number of participants (No's 3, 4, 6, 8, and 75).
- (c) The proposal does not take into account workers from local businesses parking in the car-park during the week (No's 77, 78).
- (d) The proposed additional 15 car-parking spaces will not solve the problem, or may further degrade the appearance and use of the park (No's 73, 77).
- (e) Inadequate car-parking in the park will lead to increased parking in residential areas particularly to the east of the park (No's 6, 8, 75).
- (f) The car-parking on Wooldridge Road is inadequate, creates safety issues, and creates access problems for residents (No's 10, 12, 74, 75, 78).
- (g) Car-parking along Wooldridge Road will be lost due to the new hockey fencing, footpath and landscaping (No's 10, 12).
- (h) Canterbury Hockey have not provided information on how many people have used the two turfs over the past year or an estimate of numbers once the third turf is built – so the car parking requirements cannot be estimated (No 74).

Other submitters however considered that there were no issues with car-parking or that these could be resolved:

- (a) The existing design of car-park needs to be improved (No's 15, 40, 52, 63).
- (b) There is enough parking in the park already (No 4).
- (c) Use of the turfs is not increasing rather the grass turfs are being replaced with artificial ones (No's 14, 69).
- (d) Hockey operations are not the cause of car-parking problems (No 14).
- (e) Parking problems on the roadside are due to nearby businesses not hockey (No 4).
- (f) Hockey is using the car-park at different times (No 69).

Officer's Comment

The Christchurch City Plan has standards and rules in relation to car-parking and other traffic management matters, and it is the view of Officers that these matters are most appropriately addressed through the resource consent process. The applicants have engaged consultants ViaStrada Ltd. (Traffic Engineering and Planning) to prepare a transportation assessment as part of their resource consent, and lease applications. At the time of writing this report, the resource consent application RMA92019203 had been lodged but the transportation assessment had not been independently assessed by Council's Traffic Planners. Safety issues in relation to car-parking on Wooldridge Road have also been referred to Council's Traffic Engineer (Transport).

Officers would however like to make the following comments in relation to car-parking at this time. All car-parking for the proposed hockey turf, and other park users, is located outside the proposed new lease area. The existing public car-park at Nunweek Park, adjacent to the hockey turfs, contains 136 parking spaces which is in excess of the number of on-site car-parking spaces required under the Christchurch City Plan. ViaStrada have identified that there are a further 102 marked angled parking spaces along Wooldridge Road, plus a further 33 marked spaces on Harewood Road. It therefore follows that there is a total marked parking supply of 271 spaces (136 on site plus 123 on-street) for Nunweek Park. The applicant has agreed to fund a further 15 on-site car parks, which increases the total to 286 dedicated spaces. There will be some further unmarked spaces available along the section of Wooldridge Road closest to the car-park entrance, and along Skyedale Place on the east side of the park. ViaStrada have indicated that this is nearly three times the City Plan requirement. The ViaStrada Transport Assessment, which has been prepared for part of a resource consent application is attached as **Attachment 13**.

Demand for car-parking can be expected to fluctuate with the peak times being during multiple sporting events on Saturday morning, and practice times on weekday evenings. It can be expected that there may be some shortages of car-parking at peak times especially if there is an overlap between people arriving and leaving for different time slots. Car-parking on surrounding residential streets can also be reasonably anticipated as this is a very large sports park with multiple sports activities occurring over the length of the park. The surrounding streets are public streets where parking of vehicles is permitted unless there are restrictions in place. However it is the view of Officers that any parking issues are likely to be of limited duration due to the relatively short duration of sports games.

Officers have noted that the Nunweek Park car-parks appear to be increasingly used for all-day parking by workers working in the surrounding business area, especially since business activity has increased in this area following the earthquakes. However this parking use is generally only during the day time and on week days, where it would only conflict with some late afternoon and early evening practice times. It is the view of Officers that the Council is unable to practically impose and enforce restricted time limits on parking inside the park because there may be all-day sporting events being held at the park.

Officers acknowledge that there will be a reduction in the number of informal parking spaces available along approximately 120 metres of Wooldridge Road (along the length of the proposed third turf). The existing post and cable fencing along the park frontage here is situated well inside the actual park boundary, which has enabled informal angle parking to take place along this section of the roadside (in effect, partly within the park). There are currently no marked parking spaces along this part of the road. The proposed new post and cable fence will be built on the park boundary, with the footpath and landscaping inside the park, which will reduce what appeared to be the grassed road verge, and allowing only informal parallel parking along this section of the road.

The applicant has agreed to fund the construction of an additional 15 car-parking spaces adjoining the existing car-park which will then be owned by Council and available for all to use. The applicant is not required, as assessed by ViaStrada Ltd, to provide these spaces under the City Plan. A proposed plan of the additional car-parking spaces (**see plan in Attachment 7**) has been reviewed and amended by Council Officers to avoid conflict with the realignment and enhancement of the Wairarapa Stream (approved by the Fendalton/Waimairi Community Board in 2008), and to largely avoid the removal of further trees other than one Lacebark which is in questionable condition.

9. Traffic Congestion And Safety

There were three key concerns raised by submitters about traffic:

- (a) The increased traffic generated by the proposed third hockey turf will cause traffic safety issues and congestion on Wooldridge Road (No's 3, 4, 6, 8, 9, 10, 73, and 78).
- (b) Wooldridge Road already has numerous major traffic safety and congestion issues, including narrow roadway, increased vehicle numbers, no cycle lanes, conflicts when multiple events occur, danger to cyclists and pedestrians, and safety issues caused by parking on the road (No's 4, 6, 9, 73, 74, 78).
- (c) The transportation assessment provided by ViaStrada Ltd is flawed; in particular, it uses outdated traffic counts, and does not take into account the planned changes to local roads (No's 9, 74, 77, 78).

Other submitters believe that the new turf will not cause traffic problems, or that traffic will reduce if a third turf is built. Another considered that traffic and car-parking have always been an issue in this area due to the need to upgrade Wooldridge Road, and the use of Nunweek Park by other sports, so hockey should not be penalised (No's 34, 37, 45, 46, 61, 70).

Officer's Comment

The wider issues of traffic management on Wooldridge Road are outside the context of the lease application. Again, the Christchurch City Plan has standards and rules in relation to traffic management matters, including activities that are considered to be "high traffic generators", and it is the view of Officers that these matters are most appropriately addressed through the resource consent process. The transportation assessment prepared by ViaStrada Ltd (Traffic Engineering and Planning) will be independently assessed by the Council's traffic planners during the resource consent process. Safety issues in relation to the traffic operation on Wooldridge Road have also been referred to Council's Traffic Engineer (Transport) for consideration.

10. Water Run-Off From Artificial Surfaces

Four submitters (No's 3, 10, 77, and 78) have expressed concerns about the potential water run-off from another artificial surface, with some noting that the construction of the second turf has caused increased water run-off, flooding of the car-park and increased flow and flooding in the creek, and that these problems will be exacerbated if the third turf is built.

Officer's Comment

Council Officers have advised that the car-park has been known to flood for some years, and that the Wairarapa Stream is a dry watercourse that contains water only after storm events. In addition, the building consent process has requirements for adequate storm-water run-off and drainage to be provided and therefore it is considered unlikely that any excess water originates from the second turf built in 2011.

The building consent for the proposed third turf will contain storm-water disposal provisions. Soil testing has been undertaken by the applicant's contractors in the park in late 2011 for this purpose. Officers have also been advised that the Wairarapa Stream enhancement project will increase the capacity of this waterway.

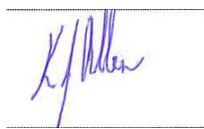
CONCLUSION

After carefully consideration of all the points raised in the submitters' submissions, and any associated issues raised by those submitters who wished to speak in support of their submission made as a result of the public advertising process, staff are of the view that the Hearings Panel should recommend to Council, (delegated to the Fendalton/Waimairi Community Board), that the Council should grant a lease over the land applied for.

STAFF RECOMMENDATION

That the Reserves Hearings Panel recommend to the Fendalton/Waimairi Community Board acting under the delegated authority of the Council that they 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, on which to build a third sand based artificial hockey turf, and associated infrastructure subject to the following conditions:

1. The approval of the Minister of Conservation to the granting of the lease is obtained.
2. The lease being granted for a period of up to 33 years as an unregistered lease pursuant to the requirements of the Reserves Act 1977.
3. The development is undertaken in accordance with the plan attached as **Attachment 5**.
4. As part of the development Canterbury Artificial Surfaces Trust pay for and construct the footpath as shown on the plan prepared by Eliot Sinclair Drawing Set 3432137 L1 4 sheets (**see Attachment 6**) from the driveway into the car-parks on the park south of the Hockey Complex along the Wooldridges Road Frontage in front of the proposed third artificial hockey turf as shown on the plan attached as **Attachment 5**.
5. 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 Drawing Set 3432137 L1 4 sheets (**see Attachment 6**).
6. As part of the development Canterbury Artificial Surfaces Trust pay for and construct the 15 additional car-parks as shown on the attached plan labelled "Nunweek Park Hockey Car Park" being plan LP319105 dated January 2012 (**see plan in Attachment 7**).
7. As part of the development Canterbury Artificial Surfaces Trust pay for and undertake the moving of the 250 millimetre 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.
8. The use of the lights to light the artificial surface is limited to operate no later than 10pm at night.
9. The work undertaken is to a quality standard acceptable to the Transport and Greenspace Unit Manager or his delegate.



John Allen
Policy & Leasing Administrator
Network Planning Team Greenspace
Christchurch City Council



Joanne Walton
Consultation Leader
Capital Program Group
Christchurch City Council

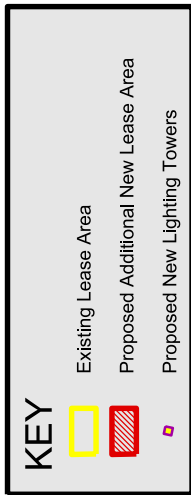
30 January 2012



SITE PLAN
Scale 1:2000



LOCALITY PLAN
Not to scale



NUNWEEK PARK
Proposed New Lease Area for Third Hockey Turf

Original Plan Size: A4
ISSUE.1 12/11
LP343701 GJW CP500000



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **CB44C/37**
Land Registration District **Canterbury**
Date Issued 11 November 1997

Prior References

CB15K/255 CB16K/33 CB297/40
CB335/153 CB3C/845

Estate Fee Simple
Area 19.2215 hectares more or less
Legal Description Lot 2 Deposited Plan 37685, Lot 2
Deposited Plan 22949, Lot 2 Deposited
Plan 36594 and Reserve 5135
Purpose Recreation reserve

Proprietors
Christchurch City Council

Interests

Subject to the Reserves Act 1977

769246.1 Transfer creating the following easements - 14.10.1988 at 9.44 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to drain sewage and to convey electric power and telephonic communications	Lot 6 Deposited Plan 24940 - CT CB6C/1329	A DP 52421	Lot 2 Deposited Plan 22949 - herein	
Right to drain sewage and to convey electric power and telephonic communications	Lot 6 Deposited Plan 24940 - CT CB6C/1329	B DP 52421	Lot 2 Deposited Plan 22949 - herein	

5539835.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO THE LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 2.4.2003 at 9:00 am

Identifier

CB44C/37

LAKEWOOD RO.

ROAD

Res 5135

5.9589 ha

2

DP 36

2.3.

2

DP 37685

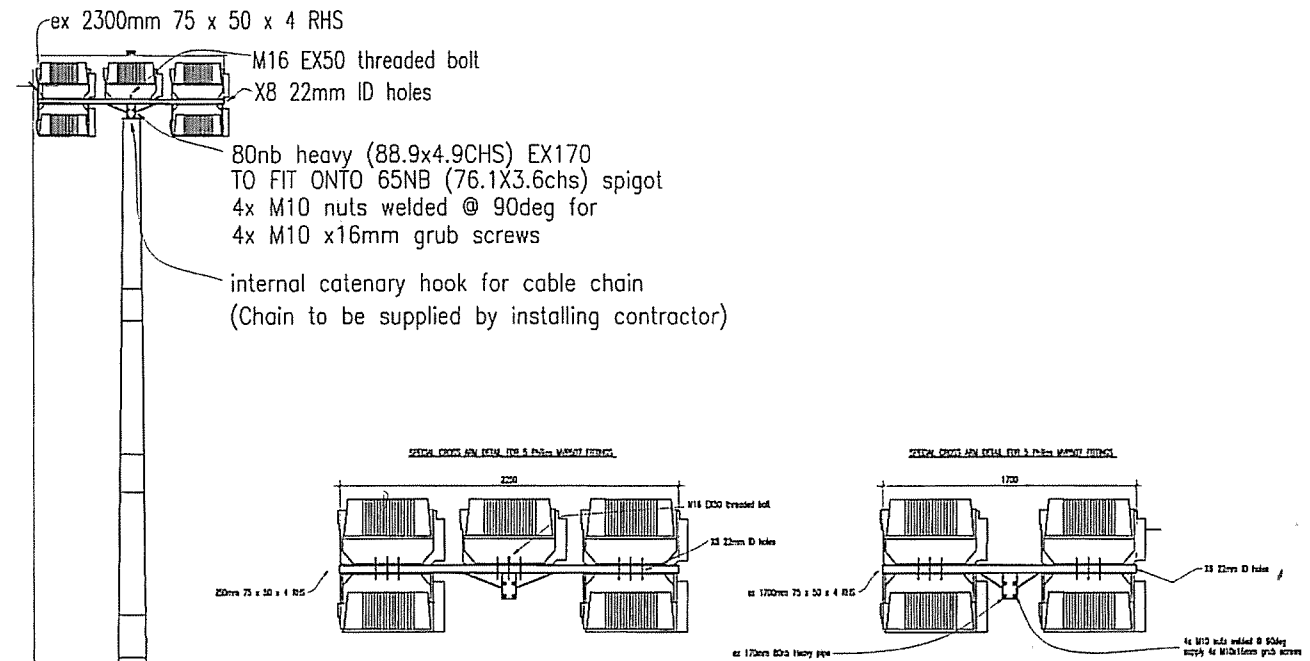
5.2210 ha

2

DP 22949

5.6656 ha

MOULDRIDGE



Structural Notes

- Client to provide orientation and location.
- Contractor to check location of all services before commencing work.
- Provide conduit for cable entry as required.
- Only approved light fittings may be used, no additional attachments can be placed on pole without Spunlite's approval. (maximum light size=1.2m² with a cd=1.0)

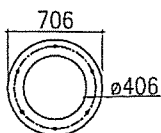
NOTE: If requested Spunlite will design specific foundations for each project. Alternatively Spunlite recommends the engagement of a registered consulting engineer where upon Spunlite will supply all loadings.

A site evaluation by a qualified Structural/Geotechnical Engineer is advisable.

18.0m

internal catenary mounting plate
gear access - 510mm x 270mm

Flange
706mm od
406mm id
25mm thick
P.C.D 556mm
with x8 28mm diameter bolt holes
for x8 M24 diameter bolts



BASE FLANGE DETAIL (1:20)

- EX 25MS
- 8 X 28 DIA HOLES ON 556PCD



611 Halswell Junction Rd, Hornby, Christchurch, NZ
ph(03)349-7853 fax(03)349-6529 freeph(0800)845-845
Lnat www.spunlite.co.nz

Project: Philips
Address: Nunweek Park, Christchurch
Title: 18.0M CIRCULAR FLANGE BASED FLOODLIGHTING POLES

scale: AS SHOWN

file: S8512

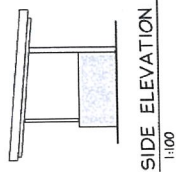
date: 24.6.10

drawn: mb

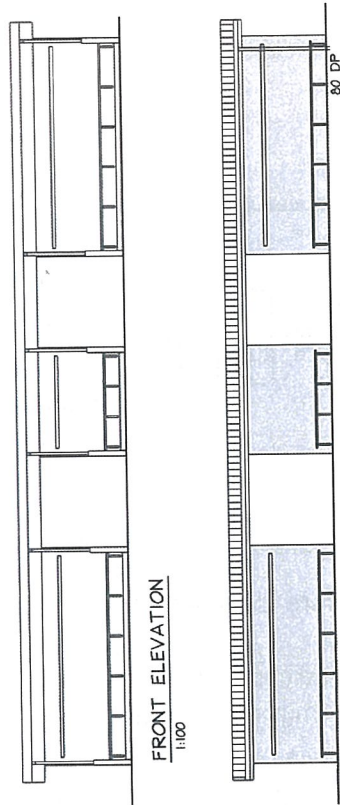
sheet :

C1

revision: -

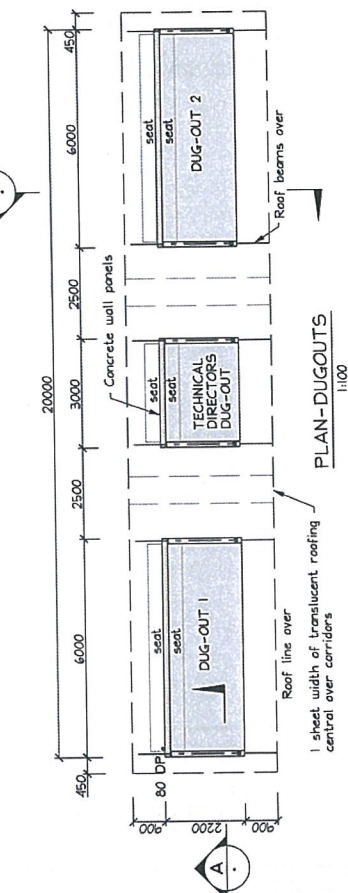


SIDE ELEVATION
1:100

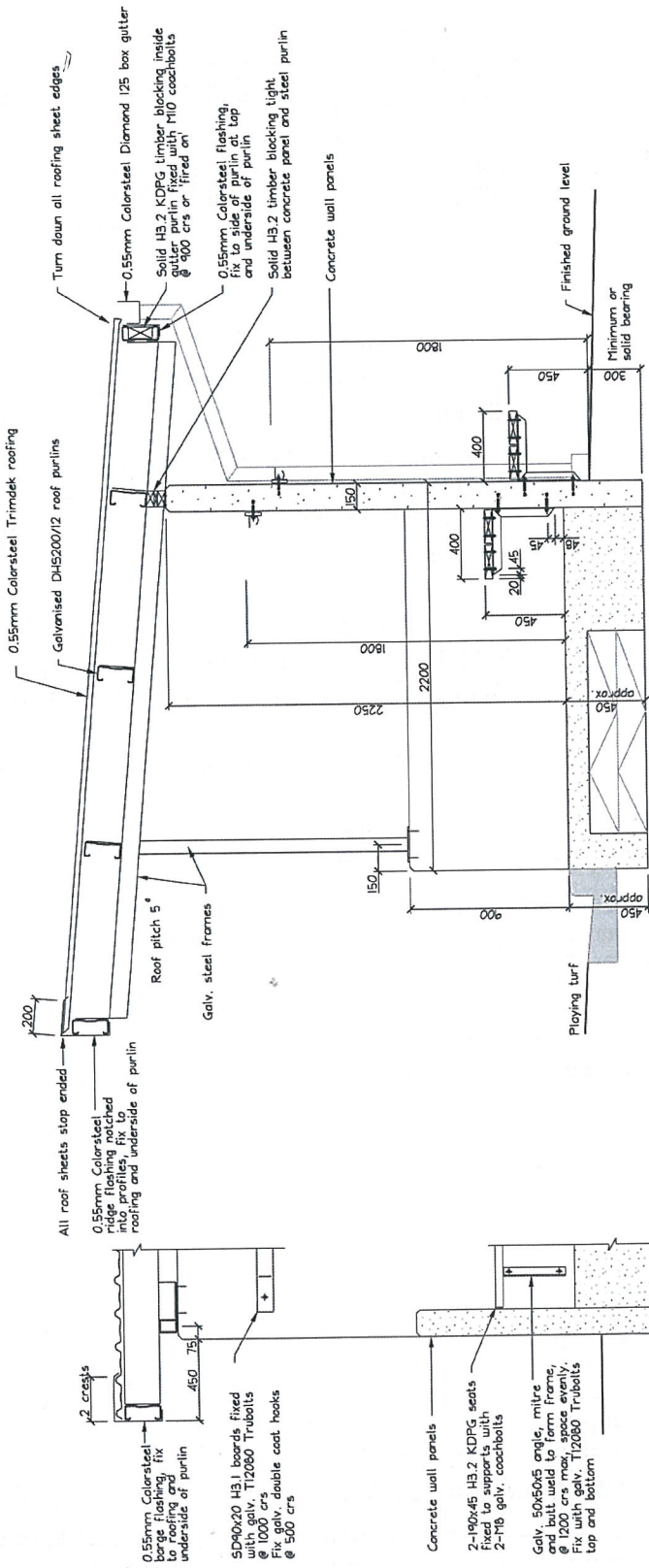


FRONT ELEVATION
1:100

REAR ELEVATION
1:100



PLAN-DUGOUTS
1:100



1:20



1:20

NOTES

- All work to comply with the New Zealand Building Code.
 - Contractor is to check all dimensions on site prior to commencing work.
 - NZS 3604:1989 is to form part of the Specification.
 - NZS 3602:2003 is to form part of the Specification, (timber treatments)
- Excavations**
- All excavations to be inspected and approved by the Engineer before proceeding with any work.
 - Excavations to be inspected and approved by the Engineer before proceeding with any work, and shall be thoroughly cleaned out of excavations.
- Reinforcing:**
- All reinforcing to comply with the requirements of AS/NZS 4671 Grade E Micro Alloy and shall be manufactured in New Zealand.
 - All reinforcing to be inspected and approved by the Engineer before proceeding with any work.
 - Bar notation: B are profiled.
- D are mild steel deformed Grade 300E MA
 - R are mild steel plain Grade 300E MA
 - H are high yield deformed Grade 500E MA
- Minimum lap length for D bars to be 40 x bar diameter or as shown on drawings.
 - All lap length to be 1.25 x diameter and lap length to be 150 long for D16 & H16
 - 200 long for D16 & H16
 - Cover to be as specified in NZS 3101:2006 unless shown otherwise on the drawings.
- Concrete:**
- All concrete work to comply with the requirements of NZS 3109:1987 'Concrete Construction'.
 - Concrete strength: Foundations 20 MPa at 28 days Ground slabs 20 MPa at 28 days 50mm minimum cover
 - All concrete exposed to the weather shall have Steeldeck All exposed steelwork to be Hot Dip Galvanised Steel Fabrication
 - All lines of contact to be welded
 - All welds to be 5mm fillet unless shown otherwise
 - All SHS & RHS sections to be Grade 350 steel
 - Holes for bolts to be 2mm larger dia. than the bolt dia. unless noted otherwise

Elot Sinclair
surveyors | engineers | planners
www.elot.co.nz

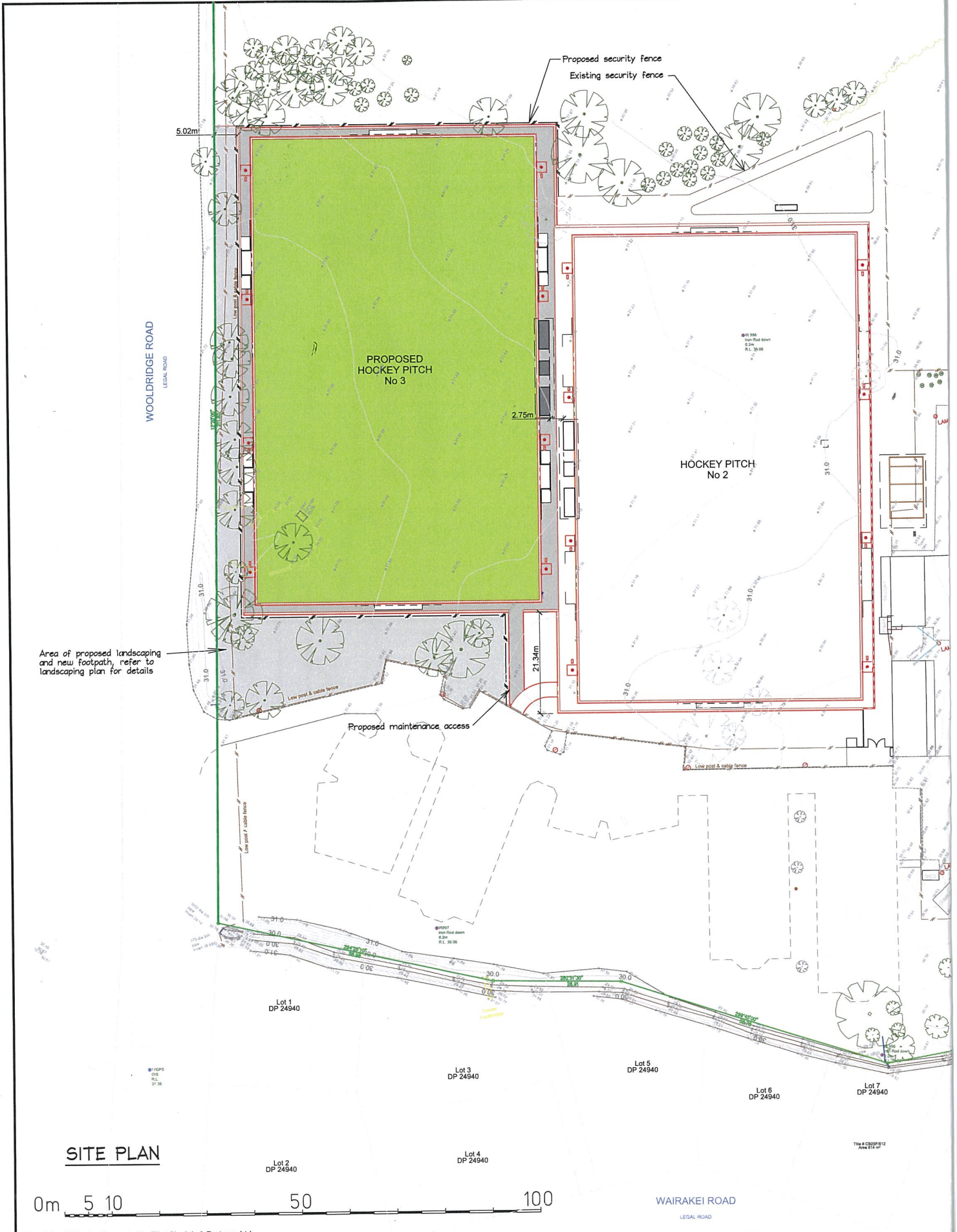
Drawing Set	343137 RI
Sheet	1 of 1
Rev.	

Scale: As Shown (A2)
Date: 9 November 2011
Cad No. 343137.10.dgn
Level 5, 151 Manners Street, PO Box 4897, Christchurch 8140. Phone: 03 378-0141 Fax: 03 362-2448 info@elot.co.nz

NUNWEEK PARK HOCKEY PITCH NO 3
240 WOOLDRIDGE ROAD CHRISTCHURCH

no.	amendment	initial	date	manager	checked	designed	drawn	checked
				MDS	JH	JFS		

Plotted Nov 10 2011 at 09:11a.m. from G:\jobs\343137\10.dgn at 1:2000 by jfs



SITE PLAN

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Scale: 1:500(A1) 1:1000(A3)

Date Created: 27/09/2011

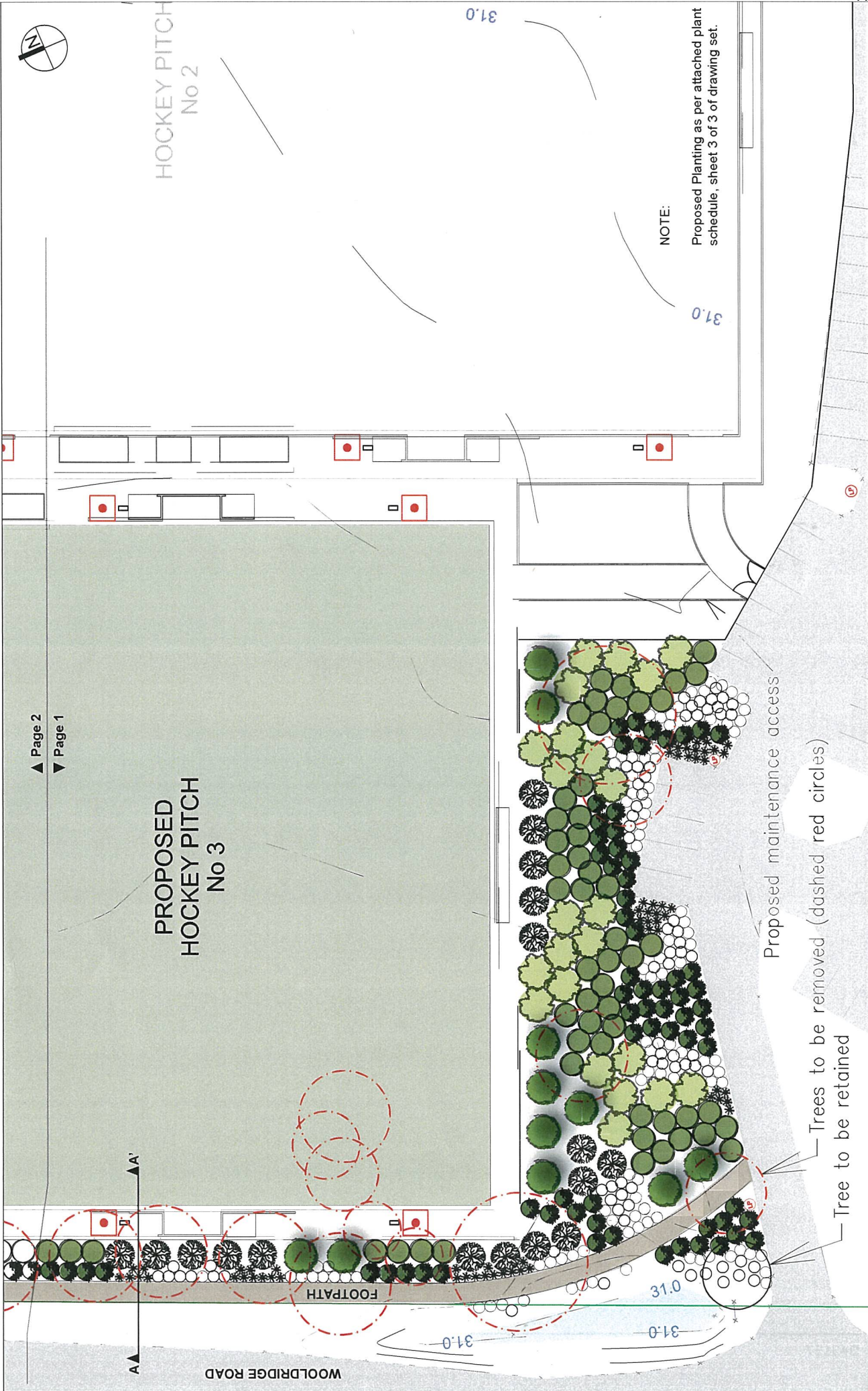
origin of levels
BM SS 57717
Cnr Roydvale Ave
and Wairakei Rd
R.L. 31.238

**Proposed Location
Nunweek Park
for The**

no.	amendment	initial	date	checked	EMS	drawn	NMS	surveyed	AJS & GDS
B	Proposed Hockey Pitch No 3	JFS	9-11-11						
				designed	EMS			surv.date	07/09 & 10/02
				manager	MDS			Cad No.	343137.ustn Concept B.dgn

datum CDD

APPENDIX 6: LANDSCAPE ASSESSMENT BY ELIOT SINCLAIR LTD



▲ Page 2
▼ Page 1

PROPOSED
HOCKEY PITCH
No 3

HOCKEY PITCH
No 2

NOTE:

Proposed Planting as per attached plant
schedule, sheet 3 of 3 of drawing set.

Proposed maintenance access

Trees to be removed (dashed red circles)

Tree to be retained

Copyright of this drawing is vested in Eliot Sinclair and Partners Ltd

Issue for: **DRAFT**

Do not scale. Contractor must
verify all dimensions on site
before commencing any work.

Designed: JM
Drawn: JM
Manager:

Marton Sinclair

Client: The Canterbury Artificial Surfaces Trust

Date: 19/12/2011 | Scale: 1:300

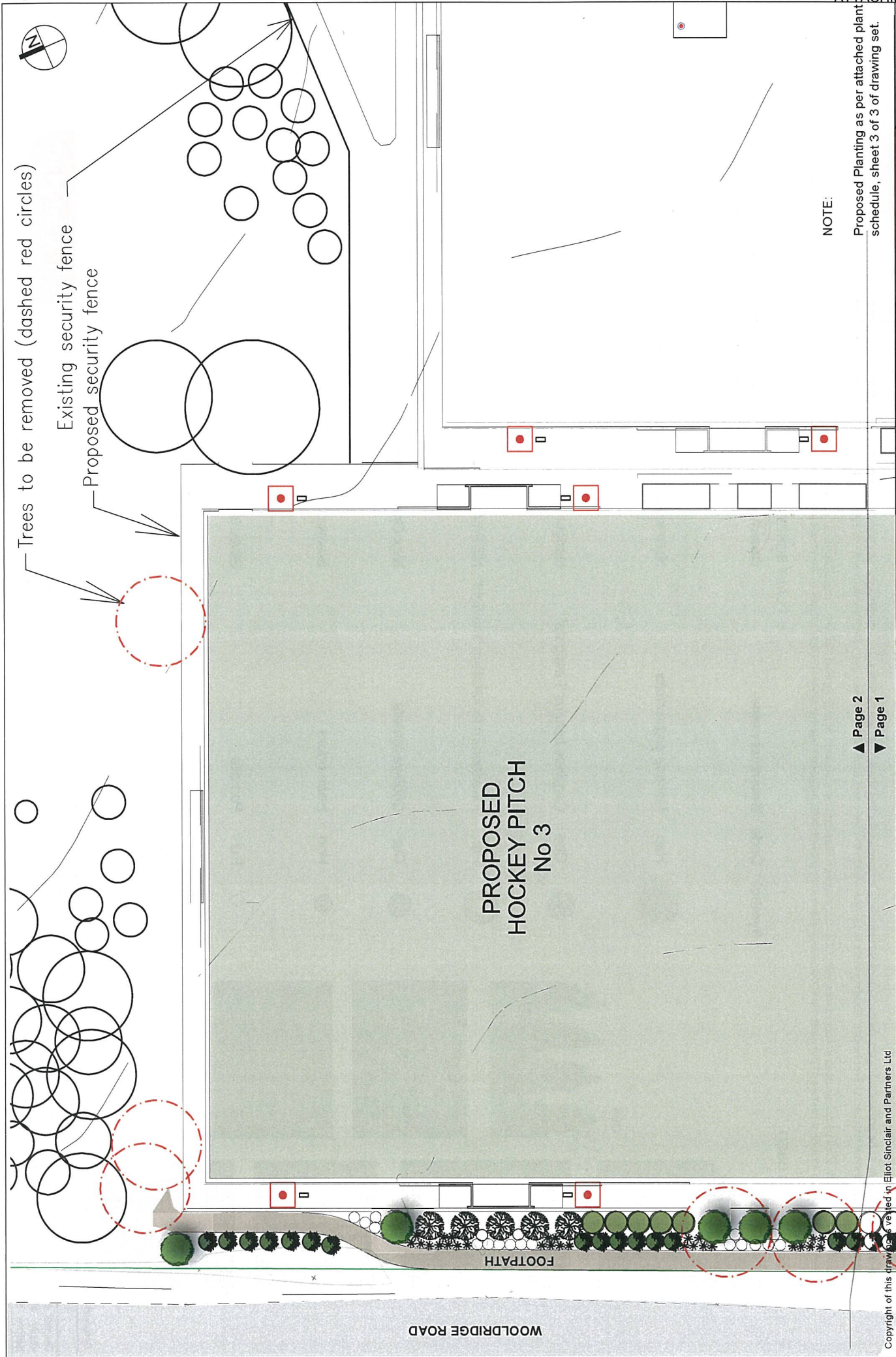
NUNWEEK PARK No 3 HOCKEY PITCH
PLANTING PLAN (Page 1)

Eliot Sinclair
surveyors | engineers | planners

Drawing Set
343137 L1

Sheet
1 of 4

rev.
C



NOTE:

Proposed Planting as per attached planting schedule, sheet 3 of 3 of drawing set.

▲ Page 2

▼ Page 1

Designed: JM
 Drawn: JM
 Manager: Marton Sinclair

Client: The Canterbury Artificial Surfaces Trust
 Date: 19/12/2011 | Scale: 1:500

NUNWEEK PARK No 3 HOCKEY PITCH
PLANTING PLAN (Page 2)

Eliot Sinclair
 surveyors | engineers | planners

Drawing Set
 343137 L1
 Sheet
 2 of 4
 rev.
 C

Issue for: **DRAFT**
 Do not scale. Contractor must verify all dimensions on site before commencing any work.

Copyright of this drawing is reserved to Eliot Sinclair and Partners Ltd

DESIGN RATIONALE:

The proposed planting design takes into consideration the existing Nunweek Park planting. Exotic tree species are key to the existing planting palette and this pattern is continued with the proposal. Proposed plant species, a mixture of both evergreen and deciduous species have been selected to provide screening and aesthetic qualities in this setting.

The Upright Hornbeam, to be planted along the western roadside boundary, is compact for this space, and will provide some screening on the adjacent fence (next to the goal areas). Other species will provide mixed height screening, such as Pittosporums with a denser habit and lower height. Existing trees to be removed to the west and south of the hockey pitch (due to poor health or space limitations), are indicated by dashed circles on the planting plan (sheet 1 and 2).

The proposed footpath shall be constructed in accordance with CCC Construction Standard Specification SD609 (gritted footpath construction). Therefore the species include a mixture of evergreen and deciduous plants that provide both mitigation against adverse visual effects of the development, and/or are attractive specimens that bring a heightened aesthetic to the proposal.








PLANT SPECIES USED



Cbe



PLANT SCHEDULE

Symbol	Code	Botanical name	Common name	Mature dimensions (height x width)	Planted height	Quantity
	Han	<i>Hoheria angustifolia</i>	Narrow-leaf Lacebark	6m x 3m	1.8m	16
	Cbe	<i>Carpinus betulus 'Fastigata'</i>	Upright Hornbeam	5m x 2.5m	1.5m	22
	Pte	<i>Pittosporum tenuifolium 'limeslight'</i>	NZ Pittosporum	4m x 3m	1m	23
	Cte	<i>Choisya ternata</i>	Mex Orange Blossom	2m x 2m	0.8m	62
	Hod	<i>Hebe odora</i>	Boxwood	1m x 1.5m	0.5m	82
	Pci	<i>Poa cita</i>	Silver tussock	0.7 x 1m	0.5m	190
	Lpe	<i>Libertia peregrinans</i>	Mikoiko	0.5m x 0.8m	0.4m	88

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Issue for: **DRAFT**
 Do not scale. Contractor must verify all dimensions on site before commencing any work.

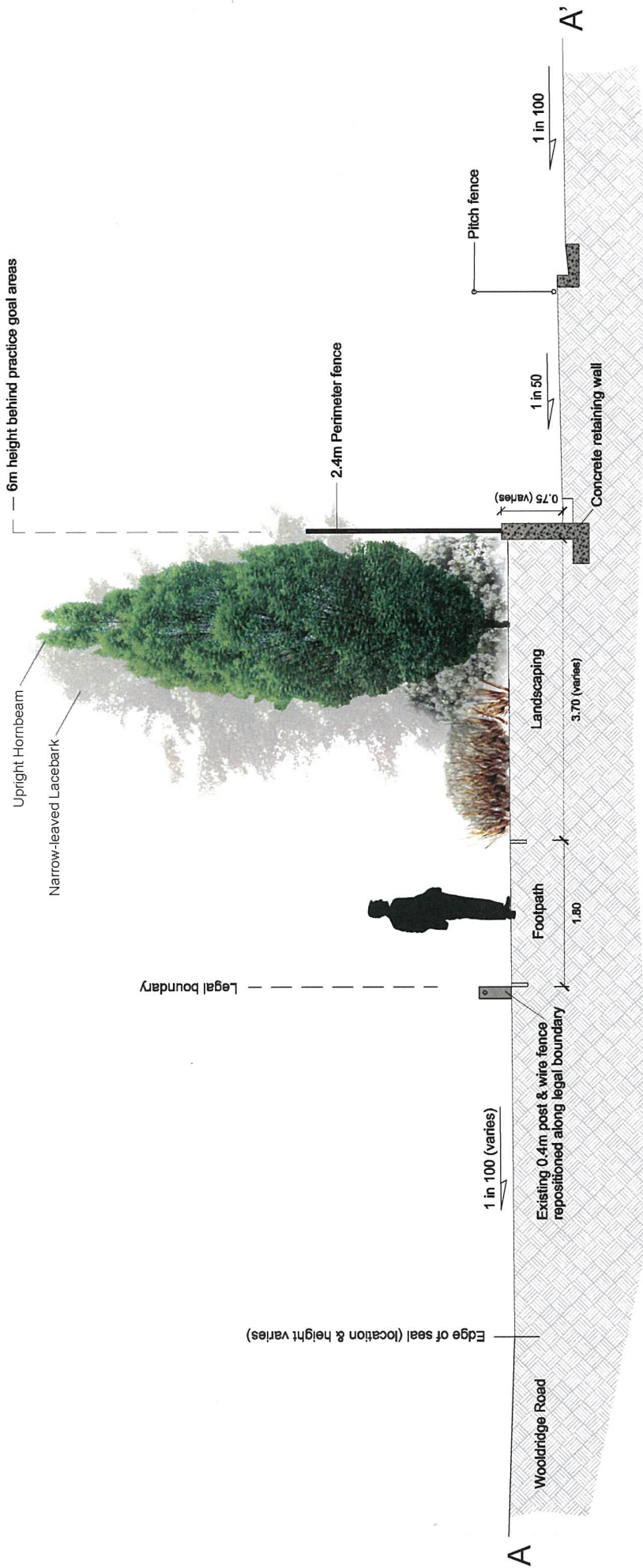
Designed: JM
 Drawn: JM
 Manager: Marton Sinclair

Client: The Canterbury Artificial Surfaces Trust
 Date: 19/12/2011 | Not to Scale

NUNWEEK PARK No 3 HOCKEY PITCH
DESIGN RATIONALE & PLANT SCHEDULE

Eliot Sinclair
 surveyors | engineers | planners
 151 Thompson Drive, Lower Hutt, New Zealand
 Telephone: 04 579 9334 | Fax: 04 579 2444

Drawing Set
 343137 L1
 Sheet
 3 of 4
 rev.
 C



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Issue for: **DRAFT**
 Do not scale. Contractor must verify all dimensions on site before commencing any work.

Designed: JM
 Drawn: JM
 Manager: Marton Sinclair

Client: The Canterbury Artificial Surfaces Trust
 Date: 19/12/2011 | Scale: 1:50

NUNWEEK PARK No 3 HOCKEY PITCH
CROSS SECTION / ELEVATION A - A' OF WESTERN BOUNDARY

Eliot Sinclair
 surveyors | engineers | planners
 101 Newmarket Road, Newmarket, Suffolk, CB9 7PL
 Tel: 01206 257111 Fax: 01206 257112

Drawing Set 343137 L1
 Sheet 4 of 4
 rev. C



Original Plan Size: A3
 ISSUE. 1 Jan 2012
 LP319105 CP500000

Nunweek Hockey Car Park





AKAROA WATER RESTRICTIONS

Christchurch City Council advises Level 1 water restrictions will take effect in Akaroa on Saturday, 10 December 2011.

This means residents who live at an odd numbered street address can water their gardens on odd numbered days of the month and residents who live at an even numbered street address can water their gardens on even numbered days of the month.

Jane Parfitt
CITY ENVIRONMENT GENERAL MANAGER

DECEMBER 2011 MEETING

The following meeting is in addition to those advertised on 25 November 2011, and will be held as follows:

COUNCIL HEARINGS PANELS

Date	Time	Venue
9 Dec	9-15am	Civic Offices, 53 Hereford Street, Christchurch

**NUNWEEK PARK
PROPOSED LEASE TO THE CANTERBURY ARTIFICIAL SURFACES TRUST FOR THIRD HOCKEY TURF**

This is public notice in accordance with the requirements of section 54(2) of the Reserves Act 1977 (the Act) that the Council is proposing to grant a ground lease to The Canterbury Artificial Surfaces Trust over part of Nunweek Park on which to construct a third artificial hockey turf.

This third hockey turf will comprise a fenced lit artificial playing surface and dugout shelter. It will occupy a lease area of approximately 5464 square metres in addition to the existing lease area of 3,1000 hectares occupied by the existing hockey facilities on the reserve. The new total lease area will be 3,6464 hectares.

Officers will be recommending to the Council that it:
Grant a lease to The Canterbury Artificial Surfaces Trust pursuant to the requirements of section 54(1)(c) of the Act over approximately 5464 square metres of the land described in Schedule A below on which to construct the hockey turf.

Schedule A
Lot 2 DP22949 held in CT CB44C/37 a recreation reserve of 5,6656 hectares vested in the Christchurch City Council pursuant to the Reserves Act 1977.

Nunweek Park totals 19,5886 hectares in area. This third, and last, lit artificial hockey turf, which has been envisaged for the site for some time, will replace an existing grass hockey field. It will be built to a standard suitable for local use only, not being suitable for national or international level competition. A number of trees will need to be removed from the reserve to enable the turf to be constructed. Additional tree and shrub plantings will be provided to compensate for this. There is sufficient existing on-site car-parking to service the additional hockey turf. This lease will have no effect on other recreational facilities, or the layout of sports fields within the park.

To discuss further and obtain a plan and further details on the proposed lease, please contact:

Joanne Walton
Consultation Leader
Capital Programme Group
Christchurch City Council
PO Box 73011
Christchurch 8154
Telephone: 0276 838 878
Email: joanne.walton@ccc.govt.nz

Members of the community with an interest in the proposal are also invited to attend an information session to be held at 5.30pm on Monday 12th December 2011 at Nunweek Park (meet in the car-park). Council staff and representatives of Canterbury Hockey will be available to discuss the proposal and answer any questions.

Any person or organisation wishing to either make a submission or object to the proposed lease over part of the reserves described in this notice, may do so in writing no later than 5pm Thursday 5th January 2012 to the person whose contact details appear above. Submitters should indicate in their submission if they wish to be heard in support of their submission or objection.

C Sullivan
COUNCIL SECRETARY

PERMITTED TEMPORARY ACCOMMODATION AND PERMITTED TEMPORARY DEPOTS AND STORAGE FACILITIES

Under Clause 7(3)(a) and Clause 8(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011

Despite anything to the contrary in the Christchurch City Plan, the activities listed below are permitted activities in the specified locations if they comply with the prescribed standards:

- ACTIVITY:** Temporary Storage Facility and Site Office
LOCATION: Memorial Park, 31 Ruru Road, Bromley
APPLICANT: Downer NZ Ltd
REFERENCE NO: RMA92019101
STANDARDS:
 - The activity must proceed in general accordance with the information submitted to Council on 16 November 2011.
 - The depot shall not generate more than 500 additional vehicle trips per day to and from the site.
 - The depot shall comply with the Group 1 noise standards in the City Plan at the boundary of any living zone.
 - Upon cessation of use or the expiry of the time limit under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, the site must be remediated to its original state and be left clean and tidy state.
 - Signage is restricted to a maximum area of 5m².
 - Dust mitigation measures shall be employed, such as brooming, watering and removal of debris, etc, to prevent dust, sand and materials causing a nuisance beyond the site.
 - The depot shall not create any significant adverse effects (relating, but not limited to, noise, dust, mud, light spill, odour, traffic generation, refuse disposal, animal control and visual amenity) that will, in the opinion of a Council Enforcement or Health Officer, cause nuisance for occupiers of surrounding sites. If any significant adverse effects do arise, then the Council can impose additional requirements or conditions to avoid, remedy or mitigate those adverse effects.
- ACTIVITY:** Temporary rowing club facilities
LOCATION: Kerrs Beach, 875 Avonside Drive, Avonside
APPLICANT: Avon Rowing Club Incorporated
REFERENCE NO: RMA92019110
STANDARDS:
 - The activity must proceed in general accordance with the information submitted to the Council on 18 November 2011.
 - The temporary accommodation shall be provided with an adequate means of sanitary sewage disposal at all times for the duration of the activity on this site.
 - With the exception of the noise standards and traffic generation levels, the activity must comply with the relevant Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities under Clause 7(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, contained in the public notice issued by the Council on 9 April 2011.

The Standards for Permitted Temporary Accommodation and Temporary Depots and Storage Facilities contained in the public notice issued by the Council on 9 April 2011 can be viewed on the Temporary Accommodation page of the Council's website (<http://www.ccc.govt.nz/homeliving/buildingplanning/resourceconsents/temporaryaccommodpermitted.aspx>).

The above activities are permitted in the specified locations until the expiry of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011. The expiry date is 18 April 2016.

Any temporary activity established under these provisions shall not create or give rise to any existing use right in respect of any land, activity, or structure (refer clause 5/3 Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011).

If you have any questions or would like more information about the activities listed above please phone (03) 941 8999 and ask to speak to the Duty Planner.

Sieve McCarthy
ENVIRONMENTAL POLICY & APPROVALS MANAGER
www.ccc.govt.nz

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adcoip
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job: C39013
size: 46 x 3
format: mono
publication: The Press
rundate: Sat 3 Dec
position: Public notices
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NUNWEEK PARK PROPOSED LEASE TO THE CANTERBURY ARTIFICIAL SURFACES TRUST FOR THIRD HOCKEY TURF

The Council is proposing to grant a ground lease to The Canterbury Artificial Surfaces Trust over part of Nunweek Park to construct a third lit artificial surface hockey turf. The proposed new lease area will be approximately 5464 square metres, in addition to the lease area of 3.1 hectares currently occupied by the existing hockey facilities on the reserve (*as shown on the aerial plan overleaf*). The new total lease area will be approximately 3.6464 hectares. Nunweek Park totals 19.5886 hectares in area. This lease will have no effect on other recreational facilities, or the layout of sports fields within the park.

This third, and last, lit artificial surface hockey turf will replace an existing grass hockey field. It will be of a standard suitable for local use only, and will not be used for national or international level competition.

Key aspects of the proposed third hockey turf include:

- A sand-dressed artificial playing surface of the same design as the existing middle pitch, measuring 65m x 100m in area and coloured green, and with surrounding internal pathway.
- A dugout shelter on the eastern side of the same design as the middle pitch.
- A 2.4m high perimeter fence, increasing to 6m in height behind the practice and full game goal areas.
- Eight 18m high lighting towers to provide night-time lighting of the turf.

Proposed lighting

It is proposed that this third hockey turf will have eight lighting towers around its perimeter to enable night-time use for both training and local competition purposes. The new lighting towers will be 18 metres in height and will be galvanized-steel colour to reduce the impacts on the visual amenity of the surrounding environment. The Christchurch City Plan contains standards for controlling light spill and glare from lighting. The proposed new sportsfield lighting will need to comply with these standards or a resource consent obtained accordingly. It is proposed that the lighting would be utilised seven days of the week. However out of consideration for neighbouring properties, Council would require that the lights be turned off at 10.00 p.m.

Proposed tree removals and new landscaping

A total of 22 trees will need to be removed from the reserve to enable the hockey turf to be constructed. Additional tree and shrub plantings in areas outside of the proposed lease area will be provided by the applicant to compensate for this. New tree and landscape plantings will be provided between the proposed new turf and existing car-park, and along the Wooldridge Road frontage. The latter will include a footpath connecting the existing car-park to the remainder of the park, adjoining Wooldridge Road for the length of the proposed turf.

There is sufficient existing car-parking to service the additional hockey turf.

Public information session

Members of the community with an interest in the proposal are invited to attend **an information session to be held at 5.30 pm on Monday 12th December 2011 at Nunweek Park** (meet in the car-park). Council staff and representatives of Canterbury Hockey will be available to discuss the proposal and answer any questions.

For further information on the proposal, please feel free to contact:

Joanne Walton
Consultation Leader
Capital Programme Group
Christchurch City Council
P.O. Box 73011
Christchurch 8154
Telephone: 03 941 6491 or 0276 838 878
Email: joanne.walton@ccc.govt.nz

Any person or organisation wishing to either make a submission or object to the proposed lease over part of the reserve described in this notice, may do so in writing no later than 5 pm Thursday 5th January 2012 to the person whose contact details appear above. Submitters should indicate in their submission if they wish to be heard in support of their submission or objection.

Christchurch City Council

EXTENSION OF SUBMISSION PERIOD – CLOSING **5PM FRIDAY 20TH JANUARY 2012** **NUNWEEK PARK PROPOSED LEASE TO THE** **CANTERBURY ARTIFICIAL SURFACES TRUST FOR** **THIRD HOCKEY TURF**

This is public notice in accordance with the requirements of section 54(2) of the Reserves Act 1977 (the Act) that the Council is proposing to grant a ground lease to The Canterbury Artificial Surfaces Trust over part of Nunweek Park on which to construct a third artificial hockey turf.

This third hockey turf will comprise a fenced lit artificial playing surface and dugout shelter. It will occupy a lease area of approximately 5464 square metres in addition to the existing lease area of 3.1000 hectares occupied by the existing hockey facilities on the reserve. The new total lease area will be 3.6464 hectares.

Officers will be recommending to the Council that it:

Grant a lease to The Canterbury Artificial Surfaces Trust pursuant to the requirements of section 54(1)(c) of the Act over approximately 5464 square metres of the land described in Schedule A below on which to construct the hockey turf.

SCHEDULE A

Lot 2 DP22949 held in CT CB44C/37 a recreation reserve of 5.6656 hectares vested in the Christchurch City Council pursuant to the Reserves Act 1977.

Nunweek Park totals 19.5886 hectares in area. This third, and last, lit artificial hockey turf, which has been envisaged for the site for some time, will replace an existing grass hockey field. It will be built to a standard suitable for local use only, not being suitable for national or international level competition. A number of trees will need to be removed from the reserve to enable the turf to be constructed. Additional tree and shrub plantings will be provided to compensate for this. There is sufficient existing on-site car-parking to service the additional hockey turf. This lease will have no effect on other recreational facilities, or the layout of sports fields within the park.

To discuss further and obtain a plan and further details on the proposed lease, please contact (from Wednesday 4th January 2012):

Joanne Walton
 Consultation Leader
 Capital Programme Group
 Christchurch City Council
 P.O. Box 73011
 Christchurch 8154
 Telephone: 0276 838 878
 Email: joanne.walton@ccc.govt.nz

Please note: The period for making a submission on this proposal has now been extended.


Any person or organisation wishing to either make a submission or object to the proposed lease over part of the reserve described in this notice, may do so in writing **no later than 5pm Friday 20th January 2012** to the person whose contact details appear above. Submitters should indicate in their submission if they wish to be heard in support of their submission or objection.

C Sullivan
 COUNCIL SECRETARY

www.ccc.govt.nz

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revisions:

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NUNWEEK PARK
PROPOSED LEASE TO THE CANTERBURY ARTIFICIAL SURFACES TRUST
FOR THIRD HOCKEY TURF

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Key aspects of the proposed third hockey turf include:

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- A dugout shelter on the eastern side of the same design as the middle pitch.
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PROPOSED HOCKEY PITCH 240 Wooldridge Road, Christchurch

Transportation Assessment prepared for

**Eliot Sinclair & Partners Limited
and
Arrow International Limited**

(on behalf of the Canterbury Artificial Surfaces Trust)



ViaStrada
November 2011

www.viastrada.co.nz

Nunweek Park Hockey

i



This document has been prepared for the benefit of Eliot Sinclair & Partners Limited and Arrow International Limited. No liability is accepted by ViaStrada, any of its employees or sub-consultants with respect to its use by any other person.

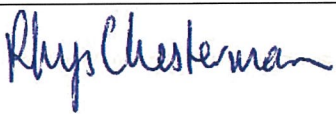
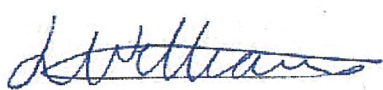
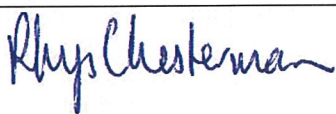
Quality Assurance Statement			
ViaStrada 10 Bishop Street Po Box 22-458 Christchurch Phone: (03) 366 7605 Fax: (03) 366 7603 www.viastrada.co.nz	Project Manager:		Date
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	Prepared by:		09/11/11
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Reviewed by:		14/11/11	
Rhys Chesterman			
Project Number:	922		
Project Name:	Nunweek Park Hockey		
Status	Final		
Date:	14 November 2011		





Table of Contents

INTRODUCTION..... 1

THE PROPOSAL 1

THE TRAFFIC ENVIRONMENT 1

DISTRICT PLAN COMPLIANCE ASSESSMENT 3

ASSESSMENT OF EFFECTS..... 4

 Staff Parking Spaces 4

 Traffic Generation 5

CONCLUSION 10

Table of Figures

Figure 1: Site Location (Source: Google)..... 1

Figure 2: Typical Wooldridge Road Cross Section (Looking North) 2

Figure 3: Metro Bus Routes..... 2

Figure 4: Visibility from Site Access Looking North along Wooldridge Road. 9

Figure 5: Visibility from Site Access Looking South along Wooldridge Road. 9

List of Tables

Table 1: Proposed T-Junction Access onto Wooldridge Road 6



INTRODUCTION

1. ViaStrada has been commissioned by Eliot Sinclair & Partners Limited and Arrow International to provide a Transportation Assessment (TA) in relation to a proposal to establish a third hockey pitch at a site known as 240 Wooldridge Road, Christchurch (Nunweek Park). The following report will describe the traffic environment in the vicinity of the site, describe the traffic related components of the proposal, identify compliance issues with the traffic provisions in the City Plan and then assess the potential transport effects of the proposal.

THE PROPOSAL

2. The applicant is seeking a lease agreement from the Christchurch City Council and resource consent to establish a third artificial hockey turf immediately west of the two existing turfs. The approximate location of these turfs within the wider Nunweek Park site is shown in Figure 1 below.
3. Car parking within Nunweek Park is located to the south of the turfs. This parking area contains 136 parking spaces (including 4 disabled spaces). No new car parking spaces are proposed. Access to the car parking area will continue to be provided via Wooldridge Road. Five new cycle parking spaces will be provided on-site.

THE TRAFFIC ENVIRONMENT

4. The site is located on the eastern side of Wooldridge Road, at the southern end of Nunweek Park. The location of the site is shown in Figure 1 below.

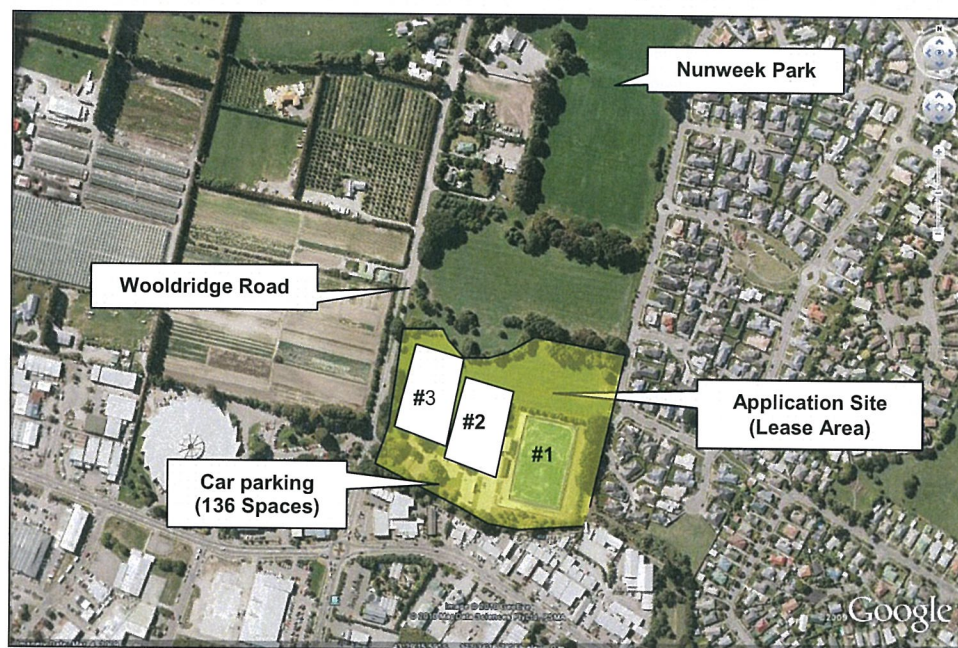


Figure 1: Site Location (Source: Google)



5. Wooldridge Road is classified as a *collector* road in the City Plan which has a dual function of distributing traffic and providing property access. The posted speed limit past the application site is 50 km/hour.
6. Council traffic counts indicate that Wooldridge Road carries around 4,900 vehicles per day (last counted at a count station north of Wairakei Road in 2008). This falls within the typical volume of 1,000-6,000 vehicles per day suggested in the City Plan for collector roads. .
7. Wooldridge Road outside the site is constructed with one lane in each direction with a painted centreline and edge-lines. The traffic lanes generally have a width of 3.0 metres. There is however a sealed and flush shoulder which varies in width as shown in Figure 2 & 3 below. There is no formal footpaths (except for a small portion where nearby bus-stops are located).



Figure 2: Typical Wooldridge Road Cross Section (Looking North)

8. There are no dedicated cycle lanes along Wooldridge Road.
9. The 'Comet' bus route currently services Wooldridge Road as shown in Figure 3 below. This route generally provides for travel between Hornby and Papanui with buses scheduled at either 15 or 30 minute intervals depending on the time of day.

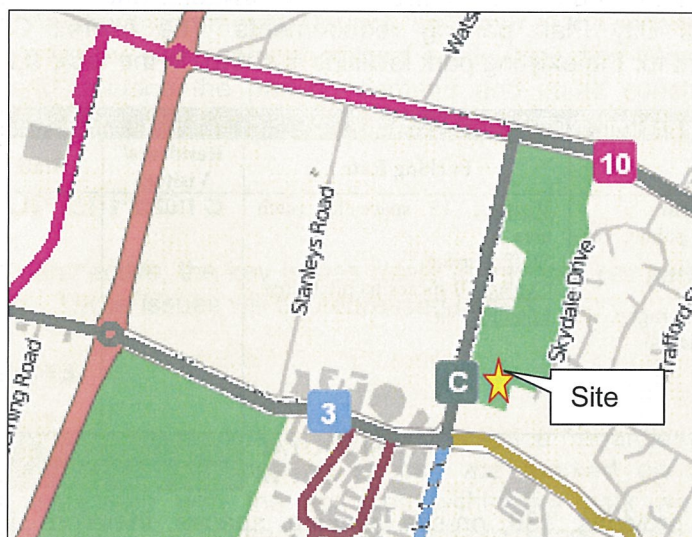


Figure 3: Metro Bus Routes



10. A search of the New Zealand Transport Agency's (formerly LTNZ) crash database (CAS) reveals that there have been no reported crashes along Wooldridge Road outside the application site (Nunweek Park) in the ten year period ending 4 November 2011.

DISTRICT PLAN COMPLIANCE ASSESSMENT

11. The site is zoned **Open Space 2** in the City Plan. The proposal has been assessed against the traffic related requirements of the Christchurch City Plan and the following non-compliances have been identified:
- Rule 13-2.2.4: The one space staff requirement is not marked on-site; and
 - Rule 13-2.3.8: The site provides more than 25 parking spaces therefore requires consent as a high traffic generator. This affords Council discretion over vehicular access.
12. If assessed in isolation, the proposed turf would require 9 car parking spaces to be provided as shown in the table below.

Table 1b: Minimum Parking Required for Activity					
Activity	Parking Rate	Residents/ Visitors	Staff	Cycles	Loading
Places of Entertainment Sports Fields (for public, or private club use) 0.5027ha	<u>Visitors:</u> 15 spaces/ha pitch area <u>Staff:</u> 1 space <u>Cycles:</u> 10 spaces/ha pitch area <u>Loading:</u> Nil	8	1	5	Nil
SUBTOTAL		8	1	5	
TOTAL		9			

13. It is not proposed to provide any additional parking spaces therefore in respect to compliance with the City Plan parking requirements consideration must be given to whether the parking supply for the wider (Nunweek Park) site is sufficient to meet the overall City Plan parking requirements. The overall City Plan Parking requirement for the existing park facilities is shown in the table below:

Table 1b: Minimum Parking Required for Activity					
Activity	Parking Rate	Residents/ Visitors	Staff	Cycles	Loading
Places of Entertainment Sports Fields (for public, or private club use) 6.82ha (comprising 6 rugby, 1 soccer and 2 hockey fields)	<u>Visitors:</u> 15 spaces/ha pitch area <u>Staff:</u> 1 space <u>Cycles:</u> 10 spaces/ha pitch area <u>Loading:</u> Nil	102	1	68	Nil
SUBTOTAL		102	1	68	-
TOTAL		103			

14. The site provides 136 on-site parking spaces therefore the total parking requirement of 111 spaces (103 existing plus 8 for the proposed hockey turf – and noting that the 1 staff space requirement does not increase as a result of the



additional turf) is easily met. On this basis the site complies with the required number of parking spaces. That said, the following points in relation to parking are noted:

- In addition to the 136 on-site parking spaces, specific provision has been made for parking along the frontage roads including 102 marked angled parking spaces along Wooldridge Road, plus a further 33 marked parking spaces on Harewood Road. There is a further 21 unmarked space on Wooldridge Road nearer the car park entrance. It therefore follows that there is a total (Nunweek Park) parking supply of 292 spaces (136 spaces on-site + 156 spaces on-street = 292). This is nearly three times more than the actual City Plan requirement.
 - Whilst the proposed artificial turf may increase the parking demand, it must be noted that it also replaces an existing grassed area that has previously been used for sports field purposes. As such the net increase in parking demand is likely to be lower than that of the additional artificial field (i.e., some trips may previously have occurred in association with the grass field).
 - Even if some parking occurs on surrounding residential streets during peak periods, Nunweek Park is specifically zoned for these community sports activities and it can be reasonably anticipated that the type and nature of sports activities will change over time as the popularity of different sports changes. For example, it is noted that increased parking demand could occur regardless of whether any changes to the sports fields are undertaken from increased frequency of use of existing fields or increased spectator numbers. As such some increase (or decrease) over time in parking demand must be reasonably anticipated.
 - Parking demand will typically fluctuate across certain days, weeks and seasons. Typically high (peak) parking demand is experienced on Saturday mornings and some evenings (practice nights). For the remainder of the week much lower levels of parking demand prevail. Accordingly, any parking issues are usually of limited duration affording periods of respite from any parking related effects.
15. Regardless of the above comments, Council, as owner of the wider Nunweek Park and responsible for the management of local roads (including Wooldridge Road), can monitor and manage the parking demand and could construct additional parking in the future should they deem this to be necessary.

ASSESSMENT OF EFFECTS

16. From a traffic perspective, the key issues relate to the staff car parking and traffic generation only. These issues will be addressed in turn.

Staff Parking Spaces

17. The City Plan requires the marking of one parking space (regardless of the size of the playing fields). No staff parking spaces are marked on-site. Any staff requirements associated with the activities within the park are likely to be associated with ground-maintenance or other co-ordinators whom typically arrive on-site outside of the period of peak parking demand when parking spaces are readily available. The marking of a staff space would prohibit their use by visitors



to the park during periods where staff are not on-site. As such it is considered more efficient not to mark staff parking spaces such that they are available for all users as demand necessitates. The proposal is not likely to have any discernable effect on this existing situation.

Traffic Generation

18. The site provides more than 25 parking spaces and may exceed 250 trips per day therefore assessment is required in respect to vehicular access. This is known as the High Traffic Generator rule and is unavoidable once the site already has more than 25 parking spaces as any new development technically breaches this rule. The City Plan contains a number of assessment matters related to the High Traffic Generator rule. These assessment matters are all encompassing and are set out in clause 13-3.2.14 of the City Plan. The relevant matters are addressed in turn:
 - (a) ***The actual or potential level of vehicle, cycle, and pedestrian traffic likely to be generated from, and moving past, the proposed access point(s).***
19. Field hockey typically comprises of two 35 minute half's with a short break at half time. Although some junior levels may play for a lesser period, players associated with one game are not likely to arrive and depart within the same hour. Players from a previous game may however depart in the same hour as others arrive for their game and as such the peak hour traffic generation is likely to be that associated with two teams per field arriving and two teams per field departing.
20. Hockey is an 11 a-side game (11 players per team) therefore allowing for reserves, referees, coaches and managers this could equate to around 40 people per game. Based on three fields (6 teams) this would equate to around 120 people (3 games times 40 people = 120) arriving and 120 people departing within a peak hour.
21. It is likely that some people will not drive a car to the site (i.e., they may carpool, walk or cycle). Although there is little modal split data specific to sports fields, 49% of all trips in the Canterbury region are single occupancy vehicles¹. The remainder of trips include passengers, walking cycling, public transport or other modes. Applying this to the estimate of 240 people arriving or departing it can be assumed that this would equate to around 120 trips.
22. It is noted that there may also be spectators however these are typically partners, friends or parents of players and therefore typically arrive in the same vehicle. Accordingly, they do not typically add to the overall traffic generation.
23. The car park is however available for wider public use. This includes other sports such as Rugby, Soccer, Touch and Cricket. It may also be being used by some of the nearby commercial workers. In general it is unlikely that the parking spaces would turn over more than once an hour (due to the duration of most sports games). As such the following assessment will be based on the assumption that the peak hour traffic generation will occur as a result of each of the 136 spaces turning over once i.e., 272 trips per hour. It is noted however that this is only likely to occur during the busiest periods. Outside of these peak periods the overall traffic volumes are likely to be significantly lower.

¹ See <http://www.transport.govt.nz/research/LatestResults/> [refer to table under Regional Travel Results].



- (l) **The extent to which the traffic generated by the site will adversely affect the frontage road, particularly at times of peak traffic flows on the road.**
 - (k) **The extent to which any extra conflict may be created by vehicles queuing on the frontage road past the vehicle crossing.**
24. As already outlined above the most recent traffic count on Wooldridge Road suggests a daily traffic flow of around 4,900 vehicles. Assuming that peak hour traffic represents approximately 10% of this (based on typical patterns observed for the overall road network) this would equate to around 490 vehicles on Wooldridge Road in the peak hour.
25. The ability of Wooldridge Road to absorb site generated traffic has been tested using the Tanner (1962) method advocated in Austroads *Guide to Traffic Engineering Practice – Part 5: Intersections at Grade* (SIDRA has not been used for a simple T-junction analysis of this type). The parameters are summarised in Table 1 below:

Table 1: Proposed T-Junction Access onto Wooldridge Road

Parameter	Performance
Major Stream Volume (Wooldridge Road – 490 vehicles along Wooldridge Road plus 136 trips exiting the site for which a vehicle turning into the site must yield to).	626 vph
Minor Stream Volume (assuming worst case that 136 vehicles exit the site by a right turn)	136 vph
Critical Acceptance Gap*	5 seconds
Follow Up headway**	3 seconds
Practical Absorption Capacity***	460 vph
Average Delay	4.1 seconds
Level of Service	A

* Critical Acceptance Gap: The minimum gap in a traffic stream which will be accepted by entering drivers.

** Follow-Up Headway: The average headway between successive vehicles entering the same gap in a moving traffic stream from a stationary queue.

*** Practical Absorption Capacity: The rate at which a traffic stream can absorb additional vehicles (from Figure B.2, Austroads, Part 5). Average delay has been determined from Figure B.3(d), Austroads, Part 5. Level of Service has been extracted from the Highway Capacity Manual which suggests delays that are less than 10 seconds represent LOS A.

26. Table 1 above shows that the proposed T-junction access will perform to the highest level of service (LOS A). Accordingly, any access related issues to and from the site are considered to be insignificant.
27. Note that the assessment in Table 1 assumes a worst case scenario where the peak hour of the parking area coincides with the peak hour on Wooldridge Road, and half the vehicles exit the site with a right turn and half the vehicles enter the site also with a right turn. Accordingly, vehicles will be able to continue to safely and efficiently exit the site. The access width also allows for simultaneous two-way flow of vehicles. The layout of the access is also such that there is adequate queuing space on-site which means that vehicles are unlikely to ever need to stop and queue within Wooldridge Road in order to enter the site.



- (g) ***The extent to which the physical form of the frontage road may mitigate the adverse effects of the extra vehicle movements generated for example, the presence of a solid median to stop right hand turns.***
- (m) ***Whether the adverse effects of the traffic could be minimised / mitigated by on-street traffic management measures including the installation of signals or pedestrian refuges or deceleration and acceleration lanes.***
28. There is a short flush median opposite the entrance (extending north of the solid central median) which provides for 1-2 vehicles to wait to turn right into the site clear of northbound through traffic. Given the low level of delay for vehicles entering and exiting the site this is considered be adequate to ensure that through vehicles are not unduly delayed in association with access to the site.
29. The 50 km/hour speed environment also helps confirm that vehicles will be able to enter and exit the site with minimal disruption to any through traffic volumes on the frontage road. No additional traffic management measures are considered to be necessary.
- (b) ***The extent to which the traffic using the access, either alone or in association with other nearby activities, will adversely affect the traffic function and/or the safety of the surrounding road network.***
- (h) ***Any cumulative effects of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.***
- (j) ***The proximity of the access to other high traffic generating landuse access points and intersections.***
30. The access is located directly opposite the access to another parking area servicing the commercial activities on the opposite side of Wooldridge Road. A search of the CAS database for reported crashes within the vicinity of the site over the previous 10 years (to November 2011) did not reveal any reported crashes near the location of these access points. This is not unsurprising as the two access points are aligned such that a vehicle turning at one access can clearly see vehicles at the another access. Normal give-way rules apply in a similar way to a cross-road-intersection such that any potential conflicts between vehicles turning at each access can be readily resolved.
31. In addition it is noted that the peak periods associated with the business uses on the opposite side of Wooldridge Road are unlikely to coincide with the peak periods of traffic for Nunweek Park.
32. It is not anticipated that any increase in traffic associated with the third artificial hockey turf will have any impact on the safe or efficient operation of these access points or Wooldridge Road.
- (c) ***Whether the present and projected vehicle, cycle and pedestrian flows along the frontage road will exacerbate any adverse effects created by extra on-street parking and manoeuvring associated with the site.***
33. The additional vehicle flows along Wooldridge Road associated with the additional artificial hockey turf are unlikely to have any discernable effect on on-street parking or manoeuvring.



- (d) ***The ability to gain access to an alternative road which has a lesser traffic function and the environmental impacts on that alternative road in respect of residential amenities where relevant.***
34. The parking area and access arrangements onto Wooldridge Road are existing and whilst the wider park has other road frontages there are no other road frontages available to service the parking area. Regardless, Wooldridge Road as a collector road has a dual function of distributing traffic and providing property access. As such the existing access arrangements are considered to be appropriate.
- (e) ***The extent to which the noise, vibration and fumes of vehicles using the access would affect surrounding activities, particularly residences.***
35. The residual effects of noise, vibration, fumes and residential amenity are best assessed by others. It is however noted that in the context of existing traffic volumes on Wooldridge Road the additional traffic associated with the third artificial hockey turf is unlikely to be discernable over and above existing traffic volumes (particularly given typical fluctuations in road traffic volumes which can occur between different weeks and seasons).
- (f) ***The adverse effects of extra traffic, particularly heavy vehicles, generated by the development on the amenity and safety of surrounding residential streets***
36. As discussed above the additional traffic volumes generated by the proposed third artificial hockey turf are unlikely to be discernable above that which already occurs as a result of existing sports activities within the park. It is also unlikely that heavy vehicle trips will be generated by the proposal.
- (i) ***Whether the speed of vehicles travelling on the frontage road is likely to exacerbate the adverse effects of the access on the safety of road users.***
37. The site is located within a 50 km/hour speed environment and there are no indicators that speed is a concern in this location.
- (n) ***Whether the frontage road forms part of the state highway network. The actual or potential effects on the safety and efficiency of the state highway.***
38. The frontage road does not form part of the state highway network.
- (o) ***Whether the sight distances at the access are adequate to provide safe access/egress with reference to "Road and Traffic Standards Guidelines for Visibility at Driveways".***
39. The site access point complies with the 115 metre sight distance requirement as specified in the 'Road and Traffic Standards Guidelines for Visibility at Driveways'. This includes a driveway with a high volume classification (more than 200 vehicle movements per day) with a 50km/hour speed limit (60km/hour operating speed) and with frontage to a collector road. This is shown in Figure 4 and 5 below.





Figure 4: Visibility from Site Access Looking North along Wooldridge Road.



Figure 5: Visibility from Site Access Looking South along Wooldridge Road.



CONCLUSION

40. The proposal to build a third artificial hockey turf at Nunweek Park results in two City Plan traffic non compliances. These relate to the non-provision of one marked staff car parking space and traffic generation. From a traffic perspective these both require assessment as a restricted discretionary activity. All relevant matters have been assessed in the above report.
41. For all of the reasons discussed above the proposal can be supported from a traffic perspective such that the overall effects on the traffic environment can be considered as being less than minor.

