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**HAGLEY/FERRYMEAD COMMUNITY BOARD
13 APRIL 2005**

**A meeting of the Hagley/Ferrymead Community Board
was held on Wednesday 13 April 2005 at 3.00pm**

PRESENT: Bob Todd (Chairperson), David Cox John Freeman, Yani Johanson, Brenda Lowe-Johnson and Brendan Smith.

APOLOGIES: An apology for absence was received and accepted from Anna Crighton.

An apology for lateness was received and accepted from David Cox, who arrived at 4.20pm and was absent for clauses 2.1-2.5, 5 and 6.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. CUTHBERTS GREEN/LINFIELD SPORTS DEVELOPMENT

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	Kathryn Howard, Parks & Waterways Area Advocate Hagley/Ferrymead, DDI 941-6614

PURPOSE OF REPORT

1. This report was referred to the Board for its consideration and recommendation to the Council. The purpose of this report is to inform the Council of the results of the community consultation on Linfield Cultural and Recreational Sports Club's proposal to develop sporting facilities on Cuthberts Green reserve at Kearneys Road, Wainoni.

EXECUTIVE SUMMARY

2. At its meeting on 4 August 2004, the Board decided to:

“recommend to the Parks, Gardens and Waterways Committee that approval be given for community consultation to be undertaken on the Linfield Cultural and Recreational Sports Club's proposal to develop sports facilities at Kearneys Road in accordance with the concept plan LP084802 and that the results be reported back to the Board.”

The Committee and the Council subsequently approved the recommendation.

3. The draft concept plan was distributed to approximately 450 local residential households and park users in November 2004 inviting feedback on the proposal. A public meeting was held to discuss the proposal which seven local residents and some club members, Council staff and Board members attended. The draft concept plan was also displayed on a noticeboard on Cuthberts Green and could be viewed on the Council website and at the Linwood Service Centre.
4. Sixty six submissions were received, with 60 supporting the proposal and four opposing it. There was support for developing sporting facilities in the area, tidying up the area and creating walking and play areas. A number of areas of concern from those supporting, conditionally supporting or opposing the proposal are summarised, and discussed further, below:
 - Insufficient car parking (seven submissions).
 - Effects of more traffic (nine submissions).
 - Too many fields or too close to houses or need for fencing (five submissions).
 - Effects of increased noise (three submissions).
 - Effects of floodlighting (two submissions).

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- Ability of the Council to maintain the site including need for, and use of, rubbish bins and set and enforce lease (seven submissions).
 - Timing, style of landscaping and play area (three submissions).
 - Additional sporting requests (three submissions).
5. The number of car parks required for this development is set by the City Plan at 15 spaces per hectare of pitch. Therefore 60 car parks are required. Sixty one car parks are proposed on the concept plan in addition to formalising the Kearneys Road parking, thereby meeting the City Plan requirements. The final number and layout will be confirmed as detailed plans are prepared and confirming an agreement with the Canterbury Indoor Bowls Association for car parking proposed on their land.
 6. The Transport and City Streets Unit has advised that the anticipated increased traffic generation is within the roading network's capacity. They will be assessing individual suggestions that have been made in submissions to limit parking in certain areas, particularly the corner of Rudds and Kearneys Road, on a case by case basis. A study to reduce speeding in the area was undertaken with the community within the last five years and the traffic calming measures agreed at that time are in place.
 7. As the proposal is for a sports park the amount of proposed fields is appropriate and still allows room for paths, plantings and play areas. The field layout is not as tight as may have appeared on the draft concept plan as that plan included the dead ball area in the field outline; these areas are now shown on the amended concept plan.
 8. As a result of some submitters suggesting the fields are too close to houses, particularly in Daniela Lane, it is proposed to move the middle soccer and rugby fields further east. This will result in a 22.5 metre clearance between the boundary fence line and the nearest field corner. The soccer field was sited in the location shown as it is the least likely generator of balls leaving the field as, unlike in rugby, players do not try to kick balls out of the soccer sidelines. More trees on the northern boundary of the park (the resident's southern boundary) are also proposed on the amended concept plan to further reduce the risk of balls leaving the park. Solid fencing has been requested along the entire length of the southern boundary of the proposed development. The Greenspace Unit encourages permeable fencing on reserve boundaries to provide views and encourages residents to interact with the reserve. Permeable fencing lessens graffiti opportunities for taggers and encourages passive surveillance by residents. Planting is also proposed on all boundaries. Residents can approach the Council, or its lessee as appropriate, to share costs on fencing and agree final fence styles as required.
 9. Noise levels are set under the City Plan and this proposal will be expected to comply with the identified dBA standards for reserves.
 10. Floodlight Lux levels at site boundaries are set under the City Plan. Consent would be needed prior to installing floodlights and the effect on any affected parties would be considered and appropriate conditions set during the approval process.
 11. A number of submitters requested that the site be maintained with specific requests for rubbish bins. These are now shown on the amended concept plan.
 12. A submitter requested that the club pay a rental for the site equivalent to residential rates. This basis for rental assessment is not appropriate as reserve land is not able to be used for residential purposes. A rental will be established having regard to the Council's sports charging policy and each party's capital input to, and the public benefit of, the development.
 13. A few requests were made to complete the landscaping and play area at the same time as the sports field development. The need for the play area will be prioritised as part of the Council's city wide review of the provision of play facilities. However, the paths, plantings and trees will be completed when the sports field is.
 14. A couple of requests were made for extra sporting facilities such as lawn bowls. Many lawn bowls clubs across the city are struggling to retain their existing membership so it would not be appropriate to construct another facility here.

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15. The amended concept plan has tried to take into account all of the submissions received and is proposed as the basis for proceeding with securing funds for the development, entering into a Memorandum of Understanding between the Council and the Linfield Cultural and Recreational Sports Club, preparing detailed plans and lodging consent applications.

FINANCIAL AND LEGAL CONSIDERATIONS

16. \$45,000 has been allocated in 2006/07 for the landscaping component of the project, which is suggested that the Council fund.
17. A resource consent would be needed for many aspects of the proposed development and this may need to be notified. A resource consent would be lodged once the Linfield Cultural and Recreational Sports Club has secured funding for the development.
18. This land is designated for sewage treatment purposes. It will be necessary for the Council as designating authority to consent to the use of the land for recreational purposes (ie another purpose). This course of action can be taken under Section 176 of the Resource Management Act 1991 as was the case with the land currently under lease to the Linwood Rugby Club.
19. A Memorandum of Understanding between the Council and the Linfield Cultural and Recreational Sports Club will need to be prepared by the Council's Legal Services Unit and reported to the full Council for ratification. It will outline each party's expectations and obligations relating to the Cuthberts Green/Linfield Sports development and while detail has yet to be worked through with the club, this agreement would principally cover and have regard to such matters as:
- Development staging and standard.
 - Performance clauses.
 - Maintenance responsibilities.
 - Outgoings.
 - Indemnity/Insurance.
 - Club rights of use and public casual use outside club activities (i.e. similar to many other sports fields allocations around the city).
 - Ownership and compensation issues on termination.
 - The tenure to be entered into once development commences.
 - The lease of the existing sports field.
20. An agreement between the Council and Canterbury Indoor Bowls Association for use of part of their land for car parking will need to be secured on terms satisfactory to both parties and reported to the full Council for ratification.

BOARD RECOMMENDATIONS

That the Council approve the amended concept plan in principle subject to:

- (a) A Memorandum of Understanding between the Council and Linfield Cultural and Recreational Sports Club being entered into;
- (b) An agreement being reached with the Canterbury Indoor Bowls Association for use of part of their land for car parking in association with the proposed development;
- (c) The Council consenting as designating authority to the use of the land for recreational purposes;
- (d) A report being submitted to the Board once the definitive plan is established.

The recommendation was declared **carried** on division no 1 by four votes to one, the voting being as follows:

For: (4): John Freeman, Brenda Lowe-Johnson, Brendan Smith and Bob Todd.

Against (1): David Cox.

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(Note: Yani Johanson abstained from voting on this resolution.)

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 FRANCES RYMAN - LOCAL ISSUES

Frances Ryman addressed the Board on a number of issues including:

- Wordsworth daffodil plantings.
- Establishing a “historic junction” in the vicinity of Fitzgerald Avenue/Kilmore Street.
- Establishing a bronze rower statue, appropriately honouring the young people of our past.
- Creating parking restrictions - central city parking is now spreading past all avenues in the inner city.
- Removal of facing from the Tower brewery.

Mrs Ryman also reiterated her past requests for the:

- Rebuilding of a small jetty initially erected by William Guise Brittan on the south side of the Fitzgerald Avenue bridge.
- Prevention of further damage to the willow trees along the Avon River.
- Signage at Englefield Lodge.
- Historic Houses – rates relief to help with the costs associated with maintaining historic cottages.

Mrs Ryman asked that the Board consider using blue oval plaques, like those used in England, to identify places of historic significance.

The Board thanked Mrs Ryman for her presentation and agreed to seek information on the feasibility of implementing Mrs Ryman’s proposals and addressing the issues raised in her memo including:

1. The costing and process for erecting a statue of a bronze rower.
2. The feasibility of a yellow no parking line being installed on the Fitzgerald Avenue/Kilmore Street corner.
3. Advice on how to recognise the historic significance of the “willows” area.

2.2 BROMLEY RESIDENTS’ ASSOCIATION - CUTHBERTS GREEN/LINFIELD SPORTS DEVELOPMENT

Craig Cormack, Chairperson of the Bromley Residents’ Association, addressed the Board regarding the proposal for Cuthberts Green/Linfield Sports Development, and expressed the Association’s concerns regarding:

- Traffic volumes
- Parking
- Flood lighting

Mr Cormack stated that he supported the development in principle, subject to further decisions being made in relation to the Association’s concerns.

The Board thanked Mr Cormack for his presentation and decided to hear from all speakers on the Cuthberts Green/Linfield Sports Development Concept Plan before considering the staff report.

The Board’s decision in relation to this matter is recorded in clause 1 (Part A) of this report.

2.3 DAVID SLOSS - CUTHBERTS GREEN/LINFIELD SPORTS DEVELOPMENT

David Sloss, on behalf of the Linfield Rugby Club, addressed the Board regarding the proposal for Cuthberts Green/Linfield Sports Development.

Mr Sloss expressed his appreciation for the work that staff had done on the proposal.

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Mr Sloss indicated that the club was prepared to assist with the amalgamation of facilities and reiterated his support for this proposal.

The Board's decision in relation to this matter is recorded in clause 1 (Part A) of this report.

2.4 **J & G BIELAWSKI, DANIELA LANE, BROMLEY**

John and Greta Bielawski, residents of Daniela Lane, addressed the Board regarding the proposal for Cuthberts Green/Linfield Sports Development.

Mr and Mrs Bielawski expressed concern that Daniela Lane was not shown on the original site plan. Mr and Mrs Bielawski asked that future drawings covering the proposed redevelopment include Daniela Lane in the same way as other adjacent streets.

Mr and Mrs Sloss expressed support for the general redevelopment of the area, but stated they did not support the current configuration of the playing fields.

Mr and Mrs Bielawski presented the following concerns:

- The soccer field, adjacent to the northern boundary, was too close to houses in Daniela Lane.
- The proposed buffer zones for this development appeared smaller than other sports parks with houses facing and backing onto playing fields.
- There was one playing field too many in the current proposal.
- Landscaping timeframe.
- No information was provided to local residents on traffic flow during major games. The addition of two soccer and one rugby field would increase traffic flow considerably, which would cause difficulties for permanent residents.
- Presently, there was a post and wire fence on the northern boundary. The southern boundary was to have a 1.8 metre fence along the length of the proposed development. What was the likelihood of a similar type of fence for the northern boundary?

The Board's decision in relation to this matter is recorded in clause 1 (Part A) of this report.

2.5 **MR P FREEMAN, KEARNEYS ROAD, BROMLEY**

Mr P Freeman, a resident of Kearneys Road, addressed the Board regarding the proposal for Cuthberts Green/Linfield Sports Development.

Mr Freeman presented the following concerns:

- That there were too many fields in the current proposal.
- Flood lighting.
- Noise levels.
- Foul language.
- Unfenced boundaries.
- Rubbish.
- Toilet facilities.

Mr Freeman expressed support for the development, subject to appropriate fencing being installed along all boundaries.

The Board's decision in relation to this matter is recorded in clause 1 (Part A) of this report.

2.6 **DEPUTATION PETER CROFTS, MONCKS SPUR RESERVE**

Peter Crofts addressed the Board regarding the Moncks Spur Reserve Concept Plan.

Mr Crofts expressed his support for the concept plan and stated that he believed the reserve should be named the Morten Settlement Reserve.

Mr Crofts also stated that he would like to see a historical plaque installed on this site.

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The Board's decision in relation to this matter is recorded in clause 4 (Part B) of this report.

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3. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

DISCRETIONARY FUND UPDATE

The Board **received** the information.

4. MONCKS SPUR RESERVE CONCEPT PLAN

The Board considered a report seeking its approval of the amended concept plan for Moncks Spur Reserve.

The Board **decided** to approve the amended concept plan for Moncks Spur Reserve.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

5. CONFIRMATION OF REPORT

The Board **resolved** that the report of the Board meeting held on 23 March 2005, both open and public excluded, be confirmed.

6. SUPPLEMENTARY ITEMS

The Board **resolved** that the following supplementary deputations be received and considered at the present meeting:

J & G Bielawski, Daniela Lane Bromley - Cuthberts Green/Linfield Sports Development
P Freeman, Kearneys Road, Bromley - Cuthberts Green/Linfield Sports Development
Peter Crofts - Moncks Spur Reserve Concept Plan

The meeting concluded at 5.30 pm.

CONFIRMED THIS 27TH DAY OF APRIL 2005

**BOB TODD
CHAIRPERSON**