

Reserves Act Hearings Panel
Proposed ground lease at Ngā Puna Wai Sports Hub for
Netsal Centre
MINUTES ATTACHMENTS

Date: Wednesday 20 May 2020
Time: 10.03am
Venue: Held by Audio/Video Link with the Hearings Panel
present in the Council Chamber

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No To THIS :- RED ZONE. YES

HAVE YOUR SAY

Netsal Centre development on Ngā Puna Wai

—

Christchurch Netball and Mainland Football have applied for a ground lease at Ngā Puna Wai Sports Hub for a new indoor multi-court sporting facility.

If you would like to discuss the proposal, you can drop in to see us on-site:



PLEASE TAKE
PLEASE TA





Citizens & Community Group

Memo

Re: **Ground Lease at Ngā Puna Wai Sports Hub for Netsal Centre**
Date: 21/05/2020
To: CCC Hearings Panel for Ground Lease at Ngā Puna Wai Sports Hub for Netsal Centre
CC: Samantha Kelly, Team Leader Hearings & Committee Support
From: Andrew Rutledge, Head of Parks

Purpose

This memo is to answer questions that have arisen from the Ground Lease at Ngā Puna Wai Sports Hub for Netsal Centre Hearing Panel.

Background

Further to the Hearings Panel held on Wednesday 20 June 2020, the Panel requested answers to the following questions:

1. *Are we able to get some wording from the legal team that the hearings panel could use in a resolution to Council regarding the lease and asking Netsal to engage/work with the Nga Puna Wai partnership members?*

Yes

The lease can contain a clause requiring Netsal during the lease term to engage in a collaborative and partnering way with the other sporting bodies that occupy Nga Puna Wai.

2. *Is the hearings panel able to include in a resolution to Council about prioritising development of Wigram Rd as an official road and access way to Nga Puna Wai, including indicating the years we would like to see this work underway?*
Staff have indicated that this will be put up as a priority bid for the Annual Plan and Long Term Plan.

Yes the Hearings Panel could do this. I presume that it wouldn't take the form of a condition of approval of the lease, but would stand as a separate resolution

3. *Is the hearings panel able to include in a resolution to Council about requesting that trucks relating to construction are expected to use alternative entrances to Nga Puna Wai, such as Wigram Rd and McMahon Drive, and not using Augustine Drive unless absolutely necessary?*

This would also include, excluding access via Curletts Rd and traveling through the A & P grounds. This is especially important as a key concern for the Riding for the Disabled.

Yes, and this could go in the lease if that was thought necessary.

4. *Is the hearings panel able to get some more clarity about the measures in a traffic management plan? I would like reassurance that this will include mitigating the amount of parking on residential streets and encouraging parking within the Nga Puna grounds itself, even if that is on the community fields. Some potential specifics would actually be very helpful.*

We would like to word along the lines of Council working with the A&P show and local Residence Associations and all other stake holders to produce an integrated Traffic Management Plan and Parking plan which would encompass both the internal traffic and parking issues within Nga Puna Wai and the surrounding residential Streets

The panel can include a resolution requiring staff to develop a comprehensive Traffic Management Plan (TMP) with input from the existing operational parties within Nga Puna Wai that includes consideration of Questions 4, and 5.

5. *Andrew mentioned traffic calming on Augustine Drive. Just to check, was this just within the area of Ngā Puna Wai? If so, could these be extended out into the residential area? Were the traffic calming steps which Andrew spoke about inside Ngai Puna Wai or on Augustine Dr and other streets? Can traffic calming work include other streets surrounding and leading to Ngai Puna Wai.*

Yes new traffic calming measures have been recently completed within the Park Boundaries. We can request that Transport consider options for traffic calming be presented to the Community Board for consideration.

6. *Is the hearings panel able to include in a resolution to Council the request that car park lighting is on a timer or motion sensor? Can we get confirmation that all external lighting for both parking and the building will be on a timer as other lighting in Ngā Puna Wai which we believe automatically turns off at 10.00pm. Can this be confirmed please?*

Yes this can be included in the lease.

7. *Can we word somehow that we would want confirmation that Netsal will be part of the overall family of sporting bodies that make Ngā Puna Wai.*

See the response to Question 1

8. *The key issue is the pressure on the local residence with the increase of traffic and lack of infrastructure to support the increase traffic pressure. We need assurance that the development of the Wigram Rd entrance is a priority.*

And could the Wigram Road entrance be promoted, (once established) promoted and seen as the main entrance to Ngā Puna Wai.

Yes once complete. The panel could pass a resolution that staff report back to Council on options for the development of an additional entrance to Nga Puna Wai for inclusion in the draft 2021-2031 Long Term Plan

9. *There are a lot of DCs in Wigram and the surrounding areas generated which should be used to support the above mitigations mentioned. Can this be looked into?*

The development contributions (DCs) collected from the subdivision developments in this area are collected on a city wide catchment basis and used to fund the growth components of projects across the city, within the catchments. The DCs collected from the subdivisions are not identified as coming from one particular area or targeted to be used in the area they were collected, such as the Wigram area.

Any projects in Nga Puna Wai will need to be assessed against the DC Policy as to their eligibility for partial funding from DCs.

10. *Public Transport, can discussions with ECan start as public transport would be vital to reduce the pressure on traffic and the environment. As a sporting hub such as this should be seen in the same light as a Key Activity Centre.*

This will done as a component of the Comprehensive Traffic Management Plan development. ECan not Council will be the decision makers on whether or not would be able to have a route added

11. *Could we have an update on the Haytons Rd Wigram Rd intersection upgrade please?*

The Wigram Road/ Haytons Road intersection is to be upgraded. The Haytons Rd Wigram Rd intersection upgrade is currently in detailed design and construction is expected to start late 2020/early 2021

The Parks and Transport Units will collaborate on the solution to ensure that the best outcome is achieved should the Wigram Road entrance to Nga Puna Wai be funded in the LTP as discussed in the hearing.

12. *Am I able to ask additional questions of Netsal to understand why finding a site in partnership with the A&P Assoc didn't work?*

The panel would need to agree to invite Netsal back for further questions.

13. *Has Council has explored with the A&P assoc all options for this facility on the land surrounding NPW leased by them.*

Discussions on options between Netsal and CAPA occurred between those two parties. Council was not involved other than in term of technical support. It was up to those parties to determine options on land that CAPA has access over not Council.

Council explored all other areas that do not have existing rights or current active use over them.

14. *If we wanted to investigate other options what implications would this have for Council and Netsal?*

No implications for Council other than additional cost to complete that work and then complete another public notification process, so primarily staff costs.

Netsal has confirmed with their benefactor that the project would not proceed should there be any further delay. If this position was to change, Netsal would be exposed to additional survey and geotechnical costs as and potentially costs associated to a modified or new resource consent.

15. *If the Panel decides not to agree to the lease being given; does the decision then go to Council?*

The Council is the final decision-maker therefore any recommendations will need to go to the Council for final decision.