

Reserves Act Hearings Panel
Proposed Ground Lease at Ngā Puna Wai Sports Hub
for Netsal Centre
MINUTES

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

Present
Members
Councillor Melanie Coker
Councillor Anne Galloway
Councillor Tim Scandrett

18 May 2020

Samantha Kelly
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The agenda was dealt with in the following order.

1. Apologies / Ngā Whakapāha

There were no apologies received.

2. Election of Chairperson / Te Whakatū Poumua

Hearings Panel Resolved RAHPC/2020/00003

It was **decided** that Councillor Tim Scandrett be appointed Chairperson of the Reserves Act Hearings Panel.

Councillor Galloway/Councillor Coker

Carried

3. Declarations of Interest / Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

4. Proposed Ground Lease at Ngā Puna Wai Sports Hub for Netsal Centre

The following Council Officers joined the table to present the Officers report and responded to questions arising from the Hearings Panel.

- Andrew Rutledge – Head of Parks
- Russel Wedge - Team Leader Parks Policy & Advisory
- David Kuru – Team Leader Parks Recreation & Planning
- Tessa Zant – Senior Engagement Advisor

5. Volumes of Submissions

Hearings Panel Resolved RAHPC/2020/00004

That the Reserves Act Hearings Panel:

1. Accepts the written submissions (including any late submissions) received on the ground lease at Ngā Puna Wai Sports Hub for Netsal Centre proposal.

Councillor Galloway/Councillor Coker

Carried

6. Hearing of Submissions / Ngā Tāpaetanga

The Hearings Panel received presentations by audio/video conferencing from the following submitters:

- 6.1 Halswell Residents Association (Inc.)- David Hawke, Secretary and John Bennet
- 6.2 Wayne Keen – Photos provided
- 6.3 Chris Simcock
- 6.4 Wayne Hawker
- 6.5 Lynlea Willan
- 6.6 Canterbury Hockey Association - Mark Beatson, Chairman - CHA Board
- 6.7 Kereru Netball Club- David Palaamo, Committee Member
- 6.8 Nga Puna Wai Sports Hub Trust - Peter Maciaszek, Trustee and Annette Purvis

The meeting adjourned at 11.40am and reconvened at 11.50am.

- 6.9 Ross Pheloung
- 6.10 Canterbury A&P Association - Geoff Bone, Event Director – Photos provided
- 6.11 Joint presentation from the following:
 - Netsal Sports Centre Limited - Stephen Barry, Project Consultant/Project Manager
 - Mainland Football - Julian Bowden, CEO
 - Christchurch Netball Centre Inc - Christine Rodda, Board Chair
- 6.12 Terry Mah

The meeting adjourned at 12.44pm and reconvened at 12.47pm.

- 6.13 Kevin Simcock

The meeting adjourned at 12.54pm and reconvened at 1.31pm.

Attachments

- A Submitter Wayne Keen Photos Provided - 20 May 2020 [⇒](#)
- B Submitter Geoff Bone (Canterbury A&P Association) Photos Provided - 20 May 2020 [⇒](#)

7. Consideration and Deliberation / Ngā Whaiwhakaaro me Ngā Taukume o Ngā Kōrero

The Hearings Panel considered and deliberated on the written and verbal submissions received and additional information provided by submitters and Council Officers.

The following Council Officers joined the table to respond to questions arising from the Hearings Panel.

- Andrew Rutledge – Head of Parks
- Russel Wedge - Team Leader Parks Policy & Advisory
- David Kuru – Team Leader Parks Recreation & Planning
- Tessa Zant – Senior Engagement Advisor
- David Bailey – Manager Recreation and Sports Services
- Robert O'Connor – Associate General Counsel

The meeting adjourned at 2.32pm to 1pm, Friday 22 May 2020, held by audio/video link with Hearing Panel members present in the Council Chambers.

The meeting reconvened at 1.03pm on Friday 22 May 2020.

The Hearings Panel received a Memorandum from Council Officers which provided responses to questions arising from the Hearings Panel, (refer to Minutes Attachment).

Attachments

A Memorandum to the Hearings Panel - Officer Response to Panel Questions - 21 May 2020 [⇒](#)

8. Hearings Panel Recommendations / Ngā Tūtohu o Te Tira Tauaki Hearings Panel Resolved RAHPC/2020/00005

The Hearings Panel deliberated and formulated its recommendation to the Council as follows:

The Hearings Panel recommends that the Council:

1. Receives and considers the information in the report, the submissions and all other relevant information received on the Proposed Ground Lease at Ngā Puna Wai Sports Hub for Netsal Centre.
2. Approves the granting of a ground lease, subject to section 54(1)(b) of the Reserves Act 1977 to Netsal Sports Centre Limited for a period up to 33 years over a portion of land consisting of 13,240m² being part of Lot 3 DP 73928, CB 42C/1204, at Nga Puna Wai, 138 Wigram Road, Sockburn at an annual rental set in accordance with the Council's Sports Lease Charges Policy.
3. Authorises the Property Consultancy Manager to administer, negotiate and conclude the terms and conditions of the lease, including the following:
 - a. Requests that the lease contains a clause requiring Netsal during the lease term to engage in a collaborative and partnering way with other sporting bodies that occupy Ngā Puna Wai.

- b. Requests that the lease contains a clause requesting that trucks relating to the construction are expected to use alternative entrances to Ngā Puna Wai, such as Wigram Road and McMahan Drive, and not using Augustine Drive or Curletts Road unless absolutely necessary.
 - c. Requests that the lease contains a clause for all external lighting for both parking and the building to be on a timer, as is other lighting in Ngā Puna Wai which automatically turns off at 10.00pm.
4. Requests staff to develop a comprehensive Traffic Management Plan (TMP) with input from existing operational parties within Ngā Puna Wai including:
 - a. Mitigating the amount of parking on residential streets and encouraging parking within Ngā Puna Wai grounds itself, such as use of the community fields.
 - b. Both internal traffic and parking issues within Ngā Puna Wai and surrounding residential streets.
5. Requests staff to consider options for traffic calming measures on surrounding residential streets and leading in to Ngā Puna Wai, and report back to the Halswell-Hornby-Riccarton Community Board for consideration.
6. Requests staff to investigate the future of a shared cycleway from Curletts Road to Ngā Puna Wai.
7. Requests staff to work with Environment Canterbury on options for future travel plans for public transport to and from Ngā Puna Wai
8. Requests staff to report back to the Council on options for the development of an additional entrance at Ngā Puna Wai for the inclusion in the draft 2021-2031 Long Term Plan. Noting that the primary concern of the majority of submitters related to the impact on the existing entrance off Augustine Drive.
9. Requests staff to investigate possible options to soften the impact of the building on the adjoining neighbours

Councillor Scandrett/Councillor Coker

Carried

Councillor Galloway requested that her vote against the resolutions be recorded.

Meeting concluded at 1.32pm.