

**Waimāero**  
**Fendalton-Waimairi-Harewood Community Board**  
**MINUTES ATTACHMENTS**

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**Date:** Monday 17 August 2020  
**Time:** 4.34pm  
**Venue:** Ōrauwhata: Bishopdale Library and Community  
Centre, 13 Bishopdale Court, Bishopdale

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<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
<b>5.1 Deputations by Appointment - Mandie Godliman</b>	
A. Mandie Godliman Presentation .....	3
<b>5.2 Deputations by Appointment - Mark Harvey</b>	
A. Mike Harvey Presentation .....	10
<b>5.3 Deputations by Appointment - Gordon Stamper</b>	
A. Gordon Stamper Presentation.....	11
<b>5.5 Deputations by Appointment - Graham Brown</b>	
A. Graham Brown Presentation .....	22
<b>5.6 Deputations by Appointment - Frank Pipe</b>	
A. Frank Pipe Presentation .....	32
<b>5.8 Deputations by Appointment – Bob Pringle</b>	
A. Bob Pringle Presentation .....	39
<b>5.9 Deputations by Appointment – Sue Cowper</b>	
A. Sue Cowper Presentation .....	43
<b>5.7 Deputations by Appointment - Steve Wakefield</b>	
A. Steve Wakefield Presentation.....	50

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# Elmwood Park - Cricket Net Facilities Redevelopment Plan

Proposed by Old Boys' Collegians Cricket Club to  
CCC Community Board Meeting – 17 August 2020



Cricket players and their  
families are an integral part of  
the Elmwood Park Community

## Mandie Godliman – 20 years Involvement

- 20 years ago. Old Collegians at Elmwood and OBC in 2004
- Player, Captain and Coach of Premier Women's team
- Coached Junior teams
- Grounds keeper at Elmwood Park for OBC
- Senior Committee member
- Junior Convenor since 2004
- Employ coaches to coach teams since 2007
- Honorary OBC Life member 2020



## OBC Junior Community

- We have had numbers of juniors up to 500+ (2019/20 juniors were 429) and around 50 teams. Plus 1200+ parents etc
- Adds up to over 10,000 junior cricket player seasons
- Numerous kids walk from school to come to training at the park
  - Breakdown of 420 junior playing members by School attended:
    - Attend schools within 3km of Elmwood Park = 82%
    - Attend schools within 5 km of Elmwood Park = 85%
    - Attend schools outside of the area = 15%
- The park including the nets are heavily used 3:30-8pm most nights of the week, juniors then men & women

## One of NZ's largest Cricket Clubs for Junior players



Successful due to strong focus on skills coaching for players, especially the junior players learning the game



Presentation to Community Board –17 August 2020

4

# Major Concerns for safety of users and public

- Requirements of the Health & Safety at Work Act 2015
- The design of the nets are no longer adequate
  - High use (including current damage to the metal net)
  - Run ups get so badly worn with high use
  - Changes in cricket (more boundary hitting)
- Game day they can not be used due to cross over of the playing area and run-up's
- Numerous injuries I have personally dealt with to players and public



Concern Voiced by Community	OBC Cricket Club response
If the nets are increased, their use will increase, and therefore the incidence of balls becoming dangerous missiles inhibiting other park users	The whole purpose of having the nets fully enclosed is to prevent balls being hit freely outside the nets thus creating a risk for other park users.
The north-south orientation of the nets will present more danger to park users than the east-west configuration in the off season when the temporary netting has been removed.	In the off season, any net use is likely to be younger children, who don't hit the balls as hard as teenagers and adults. To make it safer, we suggest a sign could be placed on the nets requiring players to hit balls back into the nets (i.e. reversed orientation) in the off season. Many players do this for "throw downs" in open nets anyway, to avoid having to chase balls all over the field.
Mobile nets should be used as an alternative	We have mobile nets already and these are used for grass wicket practices, and are needed in addition to not instead of artificial practice wickets. The adults use grass wickets to practice (mobile nets are wheeled out onto the grass wicket blocks). We need to continue with four artificial (astroturf) practice net lanes, given the number of junior players. Juniors need to practice on artificial surfaces as this is what they play on.
The proposal represents a take over of Elmwood Park by a minority group.	This is simply an improvement of existing facilities. The voting on the consultation shows 90% in support and only 10% oppose the proposed nets.

## The Solution

- Fully enclosed nets will be much safer for members of the public.
- Longer nets will protect non-strikers and bowlers
- Astroturf run ups will mean safer footing for bowlers
- Astroturf run ups will be safer to use when damp
- St Albans Football juniors have requested use of the turf in the winter once built.



Existing practice nets and safety warning sign  
(note the open- ended design)

Mike Harvey  
17 August 2020

### Elmwood Park Grounds

Christchurch Metro Cricket are the organization who are responsible for the governance and management of community cricket in Christchurch. We are governed by a Board of six directors and have four full time staff and ten part time/casual summer workers.

Our parent body is Canterbury Cricket, who oversee the professional game and support ourselves and the six other regions such as South Canterbury, West Coast and Canterbury Country with community delivery.

We have 11,000 participants who include players, coaches, administrators, officials and volunteers. These participants are involved with traditional cricket, modified cricket and the numerous festivals that are delivered throughout the year.

We have seventeen members who include 15 Christchurch cricket clubs, the Umpires and Scorers Association and the Youth Board who represent the Secondary Schools of Christchurch.

One of those members are the Old Boys Collegians Cricket Club.

The Old Boys Collegians Cricket Club were formed in 2004 through the merger of the High School Old Boys Cricket Club and Old Collegians Cricket Club. At the time, High School Old Boys were based at Hagley Park and Old Collegians at Elmwood Park, and with the impending development of the Hagley Oval ground, in collaboration with the Christchurch City Council and Canterbury Cricket the home base for the new club became Elmwood Park. Junior cricket has been played at Elmwood Park since the late 1950's and adult cricket in the early 1900's.

Old Boys Collegians are the largest club in the South Island and one of the largest in New Zealand. They cater for a diverse participation base with a large female programme and the inclusion of ethnically diverse players and teams including the recent inclusion of the adult Cornered Tigers, a team of Muslim faith with Pakistani origins.

At the adult level the Club has the most professionally contracted players to the Canterbury men of all clubs, with four and the women's section having five players representing the Canterbury Magicians in 2019-20. They have a strong affiliation with Christchurch Boy's HS, Christchurch Girl's HS, St Andrew's College and Rangi Ruru. Heaton Intermediate, Elmwood School, Paparoa Street School and Fendalton Primary are all also close by and make use of cricket pitches and practice facilities.

Thanks to the national cricket registration database we are now able to track the school that members attend and their addresses and as other speakers will provide evidence on today, there is a strong local community ethos to the Club as can be seen from the 2019-20 registrations.

- 16% of Junior members attended Elmwood Primary School (750m from Elmwood)
- 15% of Junior members attended Paparoa Street School (2.5km from Elmwood)
- 10% of Junior members attended Waimairi Primary School (1.9km from Elmwood)
- 10% of Junior members attended Heaton Intermediate (500m from Elmwood)
- 9% of Junior members attended Fendalton School (2.2km from Elmwood)
- 9% of Junior members attended St Albans Primary (2.5km from Elmwood)

Others include Cobham Intermediate (5%), St Patricks Bryndwr (3%), Medbury (2%), Cathedral Grammar (2%)



#### ELMWOOD COMMUNITY PARK

Gordon Stamper Deputation – Community Board Meeting 17<sup>th</sup> August 2020

#### SUBMISSION AGAINST LEASE/LICENCE For New Pavilion and Practice Nets

Thank you for giving me the opportunity to speak on behalf of the local community.

I am an immediate neighbour to the Elmwood Community Park and have owned our property for 1/5<sup>th</sup> of the period of the parks history with cricket. With my children growing up beside Elmwood park. I have also been involved with sports over the years including football and athletics with the boys playing Football & Tennis at Elmwood Park, in which they would also use the park for athletics training.

I am all for new sports facilities to replace the damaged buildings at Elmwood Park.

However, they should be proportionate within the park and balanced as to accommodate all local community park user needs. The design, layout and purpose of these facilities, should not have detrimental impact that would discriminate any persons of the local community particularly that are in walking distance of this park.

In addition the facilities must take into consideration Elmwood Park's listed Heritage status.

#### Elmwood Park or Cricket Park

The current cricket facility was built to accommodate Old Collegians within a community park. With the amalgamation to Old Boys Collegians membership has more than doubled to 620 members which the club promotes as one of the largest and most prestigious cricket clubs in NZ and growing.

We argue our community park is not fit for purpose to accommodate this proposal nor the ongoing growth ambitions of OBC cricket club.

#### OBJECTIONS

In light of the size of the Pavilion that has been agreed to lease by the CCC, I have objected, in their entirety, to the proposed permanent cricket net structure.

The proposed location of pavilion and nets poses a tremendous loss of the current open greenspace

The value of community parks has become more precious to the local communities during this pandemic, at times difficult to abide by the social distance rules due to the number of local park users throughout lockdown. To combat mental health taking a 30minute daily walk is given as the highest advice by medical experts. That advice is typical of the distance the highest

number of local users in the immediate vicinity of the park travel for their exercise. Many of whom, do not know the full impact of the proposals and therefore, have not had the opportunity to have their say in both these cricket applications for Pavilion & Nets.

My hope this afternoon is to give these people a voice.

The concrete mass planned for these cricket nets is larger than the average city block at over 500m<sup>2</sup>. Combine this area with the new 444m<sup>2</sup> pavilion, and due to these proposed facilities being pushed out into the park area. That equates to a total loss of green-space of over 900m<sup>2</sup>.







#### ADDITIONAL OBSTRUCTION OF VIEW

The additional building structure and permanent net structure combined will greatly impact local community taking a walk through the park, impacting up to ½ of the entire pathway of the North-Eastern end of Elmwood park. The original cricket structure only impedes a small portion of this area as it was tucked up into the corner of the park.

There will be a loss of enjoyment from park users entering from St Andrews Square on this frequently used path. Park users will have to walk past these large structures and half way to Heaton St before being able to look out into the park. This will severely impede the ambient feel of entering the open green-space as it will be dominated by these oversized sports facilities on this small park.

#### THESE LARGER CRICKET FACILITIES WILL ALSO ATTRACT ADDITIONAL PARK USERS FROM OUTSIDE THE LOCAL COMMUNITY THAT WILL CREATE INCREASE PROBLEMS WITH

1. Additional load on traffic; traffic is already at hazard levels for young children on this busy road.
2. Parking already at capacity with the existing facilities. No additional parking has been provided for with the amalgamation of the two cricket clubs.

3. Additional rubbish. The rear side of these sports facilities lead to unsightly areas of unused equipment, old apparatus & rubbish.
4. Additional noise pollution. The combination of pavilion, nets + other proposed facilities is attracting much larger numbers of people and inevitably impacting the rightful peace of surrounding residential properties.

#### OUR LOCAL COMMUNITY PARK BEING DOMINATED BY CRICKET

Local community needing somewhere to go to walk and relax, unable to, or inhibited by larger cricket events due to the amalgamated clubs, with members travelling from outer suburbs. On top of this is the reduced area of community parkland.

#### I OBJECT TO CONDUCT OF COUNCIL FOR THE INITIAL CONSULTATION OF PAVILION WITHOUT PROPER PROCEDURE & FULL DISCLOSURE & NOTIFICATION TO LOCAL PARK USERS

being conducted during school holiday period with notices being sent out after start of holidays so many people missed the notice.

Council not notifying park users that are in walking distance from the park as identified by the numerous people spoken to when concerned residence started to talk to the local community by conducting their own letter box drop.

#### I OBJECT TO CONDUCT OF COUNCIL FOR CONSULTATION OF NETS ALSO WITHOUT PROPER PROCEDURE & FULL DISCLOSURE & NOTIFICATION TO LOCAL PARK USERS

Conducted whilst country is in a Pandemic and community movements have been severely impeded, businesses suffering and other major problems causing people not to be in the capacity to adequately look into the effects of these proposals.

Council not notifying park users that are in walking distance from the park as identified by local people spoken to at the park.

Council made an extension to this time but did not publically notify the extension and only advised a handful of people.

#### I OBJECT TO COMMERCIAL GYM THAT IS OPERATING FROM ORIGINAL CRICKET PAVILLION

This facility is often advertised on Heaton Street

- Adds to traffic problems.
- Is being operated illegally with the Councils knowledge

#### I OBJECT TO THE MESS THAT THE CRICKET CLUB LEAVES THE PARK

- beer bottle lids thrown around park after matches
- bottles & litter dropped around the park, over flowing bins and litter around surrounding houses left for neighbours to clean
- equipment & disused apparatus dumped behind the cricket building areas.

This raises concern that this area will be a much larger dumping ground



with current proposal of pavilion and nets being pushed out into the green-space



NOTE: Bag in this photo is full of broken glass cleaned up from public path in front of cricket portacoms.









#### I OBJECT TO THE NOISE POLLUTION

- The additional facilities add to the larger numbers of cricket users and the after game celebrations and drinking in this public community park. This evidence has been shown in photos showing the numerous crates of beer bottles behind the temporary cricket portacoms.

#### GROWTH IN LOCAL COMMUNITY

There is continued growth in the local area with infill housing. For well being and mental health, green-space is of absolute importance to this growing community



and Elmwood Park plays a very important role, especially for the local community that are in walking/running distance from the park.

The park was shared by other sports for local community clubs for many years, pre 2004, with good balance. Although the local community is growing with infill housing, Elmwood park **can not**. Amalgamation of clubs on top of the growing infill housing is creating undue pressure on the nature of this precious green-space.

The amalgamation of Old Collegians and High School Old Boys in 2004 has more than doubled the number of people, and made the club more of a regional club, rather than a local club.

This is even more troublesome with the sub-tenants of the Elmwood Bowling Club Incorporated, that entered the area post earthquake. The Elmwood Club moved into the Earthquake ravaged Elmwood Bowling Club's building. Their affiliated clubs which include the cricket club, extend to clubs all over the greater Christchurch district and beyond. It is therefore no longer a 'bowling club' that it is leased for.

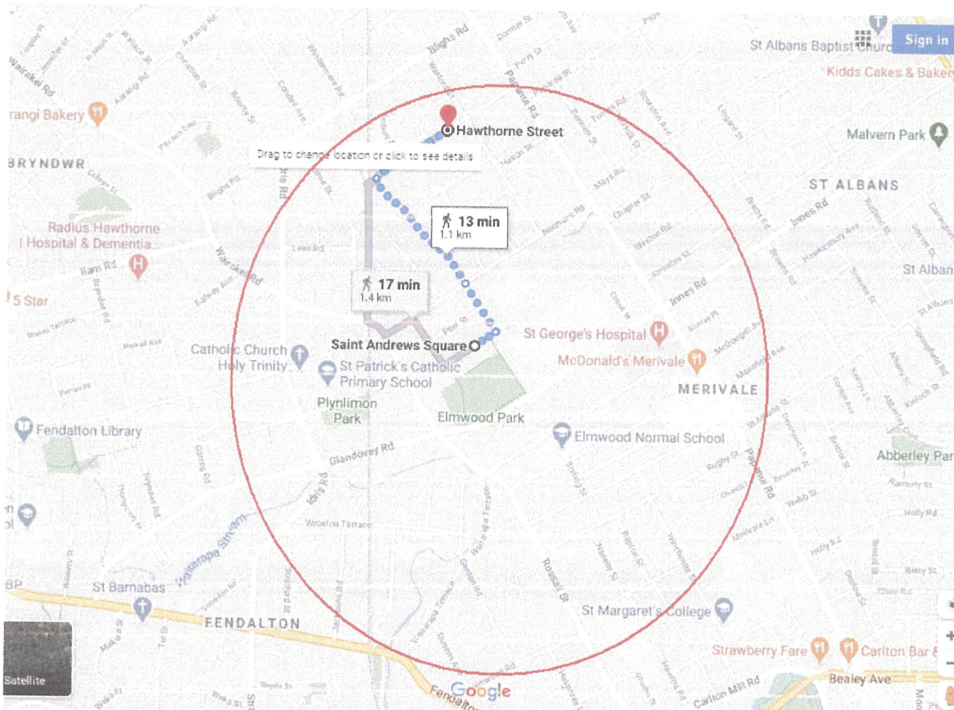
Elmwood Park can only grow if the council acquires further property. Taking away the green-space from the community to add more buildings and structures only provides for even more overcrowding of this already overcrowded park.

#### QUESTIONS

How many of the local park users (ie. that are in walking distance from the park) were notified about the new lease and licence?

Were all of the local residence, that rely on this park to get their daily exercise in, notified?

In particular all of the residents that are in a 15 minute walk (in each direction) that would make up the most regular local community users.



During the Pandemic Lockdown people were told by the PM to stay at home and stay in your bubble. The local community has therefore has been severely impeded in properly taking this matter on board and discuss the magnitude and impact it will have on the community. Has the council taken this into consideration for a true and balance argument before making a decision that will effect the future generations?

How many of the local park users (ie. that are in walking distance from the park) were notified that the submission timeframe had been extended to the 18<sup>th</sup> June 2020 as this application by the council was conducted during the pandemic lockdown?

How many of the local park users (ie. that are in walking distance from the park) were notified about the previous Cricket Pavilion Application? Ie. Did the Council notify all of these local people?

How many people are aware of the bigger impact that this park faces with the current planning of the proposed sports and commercial activities by the people calling themselves the 'Elmwood Club', who are strongly affiliated with the amalgamated Cricket Clubs, and who occupy the building leased to the Elmwood Bowling Club Incorporated?

Can the council please put an immediate stop to the commercial activity going on in Elmwood Park, such as the commercial gym and commercial nature of operations in the Elmwood Bowling Club building?

#### CONCLUSION

I believe The Cricket Nets and the Pavilion require proper public notification as one application.

I believe the notification should be mailed to all local park users that are in walking distance to the park – these are the real local community users that were not properly notified of the first lease.

And the notification period should not be during a period that will impact ability of the local community park users to properly respond. I.e. such that the heavy weight that Covid has had on people's businesses and lives.

I have taken preliminary legal advice in relation to the process of the applications by the CCC for the cricket pavilion and nets. This advice, indicates that the CCC may not have complied with its obligations under the Reserves Act and the Resource Management Act.

My suggestion to the councillors this afternoon is to please seriously consider all the non-cricket minority groups, families and individuals that share this Elmwood Community park open green-space, whose welfare will be clearly suppressed if these combined major pavilion and nets proposals materialise as proposed.

My suggestion to the cricket clubs is to either focus your energy on providing a first class local club facility with nets for the wellbeing of the locals of which the park was anticipated for. Or if they must provide a regional sized facility, find an area that is large enough for this facility to actually fit without posing a danger to the public.

THANK YOU



# Elmwood Park - Cricket Net Facilities Redevelopment Plan

Proposed by Old Boys' Collegians Cricket Club to  
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Cricket players and their  
families are an integral part of  
the Elmwood Park Community

2020

1



## Graham Brown – Junior Cricket Parent

- 600 members
- 120 female and male senior players
- Representing 429 Junior Members and families.
- Connection with Elmwood Park and Positive Impact of Replacement Cricket Net Facilities .

## OBC Pathway & Elmwood Park 'Nursery'



Presentation to Community Board –17 August 2020

3

## OBC Pathway & Elmwood Park 'Nursery'



Presentation to Community Board –17 August 2020

4



## OBC Pathway Now



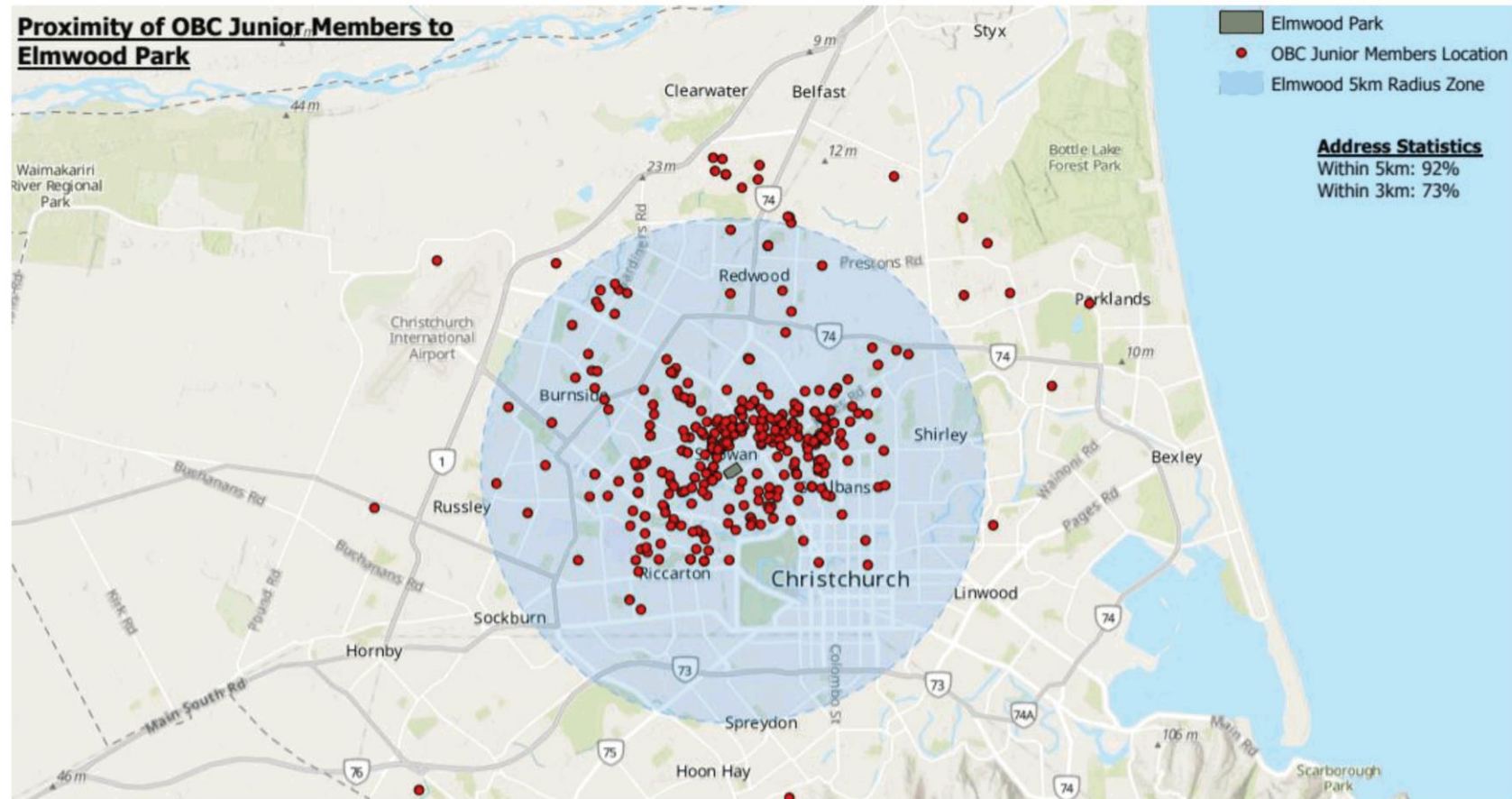
Presentation to Community Board –17 August 2020

5

## Wider Benefits of Team Sport

- Physical and Social Wellbeing
  - Growth and Development
  - Teamwork, Leadership and Sportsmanship
  - Keep kids in Sport for longer
- 
- “Less than 1 in 4 Kiwi Kids are meeting the recommended daily exercise of 60 minutes per day.”  
*(NZ Ministry of Health - 2017 Active NZ Survey)*

## Proximity of Junior Members to Elmwood Park



Presentation to Community Board –17 August 2020

7



Concern Voiced by Community	OBC Cricket Club response
The “ethos” of the park is being changed	<p>Elmwood Park was donated to the Citizens of Christchurch around 1910, by the Heaton Rhodes Estate. The land was gifted for purposes of Polo and Cricket.</p> <p>Cricket has been played at the park for over 100 years. We see no change to the essential “community park” ethos and feel of the park.</p>
The club has “outgrown” the facilities and the park and should therefore move somewhere else	<p>Elmwood Park has been the home ground for Old Collegians Cricket Club for many decades. Since the merger of Old Boys and Old Collegians, the club has been a large and well attended club in Christchurch.</p> <p>However we are not seeking to increase the number of nets, we are simply seeking to replace 4 lanes of old nets at the end of their life with 4 lanes of new nets that are safer and more appropriate for the park users, taking everyone’s needs into account.</p>
The cricket club is seeking to “take over” the park	Not at all. We share the park with other sports groups and with the casual public users, and the new nets are intended to make it safer for all park users to co-exist together.
The nets will cause the defacing of the grass area over a quarter of the park	No. The area of the nets proposed is less than 1% of the park area. Because the run ups will be astroturf, this will prevent the serious wear problem in front of the existing nets.

## OBC Junior Cricket Summary

- We are a Local club.
- 92% of our 429 Junior Members live in close proximity.
- Cricket has been played for 100 years, we are not changing ethos.
- Our goal is to keep kids in Sport, by providing a safe and fun environment.
- Our existing nets are at the end of their life and need to be replaced.
- Girls and Boys love their cricket experience with OBC.

Presentation to Community Board –17 August 2020

9

Thank You!!!



Presentation to Community Board –17 August 2020



10



17 August

Re: Elmwood Park

- Old Boys Collegians Cricket Club
- New lease/licence for practice nets.

My name is **Frank Pipe** and I am the owner of 70 Heaton Street which is directly opposite the East gate Heaton street entrance to Elmwood Park.

As a user of Elmwood Park for over 33 years, my family and I have belonged to the Elmwood Tennis club and have played sport, walked our dogs and run at this park almost daily. We meet other residents and community members doing the same and have always found it a great social environment.

**Firstly, I am strongly opposed to the leasing of 518sqm of Elmwood Park for enclosed hard serviced practice nets** as proposed by the Old Boys Collegians Cricket Club.

**Secondly, I would like to state my formal complaint** about the information provided to the community when asking for submissions. There was a lack of correct disclosure of the facts to the community and the process has had a number of failings. The council have not engaged any of the close locals in intermediate discussion, debate or possible options. This was promised, in fact, instructed to happen by the community board at the last decision meeting. The Council staff have dropped the ball.

We have engaged legal counsel to review this issue in relation to the Resource management Act  
“The **RMA** includes systems and processes for making decisions about things that could affect other people’s enjoyment of their environment or the wider environment. It aims to make sure that natural and physical **resources** such as soil, air, water and buildings are managed sustainably.”

**Thirdly**, I would also request that should you decide to give the lease of the land to the Cricket Club that the following restrictions are put in place:-

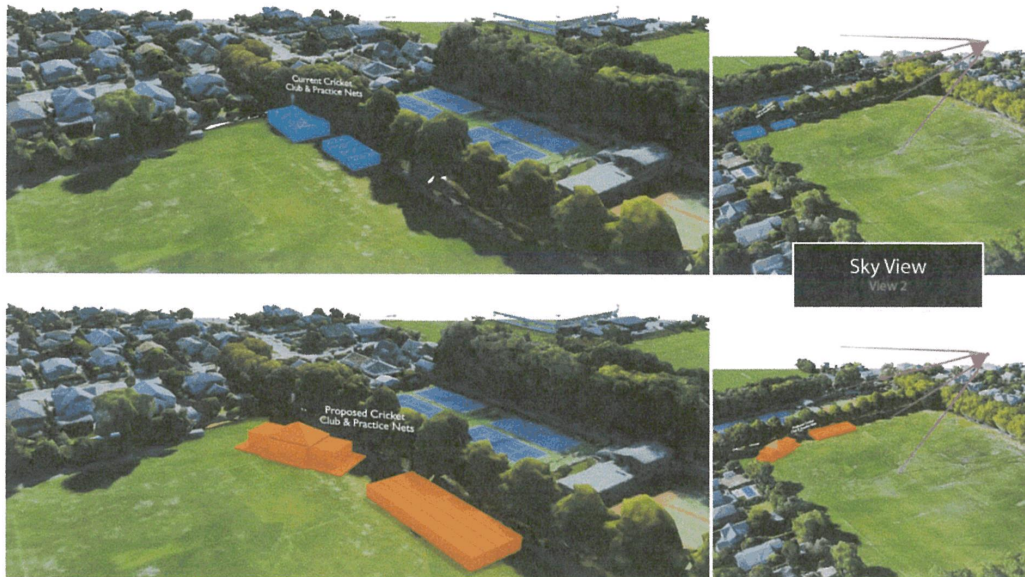
- That the Club complete the building of the Pavilion first so that they have enough funds to complete the project and not leave us with a huge concreted set of nets alongside the current dishevelled clubrooms and containers.
- That there are set seasons for the nets to be reduced to the minimum netting or taken down.
- A set of guidelines and rules of maintenance are in place, listing who is accountable. (ie Club Captain.) and penalties for non-compliance.
- That should the Club not have the pavilion completed within two years that the lease for the nets be null and void.
- Full disclosure of the drainage system that is to be installed in relation to this large concrete space and that this is part of lease agreement.

I apologise for the rushed response but as usual limited timing appears to be part of the Councils tactic to push the council agendas.

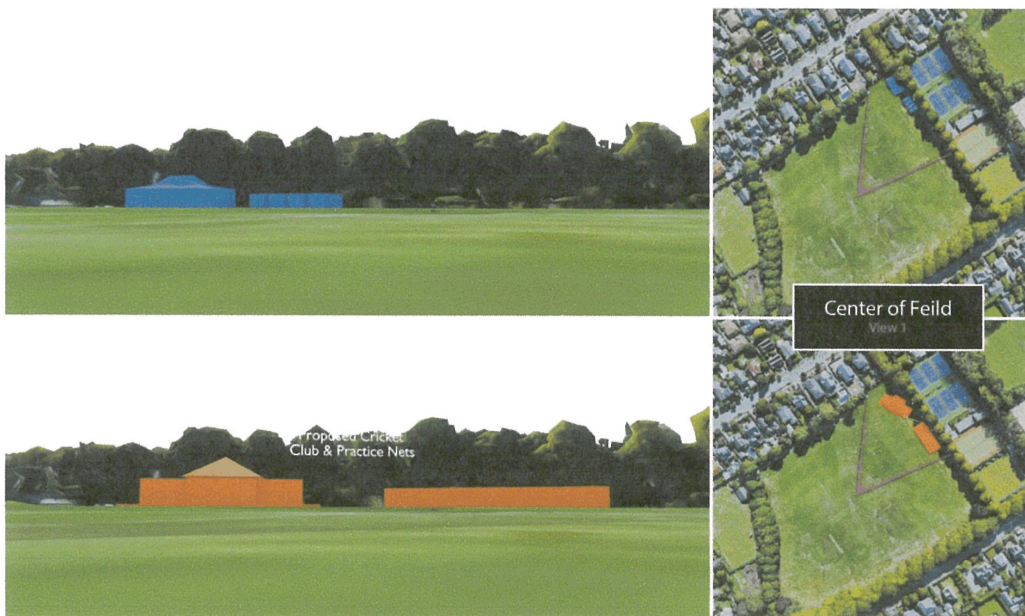
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## Scale of the Practice Nets



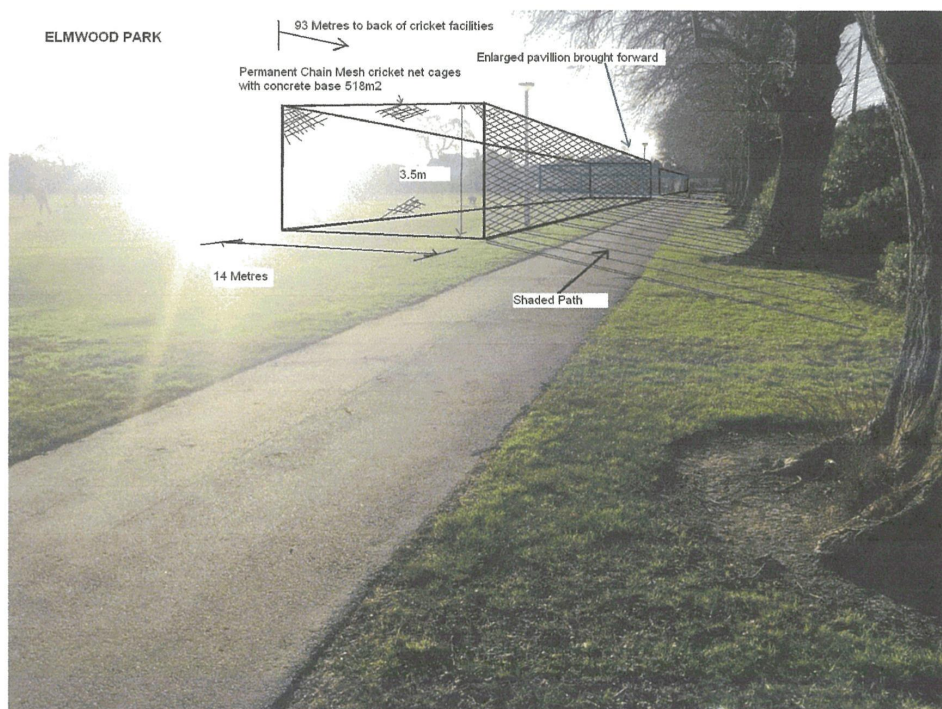
I regard the placement of these to be both selfish and atheistically out of place within the greenspace that is Elmwood Park. The net location takes up more space than the pavilion, yet is used for such a limited time.



From the middle of the park you can see the dominant size of both the Pavilion 400sqm and the nets 518sqm.

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### Submissions

The council staff has been misled by the submissions of two senior members from within the cricket club.

**Mr Andrew Hopping – Submission ref 33207 page 24 states** “Elmwood Club was gifted to the city for two purposes – polo and cricket.” **Incorrect !!**

CCC Heritage File, Elmwood Park

“ **ASSESSMENT STATEMENT of Elmwood Park.** Elmwood Park is of overall significance to Christchurch. The park has historical and social significance due to its **association with the Rhodes family, its acquisition by the city for use as a suburban park, and its development from a private estate to a public park by James Young, Curator of the Christchurch Botanic Gardens and Superintendent of Reserves.**

- **Cultural** **Elmwood Park has cultural significance as it reflects the importance of open public spaces to the people of Christchurch and the growing recognition of the need for children’s suburban playgrounds. The park also has cultural significance as a site of commemoration.**
- **Greenspace** **Elmwood Park has aesthetic significance for its balance of open greenspace and large mature trees.**
- **Community Park** **Elmwood Park is for the whole community, not just sports people. It should be an environment that continues to provide the open greenspace and relaxed treed landscape, unencumbered or dominated by buildings and structures.**

Mr Hopping goes on to say we are a vigilante group of regressive thinking individuals who have not lived in the area for as long as the cricket club. No, I am not 94 years old but I do live in the oldest home in the area and have lived within 500 metres of the park for 33 years. I think my credentials allow me to have an opinion as opposed to the cricket children, mothers and past player from far and wide who have submitted responses.

Old Boys Cricket sold their historic grounds and pavilion to Hagley Oval thus thrusting their members onto a small local suburban park. Should they not have merely relocated their building to be adjacent to the Horticultural Hall and use the multiple cricket grounds surrounding that area? Plenty of car parks, no neighbours to annoy and one would hope the support of Cricket Canterbury.

**Mr Steve Wakefield Ref Submission ref 32973 Page 38.** Spokesman for the OBCC Cricket Club he states “the Club has been bending over backwards to listen to the community “ **Incorrect!!**

Steve has not contacted any of the local immediate residents (and he knows who we are from the past submissions). He may have talked the talk to the council but that was not the intent at the rejection of the first proposal. The intent was to have engagement in discussions, review collectively as a community and Club, all the options and come to some compromise that best suited all parties. This did not happen. The process failed!

Covid-19 has been confronting for many people and the rushed meeting held on the clubroom decking was an absolute shambles :- Steve gave us a lecture and presented his option with no input from the concerned community, the Chairperson threatened to walk out as he failed to control the meeting, an atmosphere of intimidation and out right bullying by the Council and Mr Wakefield.

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Mr Wakefield states in his recent submission “the job of the community board is to support and encourage beneficial community projects”. I would agree that is part of your job but would suggest that paramount to your position is that is that you represent the residents in our communities. You should not be fund raisers for clubs or just rubber stamp council staff proposals.

**As a Community Board ... You are the safeguard to the community going forward.** Making sure things are fit for purpose. **I think the scale and location of these proposed nets are NOT fit for purpose.**

I would not expect to have a say in any changes at Burnside Park but would expect that the residents around that park to have a say.

We as locals love having cricket played at Elmwood Park and people using the park for all sort of leisure activities.

But the scale of this Club was not thought through. A case of “People selling big dreams and then scrambling and bullying when the square peg won’t fit the round hole.”

### **The council**

On page two of your agenda you state these principles and commitments

- **Being open, transparent and democratically accountable**
- **Promoting equity, valuing diversity and fostering inclusion.**
- **Building on relationships**
- **Enabling active and connected communities to own their future**
- **Engagement with the community and partners**

**Are these just words from your advertising company or true values you strive to withhold ??**

An example –

Email correspondence with Katy McRae – Manager engagement - Strategy and Transformation

Hi Katy

The wording of the flyer ‘**Have your say” page 2, is irrelevant and very misleading “ The land lease is the same size as originally requested – 518sqm”** .

This does not highlight the fact that the net area requested is **considerably larger in area than the existing area.** Consequently **you are hiding the true facts from the local residents.**

### **From the council report**

**Section 5.27** Of the 39 not in support of the nets, all but one live in close proximity to the park, and nine live in properties that either back onto the park, or are immediately adjacent.

**Section 5.21** 362 submissions for the nets

- **Only 23 positive submissions came from Merivale but 38 opposed** submissions came from Merivale

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- Submissions came from as far off as Rangiora, Rolleston and Prebbleton. *The analysis was not comprehensive enough.*
- no age was shown but if you read through the 210 pages you see that there were multiple family groups obviously many submissions were from kids in the junior section of the club and their parents.
- Many players from other cricket affiliated clubs and groups are in support *but they just come in on weekend games.*
- Many old past players with great memories of games played at Elmwood. Fantastic but we do not want to stop cricket being played at Elmwood just the oversized practice nets. *The size on this proposal is exactly the same size as was requested in the first submission.* I would suggest that it is only the cricket membership that has drawn this support as most of the community have not been advised.

Section 5.22 A great example of good community input was the submission from *Bob Pringle* ref submission 33298.

#### Moveable Cricket Nets – an alternative



#### Moveable Cricket Nets

I have attached a very positive alternative for the proposed fixed cricket nets at Elmwood park. This option took me less than a day to obtain from a local supplier/manufacturer. (NB - I have no connection with this supplier)

Please review the visuals attached, the pricing and dimensions

This option is:-

- Very cost effect
- Alleviates the need for a permanent structure and concrete base
- Allows for the nets to be stacked inside each other when not used.
- The nets can easily be deconstructed and stored over the off session (leaving a net out for those who train over winter months)
- Could not two nets be incorporated at the same side as the pavilion . On the fence / north side of the new pavilion.

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- In summer you see no more than two nets used and in winter they are rarely used as indoor venues cater for this purpose.
- My research found only four other clubs have permanent nets- all have large sports grounds as opposed to a park.

I would request that there be full disclosure as to reasons why moveable nets are not a suitable solution.

Thank You for your time

Frank Pipe

70 Heaton Street  
Merivale, Christchurch



17 August 2017.

## 17 August 2020 - Elmwood Park – Old Boys Collegians Cricket Club Proposed Net Lease

Deputation: Bob Pringle

Our property boundaries Elmwood Park on the north fence. Our section lines up with the main cricket pitch and is well in striking distance of a well struck six. We have lived here for 23 years.

### BACKGROUND

In April 2019, the council undertook to grant new leases/licence to the Old Boys Collegians Cricket Club for a new pavilion and new practice nets in Elmwood Park i.e. a new pavilion in the N.E. corner and a 518 Square metre new net configuration in the N.W. corner of the park.

The council sought feedback from the public on that proposal.

The council received 172 submissions of which approximately 104 supported the proposal, 52 raised issues about ongoing access to Gym facilities. 16 submissions were opposed to the 518 square metre net configuration being sited in the NW corner.

As a result of these 16 submissions objecting to the nets being constructed in the NW corner, council staff, in conjunction with the cricket club, proposed that the nets configuration be moved to the eastern side of the park adjacent to the eastern pathway. There was no consultation process prior to this proposal to resite the nets on the eastern side being voted on, but there were a number of objections presented to the Community Board at its 9 September 2019 meeting.

As a result, the community board, on 9 September 2019, approved the lease but voted against a new lease for the nets and resolved to, "Request that staff carry out further consultation with OBCCC and the community regarding the ground licence of the proposed cricket nets at Elmwood Park"

At a meeting at Elmwood Park on 8 January 2020 involving council staff, the cricket club and members of the public, Steven Wakefield made a presentation on behalf of the cricket club. Mr Wakefield explained that the club had investigated another 5 options for the nets. Comments in italics are reasons given by Mr Wakefield for not progressing the respective options.

Option 1: Site nets in NW corner. *Not progressed. Neighbours including croquet club did not support.*

Option 2: Site the full 518 m2 net configuration adjacent to eastern pathway. *Not progressed due to size/scale objections from residents.*

Option 3: Site the full 518 m2 net configuration East-West adjacent to northern fence boundary. *Not progressed as option puts nets right up against fence line. This option likely to impact on immediate neighbours. Does not meet District Plan for 10 metre setback. Moving pavilion 5 metres would impact on grounds.*

Option 4: Site the full 518 m2 net configuration East-West along northern boundary similar to Option 3, but with a 10 metre setback from the fence. *This location would still likely have a noise impact on immediate neighbours and would mean path behind nets all the way down the East boundary. This would affect the already approved pavilion lease.*

Option 5: Site the same 518m2 configuration on Croquet Club land. *Not supported by Croquet Club.*

Option 6: This is the current proposal i.e. site the same 518m2 configuration proposal on Eastern pathway but have 19 metres of netting retractable during a 5 month 1 April – 31 August period.

The cricket club dismissed Option 4 on the basis it would:

- a) Likely have a noise impact on neighbours.  
Note: Not one neighbour on the northern boundary impacted by this option was consulted to ascertain their views!
- b) Mean the pathway would run behind the nets.  
Note: This is no different to the clubs preferred option, where the pathway runs behind the nets.
- c) Placing the nets here would affect the already approved pavilion lease.  
Note: I would not consider a minor movement in the boundaries (not the area) a major problem.

I have never opposed the siting of the new cricket pavilion, nor am I opposed to cricket, but I am very concerned about the impact the proposed 4 x 37m lane net configuration will have on the park. As a consequence, I spent considerable time looking at options that catered for the cricket clubs needs as well as the concerns of residents.

The cricket club:

- Want new nets that can be used while cricket is being played
- Don't want nets that obstruct their view of the main ground from the new pavilion
- Want to improve safety
- Want 4 lanes of nets

Conversely, all that residents opposed to the current proposal want, is to reduce the impact the new nets, in conjunction with the new pavilion have on the park.

I have proposed the following:

- a) Site a two lane x 37m permanent net configuration on an artificial surface in the NE corner 10 metres back from the northern fence boundary. This would not impact any area not already impacted in that corner.
- b) Provide for two mobile nets to be sited on an artificial surface, south of the new pavilion. These nets would be designed to fit inside the permanent nets for storage during the winter months. This proposal provides two fully enclosed nets 37 metres long that do not need to be retracted in the winter. These nets would be able to be used during cricket matches and would not impact the current ground layout.

Unlike the cricket club, I consulted with the seven residents on the northern boundary likely to be impacted by this proposal, not one objected to my proposal.

This proposal, including the two mobile nets, substantially reduces the impact of the nets for seven months of the year and has next to no impact for five months of the year, while the nets are being stored.

Drainage of the artificial surface of both net facilities could be direct to storm water drains servicing the new pavilion.

#### HEALTH & SAFETY

While my proposal does include two by twelve metre open ended mobile nets, these would be fully netted on top, would face away from the eastern pathway and not be used when cricket games were being played. They could additionally be moved onto the main wickets for practice sessions. If there is an argument that Health & Safety cannot be managed with this configuration for the two mobile nets, then there has to be a case for banning public from the park whenever cricket games are being played, to prevent any risk to pedestrian traffic using the pathways.

I can guarantee this meeting that my backyard and the backyards of two of my neighbours are at far greater risk.

I made a point of visiting most, if not all, of the cricket clubs in Christchurch. What the cricket club want, in comparison to what most other clubs have, is over the top, and few, if any of the other clubs are based at parks as unique as Elmwood.

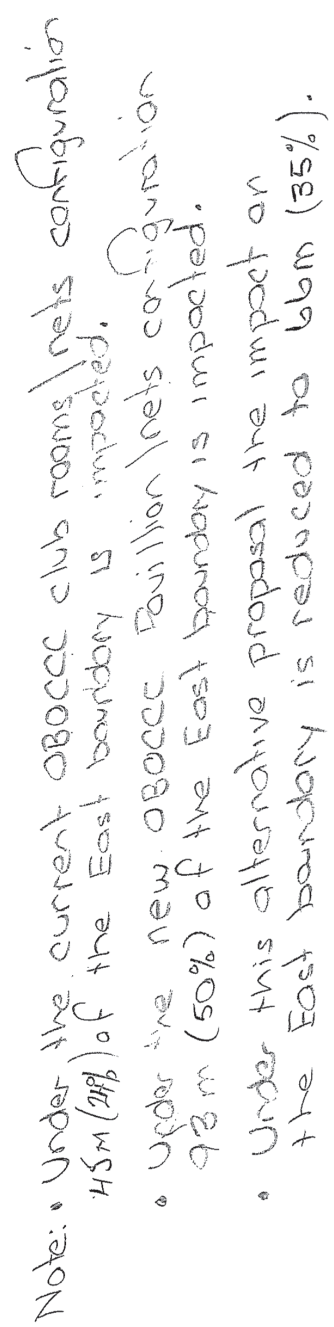
Notwithstanding, I support the OBOCC having good and adequate facilities, but within reason and consideration of the wider community.

#### CONCLUSION

The Community Board has the opportunity today to adequately provide for the cricket club and make a decision that is in the best and overall long term interests of Elmwood Park. The best interests of Elmwood Park will not be served by approving the Officer Recommendations as proposed whereas a little compromise on the part of the cricket club will.

**Bob Pringle**





## Alternative to OBACC Option & Proposal

## SUBMISSION AGAINST PROPOSAL FOR A NEW CRICKET COMPLEX IN ELMWOOD PARK

SUE COWPER

Thank you for giving me this opportunity to speak against the proposal from the cricket club for a new sports complex on Elmwood Park.

### 1. SCALE AND PROCESS

Please understand I did not object when the pavilion and nets were positioned on each side of the park under the club's original proposal. Once the proposal was split it threw up a whole different scenario which was to turn the park first and foremost into a cricket ground. At that point actually the whole proposal should have been re-notified as a whole new proposal in my view as the scale of the pavilion and nets both exceed as a combined complex what is a reasonable increase of the club's footprint. The Splitting of the two parts distorted the overall impact of the club's proposal as a whole and it is in fact the pavilion and nets taken as a whole and it's overall scale that was what the community was entitled to understand fully and hence make an informed decision on. The community has been denied this opportunity.

Ostensibly the club has taken over more than half the length of the side of the main part of the park running alongside the principal thoroughfare. This is a massive change to the park and its heritage and could not by any stretch of imagination be termed minor.

**I believe standing in the park and seeing just how far and how high these 4 proposed nets will encroach on the green space needs to be done by anyone on the Council making a decision on the park's future. It really is confronting. These nets ruin the park's lovely form. There are ways of minimising this. I wonder if everyone making a decision on this proposal here today has in fact done this as the paper work just doesn't give an accurate idea at all which makes it hard to make a fair assessment on the actual real impact of this proposal.**

### 2. WHY 4?

No-one from the club has given a definitive reason why they actually require 4 large nets with astro turf. This is not as I understand it a professional cricket club. I've lived next to the park for over 25 years and use it several times every week and I have never seen 4 nets in use at any one time. The only time the Club has had any direct dialogue with the community as a whole was at the meeting ages ago where it outlined its proposal in a general way. When I tried to ask Mr Wakefield the question about the need for 4 large nets his answer was simply that it needed them, no reasons or explanation whatsoever. Since that meeting the Council has basically been the intermediary between the Club and the community. It is for the Club not Council to have filled in the many gaps and answered community questions. They have never consulted the community as a whole in this manner since altering the net design. I have found this lack of communication stressful and disempowering.

### 3. COMPROMISE

If the club wants to use a beautiful park like Elmwood then they have to make some genuine compromise. Having gone with a more dominant, larger white pavilion building than their last one, the club has to accept it can't just keep pushing the boundaries as the nets and pavilion together create a far larger visual impact and overall footprint on the park than what exists now. Keeping the exact same 518sqm net footprint and saying some netting will be retractable isn't true compromise and doesn't address the scale issue. **They are also by all accounts going to look pretty awful.** Except for the odd general comment about the size of the complex, nearly all submitters in favour of the proposal have simply ignored this aspect which is the community's main concern and reason for objecting. I don't believe anyone doesn't see the obvious need for an upgrade of facilities at the park and that this is a good opportunity for the club to improve what they quite fairly say are facilities that are 'not fit for purpose'

### 4. RESPECT FOR THE PROCESS AND COMMUNITY'S VIEWS

It's a pity there has been little respect shown to the community by the club right from the word go. Labelling people who object as nimbys, selfish, non-progressives etc is unhelpful. I live in the middle of the row of houses backing on to the park. This proposal therefore does not affect me directly. I have a real and genuine concern for where this park is being taken otherwise I wouldn't be here.

### 5. CONGESTION AND FUTURE

Because we have no idea what the next plans are for the Elmwood Club I am naturally concerned as to where things will go from here. Lack of transparency from the club and Heaton Intermediate has only added to this concern for me. Parking round the St Andrew's Square entrance has been a safety concern for years especially for kids exiting on bikes. The Heaton Street entrance is a congested area as well and Innes Road/ Heaton Street already not coping with traffic flows. The park is already taken over by the cricket club during many months of the year with locals not able to use the bulk of the green space most week-ends when in fact many have time off. I think to date people have accepted that and for the main part enjoy the atmosphere.

### 6. HEALTH AND SAFETY:

This has been raised a lot by club members who argue safety will be improved with the new proposal. No submitter apart from one who described a minor issue referred at all to any actual situation relating to safety in the past. Again this misses the point about scale as well. Less net area is not going to affect safety except in a positive way actually. I argue the new net proposal is really no more safe than what's there now. Sure the new nets are longer for a certain period of the year but with the new proposed nets being a lot higher batsmen and women will be able to hit balls right out onto the pathway with the risk of hitting bikers and potentially people using the pathway with



their backs to the batters. In a way the risk is greater than being able to see the bowlers as easily as is the case now. It's easy to keep well away from that highly visible area at present.

The club are using health and safety to justify an invasive configuration that is 37 metres long and runs along the main pathway compared to 11 metres at present with minimal overhead netting. Balls have always been hit away from the pathway which is an inherently safer option. The safer option is to face the nets away from the path and into the green space but that will interfere with the playing of cricket on that space if the net size is increased so dramatically as the club has proposed. This to me reinforces the fact the park is too small to accommodate so much especially in this one corner and in such a big block on the edge of the pathway. If the club was so worried about safety why has it been operating for so long with the present arrangement rather than netting the top of the existing nets at the very least?

#### 7. COLLAPSIBLE NETS:

If these are agreed to and, as stipulated, are to be removed by April 1, how safe is it going to be having batters and bowlers, some maybe quite inexperienced using the nets in April, May etc on warmer days when they are running right next to the path and again as above balls could even more easily be hit out onto it?

Secondly, Does the club undertake to remove them on the dates stated, leaving an open space with no poles or nets and what guarantee do we have that this will happen? Where is all this to be stored? Back of the pavilion?

#### 8. FUNCTIONALITY:

What's going to happen in the space behind the pavilion and where the club proposes the public pathway will be relocated?

Is the club planning to install other structures there for gear or whatever and do they have the right to do that? Is it possible we will be left with another area of dumped equipment etc like what is there now or maybe a container in situ? If this consent is granted park users will have to walk behind the pavilion and this rear area will be completely exposed.

Is the club intending to use mobile nets in addition to any permanent ones?

#### TO SUMMARISE:

\*The proposal is too large for this suburban park used by many locals as well.

\*The proposal still raises serious safety issues as outlined above.

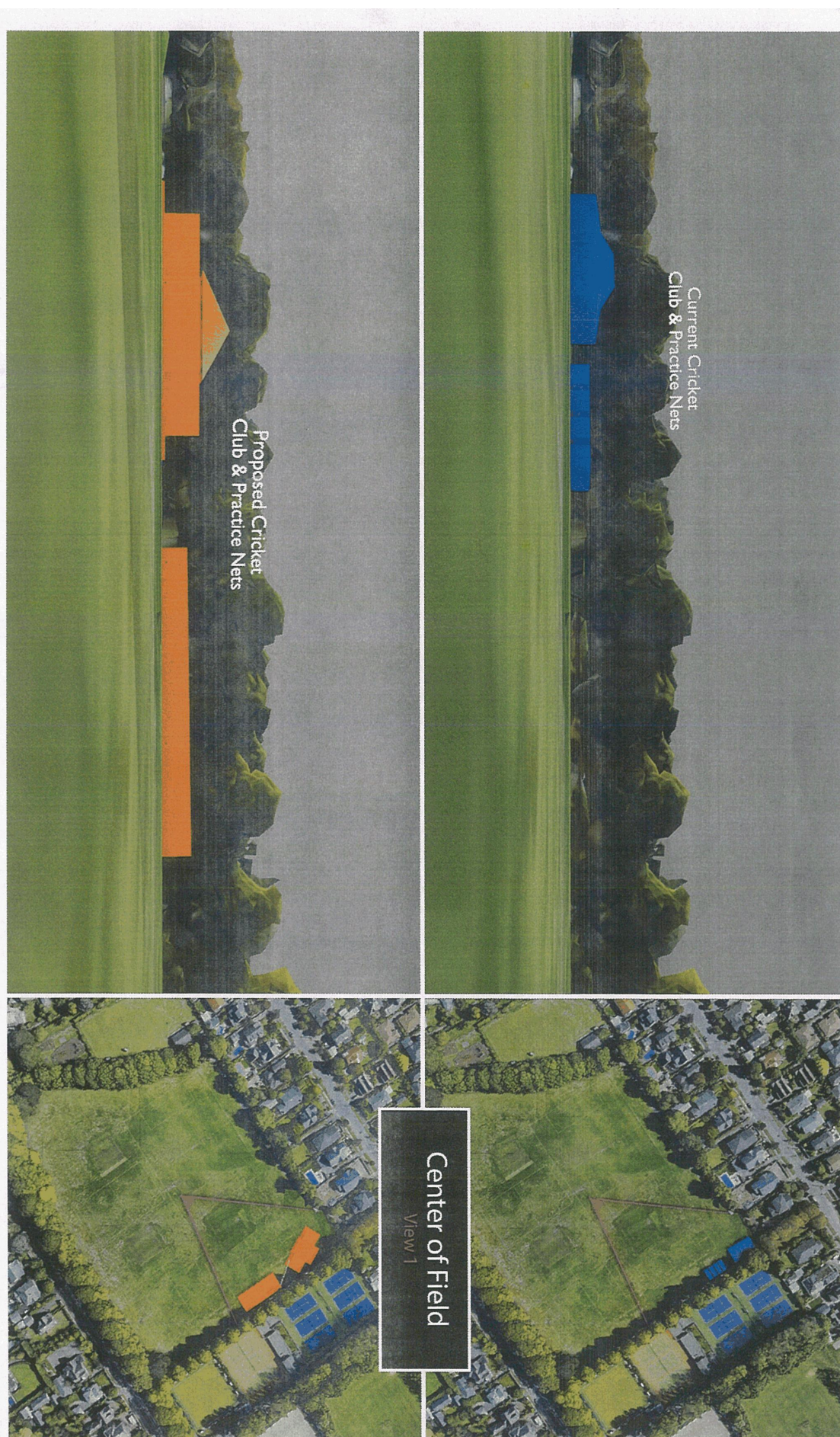
\*The lack of detail about the proposal is quite frankly frustrating and stressful. It's not enough for club members to say cricket's good for its members health, lots of people will benefit from the nets, and it's a community asset. We're not arguing with any of this. None of those arguments is the

point here. A scaled- down version of nets would achieve pretty much the same benefits in reality.  
How many nets are the club likely to use at once?

\*What does the club and council think of Bob Pringle's proposal to put nets behind the pavilion? It seems wrong to be asking for feedback on this now but given the process that has occurred this appears to be my chance to do so. Why can't this be at least part of a real compromise? It would be so much better if we could reach some sort of consensus on this matter and reach a compromise.

I appreciate the time you have given me to outline my concerns and reasons for objecting to this proposal. I absolutely know this proposal is on too grand a scale and will end up dominating this public space. That is neither fair nor appropriate and it just needs to be scaled back a bit.

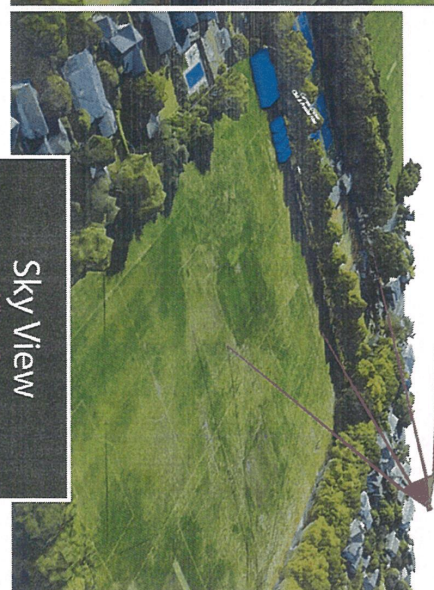








Sky View  
View 2





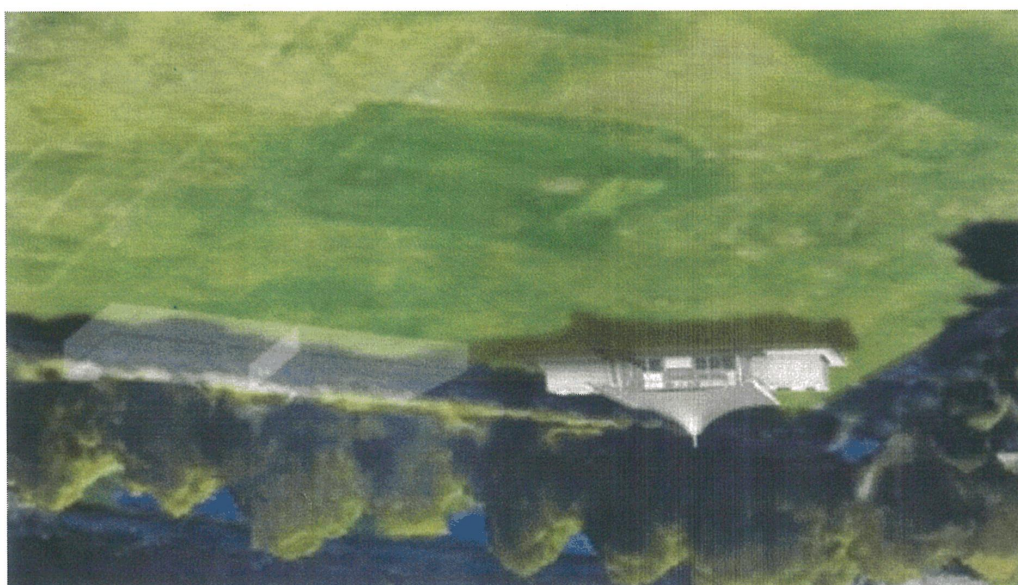


Figure 1 - Artist's impression (The Press April 14 2020)

# Elmwood Park - Cricket Net Facilities Redevelopment Plan

Proposed by Old Boys' Collegians Cricket Club to  
CCC Community Board Meeting – 17 August 2020



Cricket players and their  
families are an integral part of  
the Elmwood Park Community

2020

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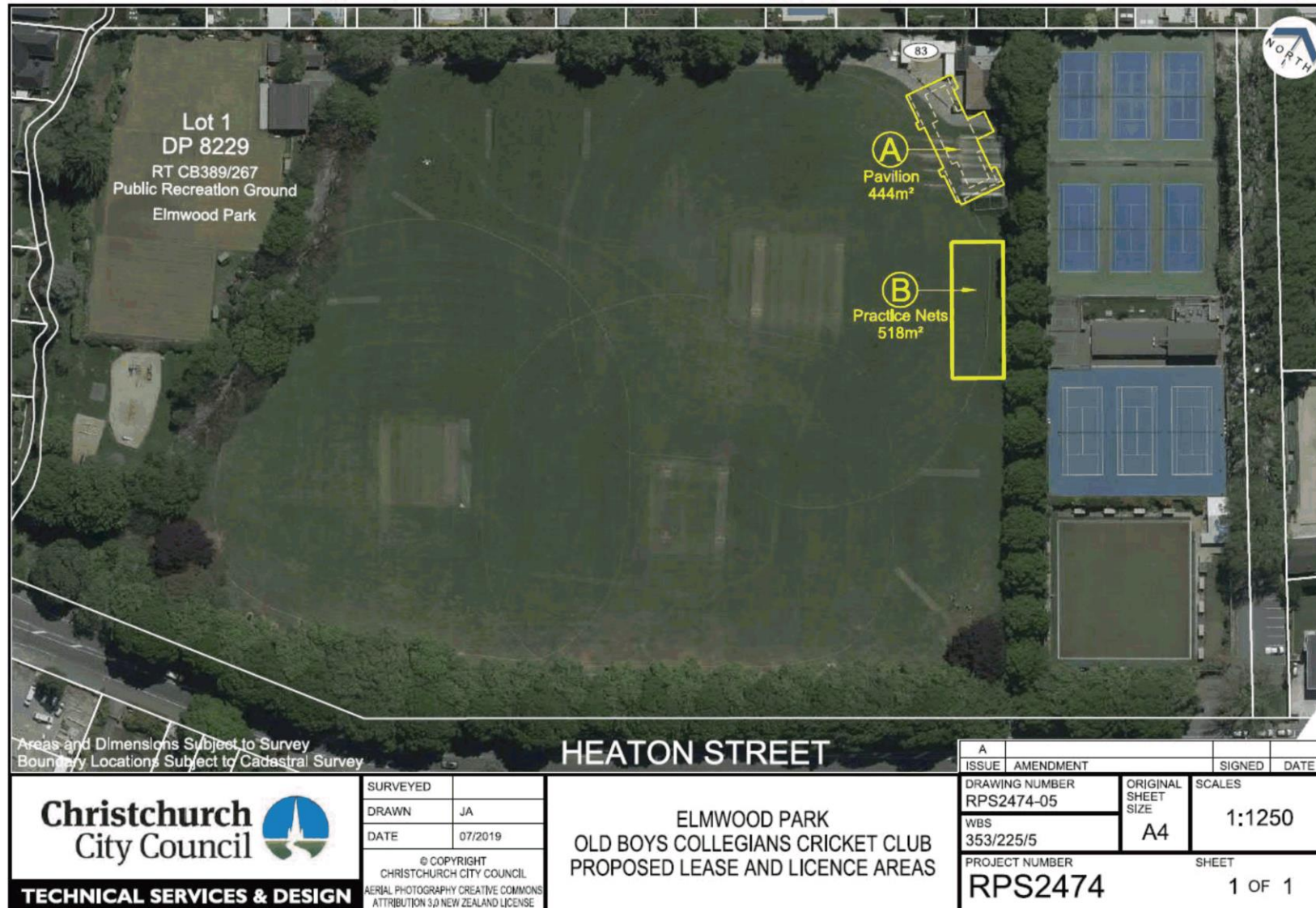


## Overview: Steve Wakefield, OBCCC Committee

- Not going to re-present our full proposal to you again tonight
- We have been talking to CCC staff and presenting to the CCC Community Board for two to three years now
- This is the third variation of the proposed Cricket Nets put forward – again it has been changed to take into account community feedback
- The second round of consultation has resulted in 400 submissions
- 361 in favour (over 90%), and 39 against (less than 10%)
- Some of those against it have not read all the information or understood the proposal, so I will go through some of their comments and our responses to reassure you that we have taken all this input on board

## Concern #1 – Cricket Nets take a disproportionate share of the Park

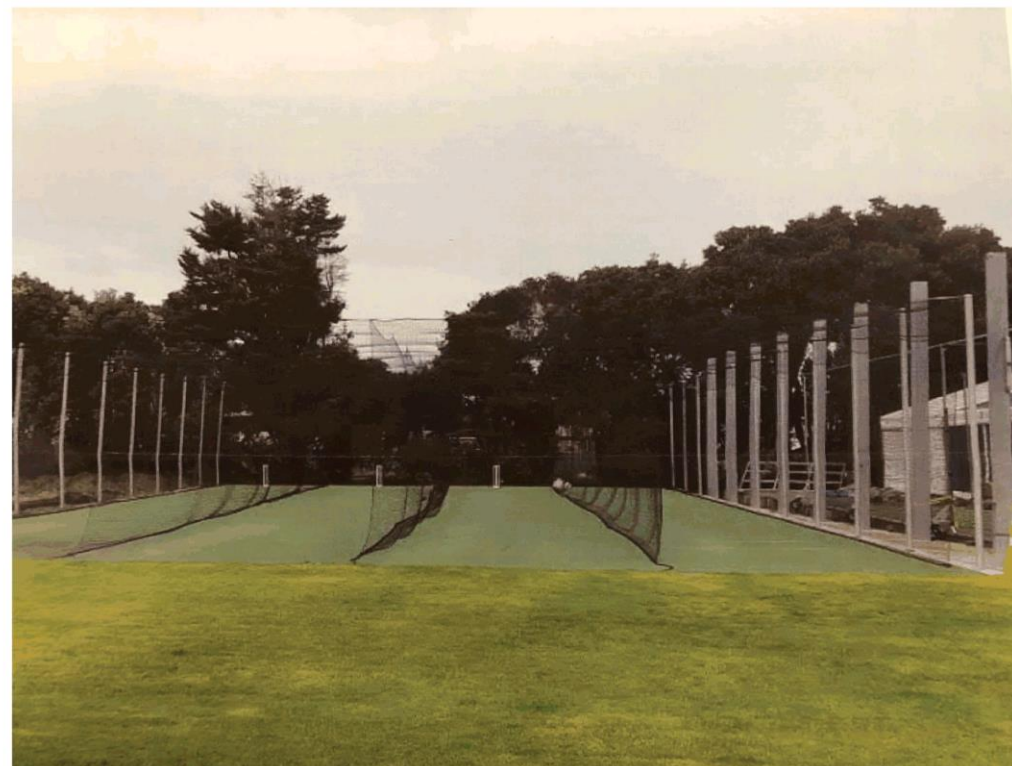
- This is not correct. The Nets (518 m<sup>2</sup>) and the proposed pavilion (444 m<sup>2</sup>) together take only 1.5% of the area of Elmwood Park (64,700 m<sup>2</sup>)
- The nets are a community asset, open and available for anyone in the community to use when not being used for Cricket Club practices
- They are in frequent use over the summer months. This was evidenced when we had the community meeting on site in January – a dad and son were having throw downs in the nets that evening.
- In contrast to the nets area, the exclusive use area dedicated to the Croquet Club is around 4,000 m<sup>2</sup>, representing over 6% of the area of Elmwood Park (for a group with a club membership of around 20)
- And the Tennis Club (with much more fencing/higher in the park than our cricket nets) have a dedicated/exclusive use area of around 7,000 m<sup>2</sup>, which represents about 10% of the park and more than 10x the area proposed for our nets





## Potential Alternative Design Proposal for Consideration

- The proposed design was changed to “half & half” being half permanent and half temporary in recognition of some community concerns re size
- I have continued to investigate potential designs that might be more “community friendly”
- One concern indicated that the nets looked “too industrial”
- A potential further design change would be to make the nets “all soft netting” rather than half soft and half permanent (wire steel) netting. Colour could be black or green (instead of galvanised wire)
- Also the nets could be made fully removable instead of half removable & half permanent, with poles that slide out of sleeves in the concrete slab, so that all that remains in winter is the astroturf surface
- Poles would need to be thicker square ones to withstand the wires being tightened (see right side of photo)



Presentation to Community Board –17 August 2020

5

Concern Voiced by Community	OBC Cricket Club response
Significant loss of green space	The nets will use less than 1% of the park. In winter the net structure will be reduced by half, and so is not that different in size than the current nets (18m along path vs 15m currently)
Nets will impact the mental health of walkers in the park	The new net design will be significantly safer and we believe it will provide <u>less anxiety</u> to other park users, as balls will be fully contained in the nets
Concentration of facilities at Eastern side of park	This was done based on CCC advice after the community didn't like the initial net location proposed on the western side of the park
Shading to the path	The nets will not create shading as they are "see through" netting and it is the trees that cause 99% of the shading to the path
Vehicle parking capacity and traffic concerns	The proposal will cause <u>no change</u> to the parking capacity or parking demand (the new nets 4 lanes are replacing the existing nets 4 lanes)

Concern Voiced by Community	OBC Cricket Club response
The net structure is larger than the existing nets	This is true – because the new nets are <u>fully enclosed</u> to make it much safer for all park users, from the dangers of flying cricket balls. <u>Safety is considered to be more important than the aesthetics</u> when the structure is still small (<1%) in the context of the park as a whole.
The nets should be no larger than the existing nets as they are not used in the winter	The permanent structure proposed is not much larger than the existing structure, both being 4 lanes of half length nets. The latest proposal for the net design has reduced the length of the structure to <u>half of what was originally proposed</u> , and half the length is temporary netting that will be removed in the off season, and at its full length (37m) only from 1 Sept to 31 March [or the alternative design could make the nets fully removable]
The land around the nets might become water logged	We will liaise with CCC staff in the design of the necessary drainage considerations, as part of the Building Consent
The cricket fields overlap and create dangers for players on adjacent fields	True - We have proposed to CCC the adjustment of the location of the wicket blocks to reduce overlaps
Concern around future developments	Not applicable - Any future developments would be required to go through a new consultation process



Concern Voiced by Community	OBC Cricket Club response
The nets should be behind the pavilion	This was one of the 6 alternative options considered by the club and the CCC staff, and resource consent laws and regulations mean that the <u>nets cannot be built against the fence or within 10 metres of the neighbouring properties.</u>
Elmwood Park is not as large as other city parks	This is true and is a key reason why fully enclosed nets are important to improve safety for all park users.
No attempt has been made to landscape and soften the look of the new nets.	We would be happy to incorporate appropriate plantings along the side of the nets alongside the path, if CCC is okay with this. We are happy to take advice from CCC on the best colour for the new nets and poles as well.
Cricket should go somewhere else so that I can have nice quiet walks in the park	Cricket needs to share the park with other users, and walkers and other users need to be willing to share the park with us too.

## Summary of Key Points

- The cricket club has been part of the community of Elmwood Park for a very long time and wishes to continue a good community relationship
- The cricket club has clearly listened and taken into account input from neighbours, and has revised its proposals 3 times to present improved “compromise” designs
- Today I have also presented a 4<sup>th</sup> alternative fully removable design option
- The cricket club carefully evaluated 6 different options for the location of the cricket nets and presented the pros and cons to the 2<sup>nd</sup> community meeting in January 2020, and the location proposed is the best feasible option, as agreed with CCC staff
- The democratic consultation process on the proposals has been run twice and the community has spoken clearly, with over 90% in favour of the proposed nets
- We are requesting that the Community Board go ahead tonight and approve our licence for the designated location for the new cricket nets