

Waipapa
Papanui-Innes Community Board
MINUTES ATTACHMENTS

Date: Friday 7 August 2020
Time: 9.15am
Venue: Board Room, Papanui Service Centre,
Corner Langdons Road and Restell Street, Papanui

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The Residents Group
(Crosby, Minaret, Aylesford
Streets & Marlin Place)

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04 August 2020

The Waipapa/Papanui-Innes Community Board
Innes Ward
PO Box 73024,
Christchurch 8154

Dear Board Members

Re: The Proposed Re-development of Christchurch Park

We wish to advise that the residents of Crosby, Aylesford, Minaret Streets and Marlin Place met on Tuesday 28 July 2020 to discuss the proposed re-development of Christchurch Park and we have various concerns we wish to raise. Out of seventy-two affected residential addresses, thirty-five representatives attended the meeting with seven others wishing to be included, but were unable to attend this meeting. We note that there was never any community consultation over this re-development, despite the enormity of the re-development.

The residents of Crosby and Minaret Street and Marlin Place continue to work to maintain a community, which is a safe and hospitable environment for all residents. The fact that the re-development of Christchurch Park was ever promoted by its board, and then approved by council, directly goes against the ethos of this community. We consider the actions taken, and the way they have been taken, to be divisive in the extreme, and to also be indicative that Christchurch Park clearly does not want to be a part of the community it resides in.

We note that the consultants, Nova Group, have stated that any issues are arising from the proposed re-development are said to be 'less than minor.' It would seem that the consultants who drew up the application for resource consent have not actually visited the surrounding areas, because it is blatantly obvious that the impact of this re-development are far from minor and will greatly impact on the total area, and significantly impact on some residents in some incredibly

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detrimental ways. This does cause us to wonder about the competency of Nova Group in fulfilling their role to Christchurch Park, the council and certainly to our community.

In principle we welcome the redevelopment of Christchurch Park, even though their actions demonstrate their view of their role in our community is probably quite different to ours. However, we do, want the opportunity to discuss our concerns with the Community Board, representatives from the Christchurch Rugby Club, Canterbury Bowling Club and Christchurch Park LTD board members, to seek ways in which our concerns can be mitigated.

Our concerns around this re-development include, but are not limited to the following:

- Designated car parking
- Traffic levels and safety
- Drainage and run-off control
- The height of the proposed venue centre - noise and light levels

Designated Car Parking

- It is apparent that the proposed car parking included in the resource consent, is not sufficient to cater for the numbers of people who it is anticipated will be utilising the park and events centre.
- When Christchurch Park was first developed it was with the proviso that on-street parking would not occur in our area. This proviso is no longer being adhered to by Christchurch Park with our on-street parking being entirely utilised every time there is a rugby match being played at the park.
- On-street parking currently reduces Crosby and Minaret Streets and Marlin Place to one lane.
- We note that the proposed parking area at the Minaret Street end of the park is to be closed after 10pm, and we wonder who will be policing this to ensure this does happen.
- Residents are very clear that they want to have access to on-street parking for family and friends and do not want this compromised by the actions of Christchurch Park.

Traffic Flows

- As already noted, both Crosby and Minaret Street are reduced to one lane by on-street parking.
- This area is already busy with the Eastside C3 Church having taken ownership of what was the Shirley/St Albans Working Men's Club. This community minded church is steadily growing and runs many programmes during the week. There is a steady flow of traffic down Crosby Street associated with this.
- Moveable Feasts also operates out of the C3 Church buildings. This is a large business with various vehicles associated with it, including trucks. There are also delivery trucks using Crosby Street in relation to this business.
- Crosby Street has two group homes for disabled teenagers and young adults. While these premises are termed 'locked units,' we are well aware that the residents of these units do occasionally abscond. Their disabilities tend to make them unaware of the dangers traffic poses and a part of our 'community mindedness' means that we do return them to the units if need be.
- The group homes also utilise some significant on-street parking for staff; with this utilisation only increasing when meetings occur, as many social support agencies tend to attend these meetings.

- There are already occasional issues with people speeding or doing burn outs in our streets and we believe these streets were never built for the increased traffic flows that will occur if the Minaret Street access to Christchurch Park is opened up.
- The C3 Church also has issues with people doing burnouts in their parking lot and we can only imagine that the increased parking in the club is likely to provide greater opportunity for this type of anti-social behaviour.
- We are aware that at least one of the proposed bowling greens will be surfaced with a compound utilised for competitions. Does this mean that the bowling club will be hosting competitive events and, if so, it should be expected that the traffic volume will increase in response to this?
- Whilst Christchurch Park is currently only utilised in the winter for rugby games, the expansion of the park to include bowling greens means that traffic issues will now be year round.
- We also believe that the diversion of traffic from the northern arterial roading network is also likely to have an impact on our area.
- We have also been advised that the Community Board's 2020 Plan seeks to protect residents from the impact of traffic, but in this instance we will definitely not be protected at all.

Drainage and Run-Off Control

- All residents who border Christchurch Park and those who walk through it are well aware that there has always been a drainage issue in the park
- While the resource consent does attempt to address this issue, we are aware that Christchurch Park has attempted to address this issue before and never succeeded. This makes us very concerned that any future endeavours will only leave residents bordering the park having to deal with a great deal of additional run-off.
- There will be a substantial amount of land covered by car parking, larger 'club rooms,' and 3 bowling greens and the water, which has historically collected on the playing fields will have to go somewhere. We need to be assured that this issue will conclusively be addressed at the time of re-development, without there needing to be any further remediation work being done down the track.
- It is assumed that Christchurch Park experienced a drop in land height as a result of the earthquakes, as did all other properties in this area. It is anticipated that this has likely had a negative impact on water collection in the park.

Noise and Light Levels

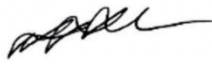
- All residents are well aware of the noise levels currently generated by the park.
- The current lighting in the park also currently has an impact on residents in close proximity to the park, especially when they are left on overnight.
- It is apparent that the re-development will result in an increase in lighting.
- It is also apparent that the height of the new 'clubrooms' will mean that light and noise will be broadcast for an even greater distance than it is currently.

As already noted, the residents of Crosby, Minaret, Aylesford Streets and Marlin Place are seeking a meeting with The Waipapa/Papanui-Innes Community Board, representatives from the Christchurch Rugby Club, Canterbury Bowling Club and Christchurch Park LTD board members, to discuss our concerns and to find ways to mitigate them.

Yours sincerely



Peter Jasper



Natoya Rose

On behalf of:

The Residents Group
(Crosby, Minaret, Aylesford
Streets & Marlin Place)

The residents represented include:

Beth D'ath	Crosby Street	Robinette Mehalski	Minaret Street
Sheredyn Tough	Crosby Street	Philipa Mehalski	Minaret Street
Eleanor Monson	Crosby Street	Peter Jasper	Minaret Street
Natoya Rose	Crosby Street	Ruth Jasper	Minaret Street
Mark Cunningham	Crosby Street	Diane Trowland	Minaret Street
Nic Cunningham	Crosby Street	Lisa Neiham	Minaret Street
Robert Jackson	Crosby Street	Alan Neiham	Minaret Street
Barbara Jackson	Crosby Street	John Halkett	Minaret Street
Pam Alphars	Crosby Street		
Rosalie Sproser	Crosby Street	Elizabeth Lane	Aylesford Street
Ian Sproser	Crosby Street	Stephen Brunton	Aylesford Street
		Dennis Musgrove	Aylesford Street
		Tina Baxter	Aylesford Street
Steve Childs	Marlin Place		
Geoff Ewan	Marlin Place		
Emily Ewan	Marlin Place		
Marg Robinson	Marlin Place		
Gary Robinson	Marlin Place		
Leanne Apps	Marlin Place		
Andrew Scott	Marlin Place		
Maggie Gilmore	Marlin Place		
Kerry Janelisy	Marlin Place		
Agnes Stolp	Marlin Place		
Kathy Walter	Marlin Place		
Murray Abbott	Marlin Place		
Daphne Parkins	Marlin Place		
Val Smith	Marlin Place		
John Smith	Marlin Place		