

4 **NOTIFIED APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991 BY BAY OLYMPIC SPORTS & SOCCER ASSOCIATION TO ERECT FOURTEEN 12 METRE HIGH FLOODLIGHTS AT CRUM PARK, HILLING & RAGLEY STREETS, GREEN BAY**

- 9.36 am Annette Ockleston (Club Representative) presented evidence and responded to questions from Crs Nash and Neeson.
- 9.45 am Ewan Cafe (Engineer for the Applicant) presented evidence.
- 9.47 am Philip Brown (Group Manager: Planning & Community Services) responded to questions from Cr Neeson.
- 9.48 am Ewan Cafe (Engineer for the Applicant) responded to questions from Crs Neeson, Brady, Yates, Hulse, Battersby and EG Francke.
- 10.10 am Annette Ockleston and Ross Clow (Club Representatives) responded to questions from Crs Battersby and Nash.
- 10.14 am Steven Dietsch (Planning Consultant for the Applicant) presented evidence and responded to questions from Crs Neeson and Battersby.

ADJOURNMENT

170/2003

MOVED by Cr Battersby, seconded Cr Yates:

That the meeting stand adjourned until 10.45 am.

CARRIED

- 10.40 am The meeting adjourned.
- 10.45 am The meeting reconvened.
- 10.47 am Norm Wallace (Submitter) presented evidence and responded to questions from Crs Battersby, Hulse and Neeson.
- 11.00 am Philip Brown (Group Manager: Planning & Community Services) responded to questions from Crs Brady, Hulse and EG Francke.
- 11.15 am Leanne Mayo (Submitter) presented evidence.
- 11.29 am Colin Maine (Submitter) presented evidence.
- 11.35 am Tony Goodliffe (Submitter) presented evidence.
- 11.37 am Allan James (Submitter) presented evidence and responded to questions from Cr Yates.

ADJOURNMENT

171/2003

MOVED by Cr Brady, seconded Cr Hulse:

That the meeting stand adjourned until 12.06 pm.

CARRIED

12.03 pm The meeting adjourned.

12.07 pm The meeting reconvened.

12.07 pm Steven Dietsch (Planning Consultant for the Applicant) responded to questions from Crs Brady, Hulse and EG Francke.

12.45 pm Committee went into deliberation.

MOVED by Cr Yates, seconded Cr Nash:

1. That pursuant to Sections 104, 105, and 113 of the Resource Management Act 1991, and subject to additional or contrary information being presented at the hearing, **consent be declined** to the application by Bay Olympic Sports & Soccer Association **to erect fourteen standards with forty floodlights on Fields 1, 2 and 3 at Crum Park, Green Bay for use for night time training until 9.30 pm,** being Pt Lot 27 DP 16661, Lot 4 DP 30902, Lot 4 DP 39732, Lot 1 DP 52745, Lot 5 DP 44455, Lot 2 DP 54291, Lot 91 DP 55683, Lot 7 DP 57080, Lot 3 DP 44455, Lot 53 DP 57516, Lot 56 DP 57516, Lot 1 DP 59406, Lot 1 DP 69613 for the following reasons:
 - (i) The cumulative effects of lighting fields 1, 2 and 3 until 9.30pm would result in more than minor effects on the night time character of Crum Park, and the residents reasonable expectations for uninterrupted sleep;
 - (ii) The cumulative effects of training over three fields would adversely affect the visual amenity and aural privacy of the surrounding residents;
 - (iii) The proposal does not meet the relevant policies and objectives of the District Plan, and would create more than minor adverse effects on the environment;
 - (iv) The proposal does not meet the requirements of Section 105(2a) of the Resource Management Act 1991, in that the adverse effects on the environment will be more than minor.

2. That pursuant to Sections 104, 105, 108 and 113 of the Resource Management Act 1991, and subject to additional or contrary information being presented at the hearing, **consent be granted** to a reduced proposal by Bay Olympic Sports & Soccer Association **to erect 14 standards with 40 floodlights on Fields 1, 2 and 3 at Crum Park, Green Bay for use for night time training until 8.45 pm,** being Pt Lot 27 DP 16661, Lot 4 DP 30902, Lot 4 DP 39732, Lot 1 DP 52745, Lot 5 DP 44455, Lot 2 DP 54291, Lot 91 DP 55683, Lot 7 DP 57080, Lot 3 DP 44455, Lot 53 DP 57516, Lot 56 DP 57516, Lot 1 DP 59406, Lot 1 DP 69613 for the following reasons:
- (i) The proposal would improve the usability of limited sporting resources within Waitakere City;
 - (ii) Is consistent with Council's Parks Strategy and Leisure Strategy in that it will promote greater participation in leisure and recreational activities;
 - (iii) The proposal will increase the available leisure and recreational services and benefits to residents;
 - (iv) The proposal would maintain the amenity values and character of Crum Park and the surrounding neighbourhood through limiting the intensity of use to that consistent with current activities undertaken on the park during winter months.
 - (v) Is consistent with the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment;
 - (vi) The proposal meets the requirements of Section 105(2a) of the Resource Management Act 1991, in that the adverse effects on the environment will be no more than minor.

Consent shall be subject to the following conditions:

- (1) The development shall proceed in accordance with the plans and information submitted with the application by Anvil Design Group and Steven Dietsch, and all referenced by Council as RMA 20020784, and all further information submitted with the application, as amended by the exclusions of any lighting on Field 3.
- (2) All reticulated services, including power, shall be provided underground.

Lighting Conditions

- (3) Placement and aiming of the lights shall be as indicated on the amended drawings and documents by Anvil Design Group dated 18.9.2002.
- (4) Should the Siemens lanterns proposed for Field 3, be utilised on either Field 1 or 2, shields shall be fitted to all of the Siemens lanterns as shown on Anvil Design Drawing E23 Revision A. Amended glare and light spill calculations shall be provided to confirm that the proposal remains within the design parameters of Fields 1 and 2.
- (5) Further to condition (4), the glare shields shall be adjusted onsite to ensure a 100% cut off is achieved to comply with the maximum luminous intensity stated in AS 4282 Table 2.1 when viewed from any of the surrounding residential properties.
- (6) Prior to the commencement of operation of the lights, an independent party shall monitor the floodlighting to ensure that all design parameters are complied with. The cost of such monitoring shall be borne by the applicant. The applicant shall advise Council when the lighting has been installed, and monitoring shall be undertaken at the instruction of Council.

- (7) Following any replacement of lamps within the lights, the applicant shall provide evidence from a suitably qualified lighting engineer that the lights, aiming and glare shields still comply with the approved design. Evidence of this compliance shall be provided to Council within 1 week of any replacement or maintenance work.
- (8) An automatic switching device (time clock or similar) shall be installed to switch the lights off no later than 8.45 pm. Details of this system shall be provided at the time of building consent application, to the satisfaction of the Manager Resource Consents.
- (9) The applicant shall nominate a 24 hour contact person in the event that the floodlights are not switched off at the required time, and advise of such to the Service Manager - Parks and Green Assets. The applicant shall submit evidence of a contract with an appropriate service provider to ensure that a 2 hour rectification response time is achieved for any malfunctions in the light system.
- (10) The floodlights shall be able to be individually controlled - ie. if only one field is required, then not both fields 1 and 2 shall be lit.

Parks Conditions

- (11) The applicant shall be responsible for all maintenance of the lights, power supply and other necessary infrastructure.
- (12) The floodlights shall be made available for other users to hire when not being used by the applicant, at the users cost. Any other users of the floodlighting shall be subject to the same conditions as that set out in this consent.
- (13) The applicant shall pay all operating costs and install a separate power meter.
- (14) The applicant shall liaise with Waitakere City Council Parks and provide at least 14 days notice prior to the commencement of construction date.
- (15) The final location of cable trenches shall be agreed to by Waitakere City Council Parks Department and marked on site.
- (16) The reinstatement of the parks surface shall be inspected and signed off by Waitakere City Council Parks Department.
- (17) Any damage to existing services will be charged to the applicant.
- (18) As built drawings shall be provided to the Service Manager – Parks and Green Assets prior to final sign off of the project.
- (19) All costs of maintenance shall be borne by the owner.
- (20) A Certificate of Compliance & Safety shall be provided to the Service Manager - Parks and Green Assets, on an annual basis.
- (21) The park shall be vacated by 9.00pm following training.
- (22) Should the applicant decide to relocate in future, the floodlights must be removed. Council however requests first right of refusal for taking over the floodlights.

Landscape Impact Conditions

- (23) The octagonal galvanised steel light standards and light fittings and fixtures (where possible) shall be finished in a dark recessive colour appropriate to the surrounding environment (i.e. dark brown or green), with a colour proposal to be submitted at the time of building consent application, to the satisfaction of Manager Resource Consents. The standards shall be finished in this colour prior to erection onsite.

General Conditions

- (24) The provision of the proposed lighting does not guarantee preferential use of the sports field to the applicant. Use of the fields shall be subject to the standard Sports Field/Parks Use Agreement with the Parks and Green Assets Section of Council.
- (25) No competitive night games shall be permitted on Crum Park. The lighting shall be used only for the purpose of night time training.
- (26) At all times the activity shall comply with the noise controls of the relevant Human Environment of the Proposed District Plan.

ADVICE NOTES

The New Lynn Community Board, as the property owner of Crum Park, has yet to provide their approval to the proposed development. No work shall take place until such time that this approval is obtained. It should be noted that the granting of this consent does not in any way guarantee consent of the landowner.

Obtain building consent to the proposed works and comply with all other Council bylaws.

LOST

172/2003

MOVED by Cr Neeson, seconded Cr Hulse:

1. That pursuant to Sections 104, 105, and 113 of the Resource Management Act 1991, and subject to additional or contrary information being presented at the hearing, **consent be declined** to the application by Bay Olympic Sports & Soccer Association **to erect fourteen standards with forty floodlights on Fields 1, 2 and 3 at Crum Park, Green Bay for use for night time training until 9.30 pm,** being Pt Lot 27 DP 16661, Lot 4 DP 30902, Lot 4 DP 39732, Lot 1 DP 52745, Lot 5 DP 44455, Lot 2 DP 54291, Lot 91 DP 55683, Lot 7 DP 57080, Lot 3 DP 44455, Lot 53 DP 57516, Lot 56 DP 57516, Lot 1 DP 59406, Lot 1 DP 69613 for the following reasons:
 - (i) The cumulative effects of lighting fields 1, 2 and 3 until 9.30pm would result in more than minor effects on the night time character of Crum Park, and the residents reasonable expectations for uninterrupted sleep;
 - (ii) The cumulative effects of training over three fields would adversely affect the visual amenity and aural privacy of the surrounding residents;
 - (iii) The proposal does not meet the relevant policies and objectives of the District Plan, and would create more than minor adverse effects on the environment;
 - (iv) The proposal does not meet the requirements of Section 105(2a) of the Resource Management Act 1991, in that the adverse effects on the environment will be more than minor.

AS

2. That pursuant to Sections 104, 105, 108 and 113 of the Resource Management Act 1991, and subject to additional or contrary information being presented at the hearing, **consent be granted** to a reduced proposal by Bay Olympic Sports & Soccer Association **to erect eight standards with 24 floodlights on Fields 1 and 2 at Crum Park, Green Bay for use for night time training until 8.45 pm,** being Pt Lot 27 DP 16661, Lot 4 DP 30902, Lot 4 DP 39732, Lot 1 DP 52745, Lot 5 DP 44455, Lot 2 DP 54291, Lot 91 DP 55683, Lot 7 DP 57080, Lot 3 DP 44455, Lot 53 DP 57516, Lot 56 DP 57516, Lot 1 DP 59406, Lot 1 DP 69613 for the following reasons:
- (i) The proposal would improve the usability of limited sporting resources within Waitakere City;
 - (ii) Is consistent with Council's Parks Strategy and Leisure Strategy in that it will promote greater participation in leisure and recreational activities;
 - (iii) The proposal will increase the available leisure and recreational services and benefits to residents;
 - (iv) The proposal would maintain the amenity values and character of Crum Park and the surrounding neighbourhood through limiting the intensity of use to that consistent with current activities undertaken on the park during winter months.
 - (v) Is consistent with the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment;
 - (vi) The proposal meets the requirements of Section 105(2a) of the Resource Management Act 1991, in that the adverse effects on the environment will be no more than minor.

Consent shall be subject to the following conditions:

- (1) The development shall proceed in accordance with the plans and information submitted with the application by Anvil Design Group and Steven Dietsch, and all referenced by Council as RMA 20020784, and all further information submitted with the application, as amended by the exclusions of any lighting on Field 3.
- (2) All reticulated services, including power, shall be provided underground.

Lighting Conditions

- (3) Placement and aiming of the lights shall be as indicated on the amended drawings and documents by Anvil Design Group dated 18.9.2002.
- (4) Should the Siemens lanterns proposed for Field 3, be utilised on either Field 1 or 2, shields shall be fitted to all of the Siemens lanterns as shown on Anvil Design Drawing E23 Revision A. Amended glare and light spill calculations shall be provided to confirm that the proposal remains within the design parameters of Fields 1 and 2.
- (5) Further to condition (4), the glare shields shall be adjusted onsite to ensure a 100% cut off is achieved to comply with the maximum luminous intensity stated in AS 4282 Table 2.1 when viewed from any of the surrounding residential properties.

- (6) Prior to the commencement of operation of the lights, an independent party shall monitor the floodlighting to ensure that all design parameters are complied with. The cost of such monitoring shall be borne by the applicant. The applicant shall advise Council when the lighting has been installed, and monitoring shall be undertaken at the instruction of Council. If any significant alteration to the park (such as new buildings or structures) occurs, the consent holder shall be required, at the discretion of the Manager: Resource Consents, to provide a further monitoring report to demonstrate that glare or reflection from the new structure does not significantly alter the glare and light spill that occurs at the park boundary as a result of the floodlighting.
- (7) Following any replacement of lamps within the lights, the applicant shall provide evidence from a suitably qualified lighting engineer that the lights, aiming and glare shields still comply with the approved design. Evidence of this compliance shall be provided to Council within 1 week of any replacement or maintenance work.
- (8) An automatic switching device (time clock or similar) shall be installed to switch the lights off no later than 8.45 pm. Details of this system shall be provided at the time of building consent application, to the satisfaction of the Manager Resource Consents.
- (9) The applicant shall nominate a 24 hour contact person in the event that the floodlights are not switched off at the required time, and advise of such to the Service Manager - Parks and Green Assets. The applicant shall submit evidence of a contract with an appropriate service provider to ensure that a 2 hour rectification response time is achieved for any malfunctions in the light system.
- (10) The floodlights shall be able to be individually controlled – i.e. if only one field is required, then not both fields 1 and 2 shall be lit.

Parks Conditions

- (11) The applicant shall be responsible for all maintenance of the lights, power supply and other necessary infrastructure.
- (12) The floodlights shall be made available for other users to hire when not being used by the applicant, at the users cost. Any other users of the floodlighting shall be subject to the same conditions as that set out in this consent.
- (13) The applicant shall pay all operating costs and install a separate power meter.
- (14) The applicant shall liaise with Waitakere City Council Parks and provide at least 14 days notice prior to the commencement of construction date.
- (15) The final location of cable trenches shall be agreed to by Waitakere City Council Parks Department and marked on site.
- (16) The reinstatement of the parks surface shall be inspected and signed off by Waitakere City Council Parks Department.
- (17) Any damage to existing services will be charged to the applicant.
- (18) As built drawings shall be provided to the Service Manager – Parks and Green Assets prior to final sign off of the project.
- (19) All costs of maintenance shall be borne by the owner.
- (20) A Certificate of Compliance & Safety shall be provided to the Service Manager - Parks and Green Assets, on an annual basis.

- (21) The park shall be vacated by 9.00pm following training.
- (22) Should the applicant decide to relocate in future, the floodlights must be removed. Council however requests first right of refusal for taking over the floodlights.

Landscape Impact Conditions

- (23) The octagonal galvanised steel light standards and light fittings and fixtures (where possible) shall be finished in a dark recessive colour appropriate to the surrounding environment (i.e. dark brown or green), with a colour proposal to be submitted at the time of building consent application, to the satisfaction of Manager Resource Consents. The standards shall be finished in this colour prior to erection onsite.
- (23a) The applicant shall prepare a landscape treatment and planting plan designed to mitigate the visual impact of the floodlight structures to the greatest extent possible without significantly compromising the operational efficiency of the floodlighting. The plan shall be prepared by a qualified and experienced landscape architect, and shall be to the satisfaction of the Manager: Resource Consents and the Parks Assets Manager. The approved plan shall be implemented within the first winter planting season subsequent to the erection of the floodlights.

General Conditions

- (24) The provision of the proposed lighting does not guarantee preferential use of the sports field to the applicant. Use of the fields shall be subject to the standard Sports Field/Parks Use Agreement with the Parks and Green Assets Section of Council.
- (25) No competitive night games shall be permitted on Crum Park. The lighting shall be used only for the purpose of night time training.
- (26) At all times the activity shall comply with the noise controls of the relevant Human Environment of the Proposed District Plan.

ADVICE NOTES

The New Lynn Community Board, as the delegated decision maker in relation to landowner and management issues for Crum Park, has yet to provide their approval to the proposed development. No work shall take place until such time that this approval is obtained. It should be noted that the granting of this consent does not in any way guarantee consent of the landowner.

Obtain building consent to the proposed works and comply with all other Council bylaws.

CARRIED

NOTE: Pursuant to Standing Order 32.11 EG Francke requested that her vote against the motion be recorded.

1.08 pm Hearing Closed

9.11 pm **E Francke**
(on behalf of Mrs Bartrum)

- Requested seating at the Bus Stop at 3/5 West Coast Road.

9.13 pm E Francke assumed the Chair.

627/2003
MOVED by Cr Clews, seconded P van der Voort:

That the information be received.

CARRIED

PRECEDENCE OF BUSINESS

628/2003
MOVED by P van der Voort, seconded R Kernaghan:

That Item 7: Crum Park Lighting Upgrade be accorded precedence at this time.

CARRIED

DECLARATION OF INTEREST

9.14 pm BJ Peters declared an interest and withdrew from table and took no part in the debate or decision on the Crum Park Lighting Upgrade.

7 CRUM PARK LIGHTING UPGRADE

629/2003
MOVED by P van der Voort, seconded R Kernaghan:

That the information be received.

CARRIED

630/2003
MOVED by R Kernaghan, seconded Cr Presland:

That an approach be made to the Bay Olympic Soccer Club and the Friends of Crum Park in an attempt to mediate the flood lighting issue with respect to the Community Board's position representing the land owner.

CARRIED

631/2003
MOVED by E Francke, seconded P van der Voort:

That a mediator be appointed as soon as practicable within two months' time.

CARRIED