

Have your say

You can provide your feedback by either completing the enclosed feedback form and posting it back to us or by providing feedback online at: <https://ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/>

What happens next

Once the consultation has closed all feedback will be considered by the project team, and a recommendation will be included in a staff report to the Linwood-Central-Heathcote Community Board. At this stage we are anticipating that they will make a decision at their meeting in April 2018.

If a decision is made on a location for a skate park and funding is allocated for the project through the Council 2019 - 2029 Long Term Plan (LTP) process (final plan adopted by 1 July 2018), then there will be a second round of public consultation on the design of the skate park.

Consultation on the Council 2019 - 2029 LTP is anticipated to take place around March/April 2018.

All submitters will receive written updates on the project, including details of the staff recommendations and meetings, and how to request to speak at the decision meeting if they wish to do so.

Sign up to the e-newsletter

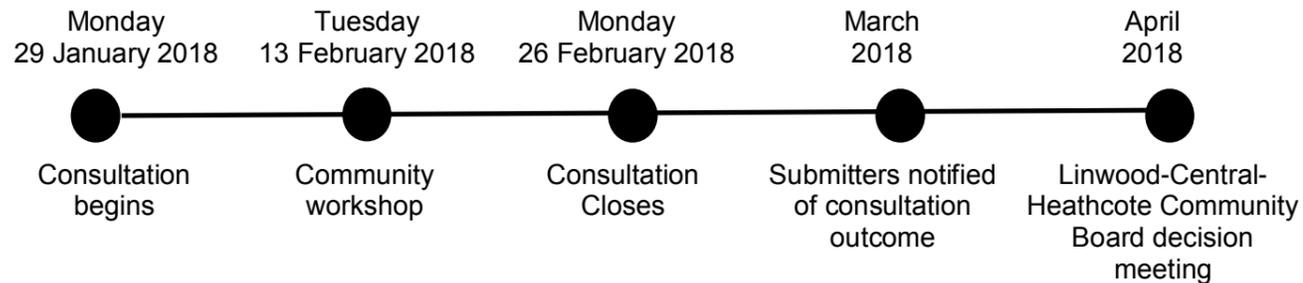
If you would like to be updated regularly on this project, then please sign up to the Bays Area Skate e-newsletter by emailing BaysAreaSkate@ccc.govt.nz and asking to subscribe.

Come and talk to us

We would like to invite the community to attend a workshop to discuss each of these sites in more detail. You can drop in at anytime between 6 pm and 8 pm and discuss each of the proposed sites with members of the project team.

Date: Tuesday 13 February 2018
Time: 6 pm to 8 pm (drop in at any time)
Location: Port Hills Uniting Parish Church hall, 4 Augusta Street, Redcliffs.

Indicative Timeline:



haveyoursay

ccc.govt.nz/haveyoursay

Any questions?

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If you'd like to provide comment, please go online to: www.ccc.govt.nz/haveyoursay.

Alternatively, complete the enclosed freepost form.

Please ensure that your comments reach us by **5 pm, 26 February 2018**.

Christchurch City Council



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Bays Area Skate Park Project: site selection.

haveyoursay

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Christchurch City Council

What is this project and why are we doing it?

This project involves working with the community to find a suitable location for a skate park in the Bays area, between Sumner and Ferrymead.

The need for a skate park in the Bays area has been recognised since 2000 through formal research and ongoing demand from the public.

Community workshop

On 24 July 2017 a community workshop was held to find out what were important considerations from a community perspective to include in a site selection criteria. Independent consultants (WSP - Opus International) then completed the site selection criteria, using community feedback and six technical reports.

This criteria was applied against a list of 57 sites, to narrow the search to 14 and then down to six sites. This process has resulted in four suitable sites for a skate park in the Bays area, which we are now seeking community feedback on.



Sites being considered

The four sites that we would like feedback on include (in no particular order):

- 26 Nayland Street (Sumner)
- Old Redcliffs School site
- Scott Park (Ferrymead)
- Sumner Beach (next to the Sumner Surf Lifesaving Club)

More information on each of these sites is included in this leaflet.

ccc.govt.nz/haveyoursay

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Site selection criteria

The site selection criteria and technical assessment are included in the Opus International report which is available to view on the project web page <https://ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/53>

The feedback from the community workshop also assisted with some of the weighting on the criteria. For example we received feedback about the distance of a skate park site from neighbours being really important, so sites that were at least 40 metres from the nearest house scored the highest for that section of the criteria.

Technical report summary

There were six technical reports completed on the top six scoring sites from the site selection criteria, these reports included:

- Archaeology assessment
- District Plan assessment
- Acoustic impacts e.g. noise (weighted the highest)
- Geotechnical assessment
- Contaminated land assessment
- Urban design assessment (landscape

Technical Reports	Nayland St	Sumner Beach	Scott Park	Redcliffs School
Geotechnical Report	✓	✓	✓	✓
Contaminated Land Report	✓	✓	✓	✓
Acoustics Eng. Report	✓	✓	✓	✓
Landscape Architecture	✓	✓	✓	✓
Archaeology Report	✓	✓	✓	✓
Planning Assessment	✓	✓	✓	✓

TABLE LEGEND

Poor/Challenging	Some constraints	Good	Very Good
✓	✓	✓	✓

Information from these technical reports was then used to reduce the sites down to the four sites. All of the sites have some constraints, but the acoustics report (noise) was the most favourable for the four sites we are seeking feedback on.

26 Nayland Street

26 Nayland Street site is now in Christchurch City Council ownership. 20 and 24 Nayland Street are under Crown ownership and these sites can only be considered if the land is transferred into Christchurch City Council ownership.

Things to consider with this site are:

- Only a small area of 26 Nayland Street is suitable for a skate park. Due to the rockfall zone around this park.
- 20/24 Nayland Street is suitable for community orientated activities with rockfall barriers and rock fly mitigation installed.
- A further rock fall assessment report may be required.
- A smaller skate park is the only option for this site.
- There may be asbestos at this site which will need to be removed, which is an additional cost.
- If 20/24 Nayland Street was developed into residential dwellings instead of a space for community orientated activities, this would make the noise assessment for this site unfavourable.



Nayland Street site

Sumner Beach

This site is located at 301 Main Road. The specific area being considered is on the eastern side of the Surf Lifesaving Club on Main Road in Sumner.

This land is owned by the Crown and administered by LINZ. The Christchurch City Council have an existing lease over this land and written approval of any design plans would be required from LINZ as per the existing lease agreement

Things to consider with this site are:

- The Sumner Surf Life Saving Club will require a site specific noise assessment.
- There will be higher maintenance costs at this site due to the salt and sand in the area.
- There are a number of trees on this site that may require removal, or need to be designed around.
- A skate park here may have an affect on the existing storm water system, so this will also need to be considered.
- This site is located in the Open Space Coastal Zone and may have an impact on the environment.
- A small sized skate park is possible for this site.
- This land is currently administered by LINZ and would require a lease agreement discussion, this may slow down the approval and construction of a skate park.



Site next to Sumner Surf Lifesaving Club

Scott Park

This site is located at 2 Main Road in Ferrymead. On 7 October 2017 a community working group was created by the Community Board to look at improvements and use of this park.

Things to consider with this site are:

- Plans for this area will need to also consider feedback from the community working group for the park.
- Higher maintenance may be required at this site due to salt and sand in the area.
- Park users may have safety concerns with high traffic numbers alongside this park.
- The park is in an open area likely to be windy with little shade or protection from trees.



Scott Park site in Ferrymead

Old Redcliffs School site

This site is located at 136 Main Road Redcliffs and is currently owned by the Ministry of Education. At the Council meeting on 7 September 2017 the decision was made to support a land swap, which would mean Redcliffs Park would be owned by the Ministry of Education and the Redcliffs School site would be owned by the Christchurch City Council.

The legal requirement for the land swap has not been adopted yet. If the land swap does not go ahead, then this site may need to be removed from consideration.

Things to consider with this site are:

- A skate park may need to be designed centrally in the park to avoid being too close to neighbours.
- A further rock fall assessment report is required for this site.
- Mitigation of rock fly may be required to build a skate park on this site.
- A larger skate park is possible at this location. However other future park user requirements will also need to be considered.



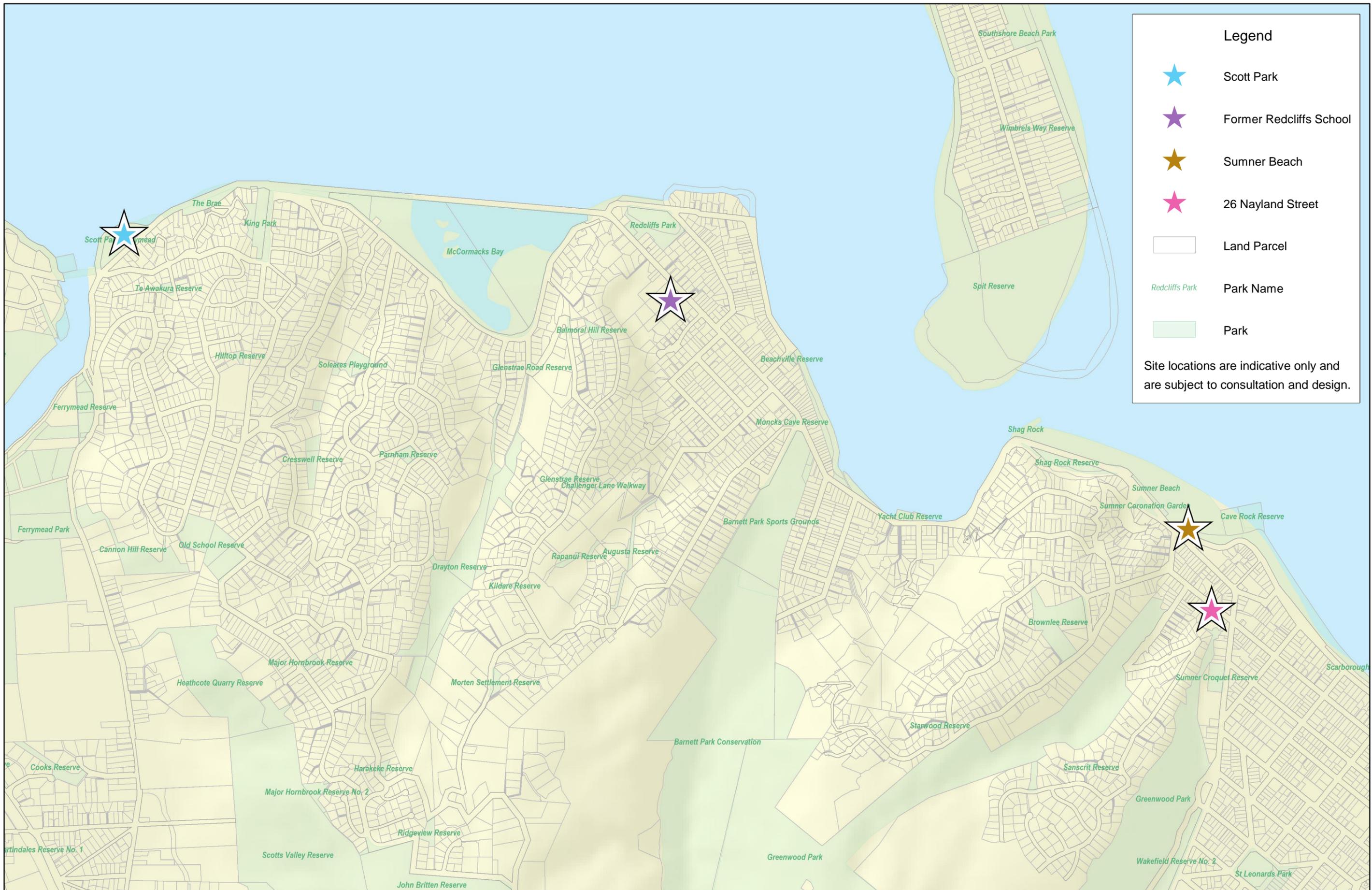
Old Redcliffs School site

Four sites summary information table (page 1 of 2)

Name of site	Archaeology and Culture	Planning	Acoustics (noise)	Geotech	Contaminated land	Landscaping/CPTED	Maintenance	Land ownership	Accessibility	Additional costs
<p>Nayland Street</p> <p>(space for a small skate park only e.g. Lyttelton Skate Park)</p>	<ul style="list-style-type: none"> Location is within a recorded archaeological site. Archaeological authority could be required for any earthworks It is in the Nga Tūranga Tūpuna and is of significance to iwi. 	<ul style="list-style-type: none"> The current zoning is residential medium density. A skate park is not a permitted activity in this zone, so this site would require a resource consent. Part of this site is in cliff collapse areas as per the District Plan. In the Sumner Centre Master Plan this site is shown as potential off street parking. 	<ul style="list-style-type: none"> Setback distances from neighbours is good. Site rated as very good if mitigation to the noise is included in the design e.g. A fence Specific site assessment for acoustics is anticipated. 	<ul style="list-style-type: none"> Would require site specific rock fall assessment and it would be likely require mitigation works. Development of this site would require a site specific geotechnical assessment. 	<ul style="list-style-type: none"> Waste disposal to land (HAIL G5) has been identified at this site due to a possible presence of asbestos and lead contained materials associated with building demolition waste. There may be contaminated demolition rubble on site, requiring investigation and possible remediation. 	<ul style="list-style-type: none"> Moderate sized open space. Two trees on site Nearest public toilets are located within the Matuku Takotako: Sumner Centre (when open) and at the Surf Life Saving Club building. Potential for adjacent green space if 20/24 Nayland St ownership transferred to CCC High foot traffic area, from a CPTED (crime prevention through environmental design) perspective. 	<ul style="list-style-type: none"> Not expected to have high maintenance costs here. 	<ul style="list-style-type: none"> 26 Nayland Street is owned by the Christchurch City Council. 20-24 Nayland Street is currently owned by the Crown and administered by LINZ. The 26 Nayland Street site can only be considered for a skate park if 20/24 Nayland St remain publicly owned e.g. Council Park. 	<ul style="list-style-type: none"> Site is close to public car parking. Site is a short walking distance to the local bus stops. 	<ul style="list-style-type: none"> Acoustic barriers required. Preliminary and detailed site investigations required. Remedial works for any asbestos found on site may be required. Rockfall assessment required. It is likely potential remedial works for rock fall will be needed.
<p>Old Redcliffs School site</p> <p>(space for a medium - large skate facility e.g. Sheldon Park)</p>	<ul style="list-style-type: none"> It is within a recorded archaeological site and would require an archaeological authority. 	<ul style="list-style-type: none"> If/when the land is transferred to Christchurch City Council then the zone designation for school purposes would be uplifted and rezoned to Open Space Community Zone The proposed skate park location is outside both zones of cliff collapse management and fly rock zone mapped on the site. 	<ul style="list-style-type: none"> Setback distances from residents was ranked very good and the number of potentially affected residents from skate park noise is low, especially with the installation of a recommended barrier e.g. fence. 	<ul style="list-style-type: none"> Geology suggests liquefaction on the site is possible. Would require site specific rock fall assessment and it would be likely require mitigation works. Development of this site would require a site specific geotechnical assessment. 	<ul style="list-style-type: none"> Has been identified as HAIL A10, which isn't expected to cause significant contamination issues. A contamination assessment will be required for this site. 	<ul style="list-style-type: none"> Has substantial open space that could cater for a medium - large skate facility. The site is flat with little earthworks required, there are existing toilets on site. The site is away from the urban hub in a low foot traffic area, but has excellent visibility into the site from a CPTED perspective 	<ul style="list-style-type: none"> Not expected to have high maintenance costs. 	<ul style="list-style-type: none"> Owned by the Ministry of Education. There is currently a proposal to complete a land swap with Redcliffs Park, so that this site would then become owned by the Christchurch City Council. 	<ul style="list-style-type: none"> Close to public car parking. Short walking distance to the local bus stops. 	<ul style="list-style-type: none"> Acoustic barriers required. Storm water design. Soil report.

Four sites summary information table (page 2 of 2)

Name of site	Archaeology and Culture	Planning	Acoustics (noise)	Geotech	Contaminated land	Landscaping/CPTED	Maintenance	Land ownership	Accessibility	Additional costs
<p>Scott Park</p> <p>(space for a medium to large skate facility e.g. Sheldon Park)</p>	<ul style="list-style-type: none"> It is possible an archaeological authority is required. The proposed works are 50 m from two archaeological sites. The site is also located within a Nga Tūranga Tūpuna area in the Christchurch District Plan and is of significance to iwi. 	<ul style="list-style-type: none"> In Open Space Community Park zone in the District Plan. This zone allows for this type of activity, however a resource consent would be required for earthworks and car parking. This park is classified as fee simple land, so not subject to the Reserves Act. Subject to future planning through Main Rd Master Plan. Includes action to improve park as gateway, redesign for users and improve pedestrian and cycle access. 	<ul style="list-style-type: none"> The acoustics rating for this site has an overall rating of good. Set back distances from nearby properties is good/very good with a low number of potentially affected dwellings. Limited opportunities to appropriately mitigate/screen any noise. However the site is located next to a busy road. 	<ul style="list-style-type: none"> Is recorded as having some liquefaction in the Canterbury Earthquakes. Geology would suggest liquefaction is possible and the location close to the coast suggests lateral spreading would also be possible. 	<ul style="list-style-type: none"> Has been identified as a HAIL site, additionally fill has also been identified in a geotechnical log. This site should require a contamination assessment. 	<ul style="list-style-type: none"> Has substantial open space that could cater for a medium-large skate park The site is flat with little earthworks required Existing toilets on site and a drinking fountain. The site is very exposed to wind, salt spray and sun without existing shade areas. The area is not well overlooked from a CPTED perspective, but it is a high vehicle traffic area. 	<ul style="list-style-type: none"> Coastal location could increase potential maintenance issues including salt and sand corrosion. 	<ul style="list-style-type: none"> Owned by Christchurch City Council. 	<ul style="list-style-type: none"> Is disconnected from urban hubs and is used largely by the Mt Pleasant Yacht Club. Car parking, cycle and scooter access may be required as part of use of this site. The coastal pathway is adjacent to the site. 	<ul style="list-style-type: none"> Preliminary and detailed site investigations required.
<p>Sumner Beach</p> <p>(space for a small skate park e.g. Lyttelton Skate Park)</p>	<ul style="list-style-type: none"> This area is considered high risk in terms of archaeology. The site is near four archaeological sites. The development of a skate park at this location would likely encounter archaeology sites. The site in the District Plan is Nga Tūranga Tūpuna and is of significance to iwi. 	<ul style="list-style-type: none"> Is in Open Space Coastal Zone of the district plan. Recreation activities and facilities are non complying activities. Therefore a resource consent would be required. In a flood management area, and within the natural character in the coastal environment overlay in the District Plan. Sumner Village Masterplan identifies potential future uses in association with the Coastal Pathway, recreation activities and/or heritage and cultural activities. 	<ul style="list-style-type: none"> This site rated as overall good site rating due to the setback distances from residential dwellings being good/very good and the number of potentially affected dwellings being low. A specific noise assessment is likely to be required for the nearby Sumner Surf Club. 	<ul style="list-style-type: none"> Geology suggests liquefaction is possible and proximity to the coast suggest lateral spreading. 	<ul style="list-style-type: none"> No HAIL (Hazardous Activities and Industries List) activities are noted within the proposed skate site. Potential for imported fill to have been used to raise the area in the 1970's and this could potentially be contaminated and further investigation would be required. 	<ul style="list-style-type: none"> Moderate sized open space. Public toilets are located as part of the surf lifesaving club. A drinking fountain is also on site. There are existing mature trees that could act as shade and a near-by urban hub with good pedestrian access. To provide good visual surveillance some shrubbery would need to be removed alongside the main footpath. 	<ul style="list-style-type: none"> The coastal location could increase potential maintenance issues including salt and sand corrosion. Floodwater and possible tidal effects due to climate change to also be considered. 	<ul style="list-style-type: none"> This site is owned by the Crown and administered by LINZ. Written approval would be required from LINZ for approval of any design plans and a change to the existing lease. 	<ul style="list-style-type: none"> Site is close to public car parking. Site is a short walking distance to the local bus stops. 	<ul style="list-style-type: none"> Acoustic barriers required. Storm water design. Soil report.



Legend

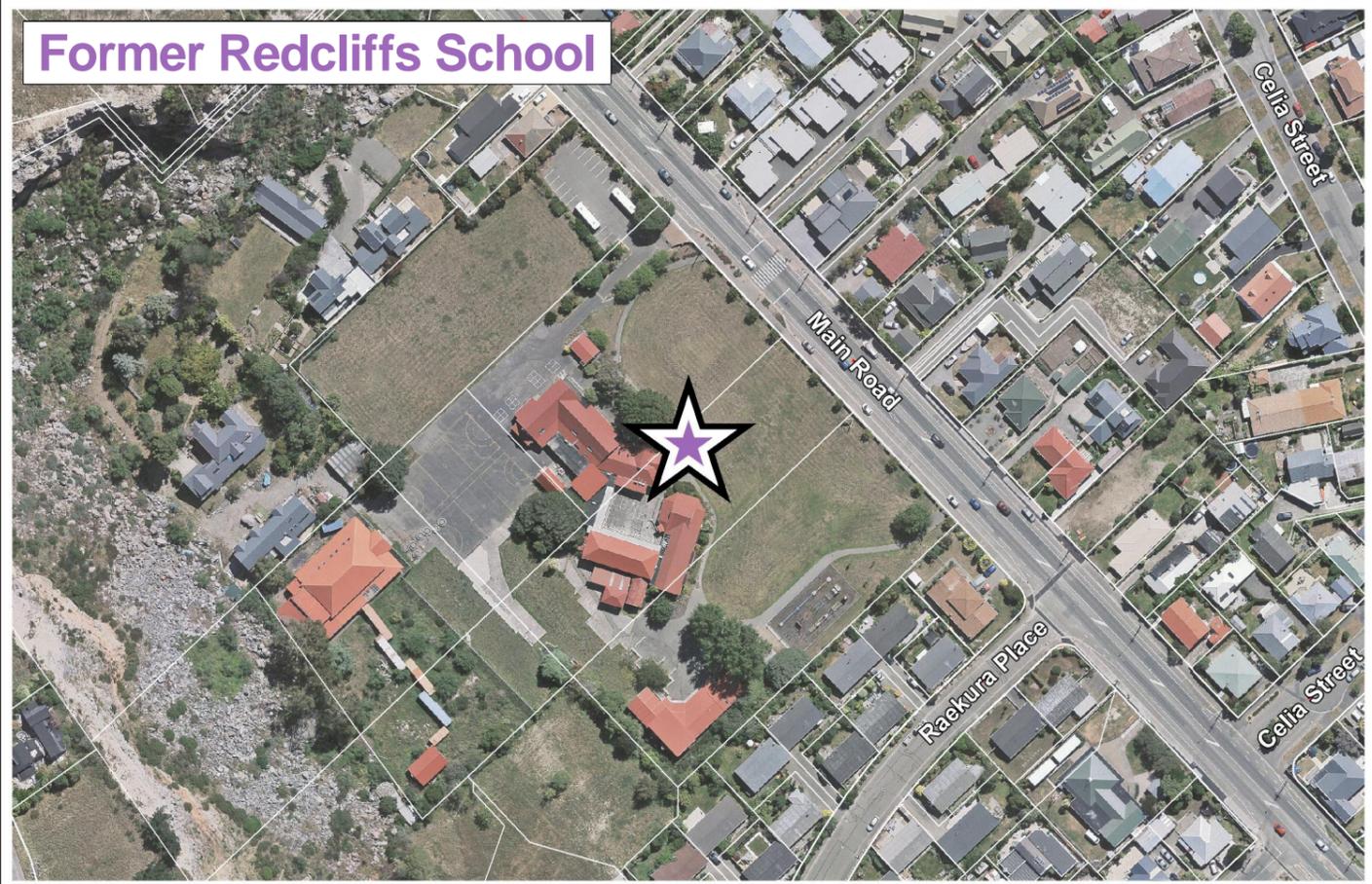
-  Scott Park
-  Former Redcliffs School
-  Sumner Beach
-  26 Nayland Street
-  Land Parcel
-  Park Name
-  Park

Site locations are indicative only and are subject to consultation and design.

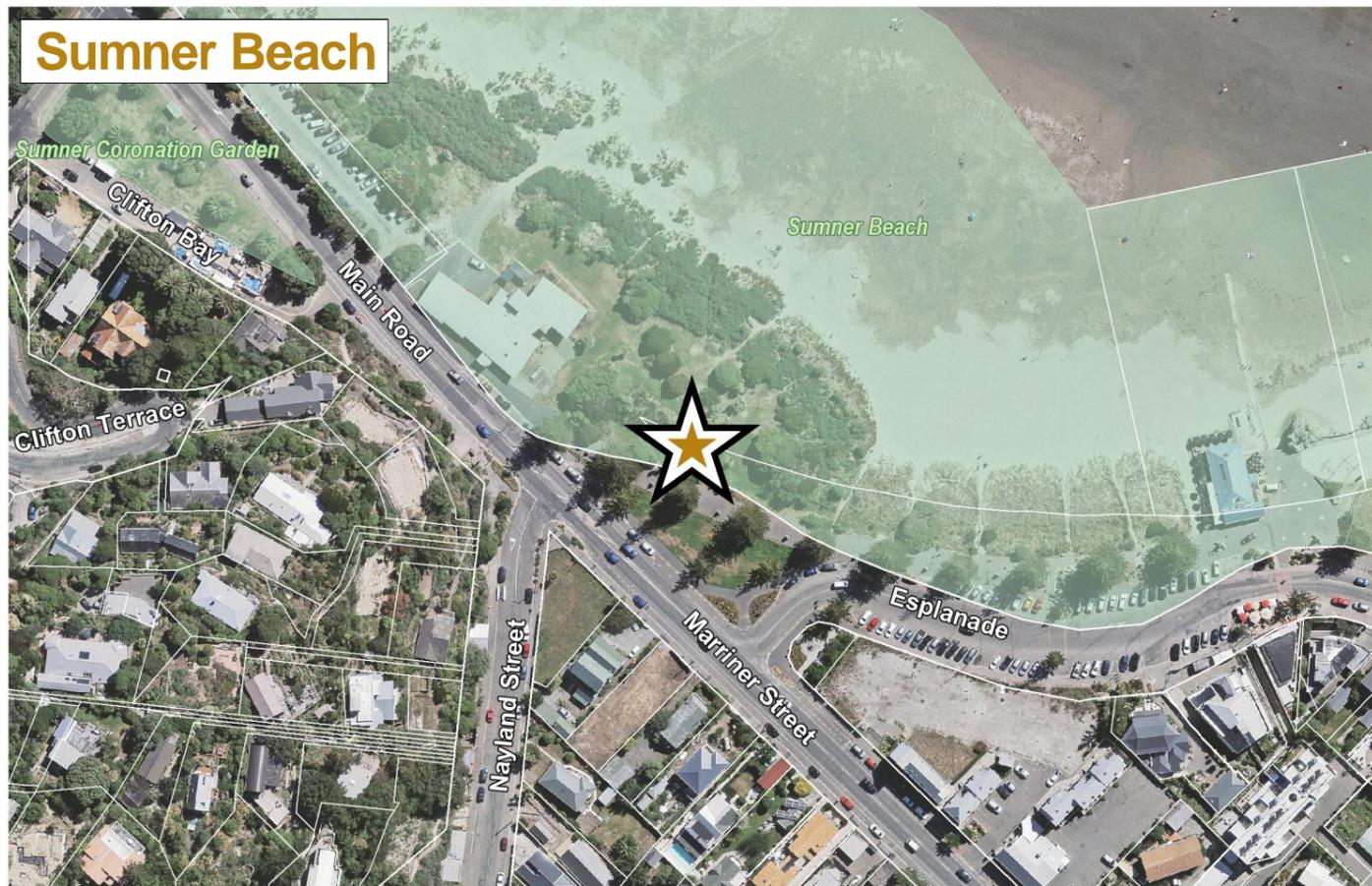
Scott Park



Former Redcliffs School



Sumner Beach



26 Nayland Street

