



Growing community sports

Wellington's Indoor Community
Sports Centre newsletter

Issue 2 January 2008

This is the second newsletter about the design, planning and construction of the Indoor Community Sports Centre at Cobham Park, Kilbirnie.

Thank you to everyone who took the time to give us feedback on our first issue – it was great to hear from people who found the information interesting.

This issue covers the resource consent process for the Centre. The next issue is due out around the end of March.

A QUICK RECAP

In June last year, Wellington City Council gave final approval, in principle, for the construction of the Indoor Community Sports Centre at Cobham Park.

Sinclair Knight Merz (SKM) were then appointed to develop the preliminary design of the Centre. The preliminary design depicts the size, shape and colour of the building, and its layout. It also gives an idea of how the building will fit in with its surroundings.

SKM also produced a detailed Traffic Impact Assessment, examining what effect an increased volume of traffic will have on the local road network, and suggesting a range of improvements that, if implemented, should ensure the effects are only minor.

The preliminary design and the findings of the traffic report were presented at a series of public meetings in October. The community was asked for feedback and we received many practical suggestions and comments. Where possible, we have incorporated these into our designs and planning and our preparation for a resource consent application.

RESOURCE CONSENT

In late February, Council officers will finish their preparation for the resource consent application. This will allow the application for resource consent to be lodged soon after.

Resource consent is needed because three features of the Indoor Community Sports Centre trigger a Discretionary Activities (Restricted) consent requirement under the District Plan rules. These are:

1. **Building height.** The rules for 'Suburban Centre' areas set the maximum allowable building height at 12 metres above ground. The Indoor Community Sports Centre's maximum building height would be almost 16m. The rules allow for a further 50% height increase (ie 6m to a

MAILING LIST

You've received this newsletter either because you live near Cobham Park, or you gave us your contact details for follow-up at a public meeting or when you provided feedback. If you no longer wish to receive this newsletter, please contact Tim Harrod – his details are in the Contacts section.

If you've been passed a copy of this newsletter and you'd like to be added to our mailing list, please contact Tim Harrod.

maximum of 18m) to be considered as a Discretionary Activity (Restricted) resource consent. The assessment criteria include whether the building will materially affect sunlight access and wind effects in surrounding streets, public spaces or residential buildings.

2. **Car parking.** This special consent is required if more than 120 car parks are proposed – and 325 car parks are planned for the Centre. The assessment criteria look at whether the development will cause congestion or affect the safe and efficient movement of traffic nearby, and whether public transport options are encouraged and enabled.
3. **Vehicle access.** It is proposed that the Indoor Community Sports Centre will have two single-lane vehicle entrances with associated 'crossings' and one two-lane entrance with associated crossing which will be the primary point of entry to the facility. An access wider than 6m or a second access on any one frontage (such as on Kemp Street) triggers the need for this consent. Assessment criteria includes whether suitable alternative provisions for parking, servicing or site access can be made.

The Cobham Park site is zoned Suburban Centre under the District Plan. The District Plan sets out the rules for developing and using land and is a requirement of the Resource Management Act 1991.

The Council is responsible for preparing Wellington's District Plan and carrying out its responsibilities under the Act, including managing the adverse effects of land-use activities, natural and technological hazards, and the effects of noise.

Please turn over

Absolutely

POSITIVELY

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WELLINGTON CITY COUNCIL

Wellington



Illustration by www.stantialstudio.co.nz ©

PUBLIC NOTIFICATION

We have chosen to voluntarily request public notification of the application. Documentation has been compiled outlining the proposal, any effects and the proposed mitigating measures. Full reports assessing the effects will be available on the Council's website.

During the resource consent process, members of the public can make a submission in support of, or against, the application. Instructions about when to do this will be provided in newspaper public notices during the public notification process.

Because the application comes from the Council itself, an independent commissioner(s) will assess the application and chair the hearing. This will ensure transparency and impartiality in the process. The resource consent hearing is expected to be held in May or June 2008.

Anyone potentially affected by the Centre's construction can see what is proposed and make a submission if they still have concerns. While things such as the location can't change, other factors like how the additional height would affect Cobham Park neighbours in terms of sunlight will be examined by the commissioner.

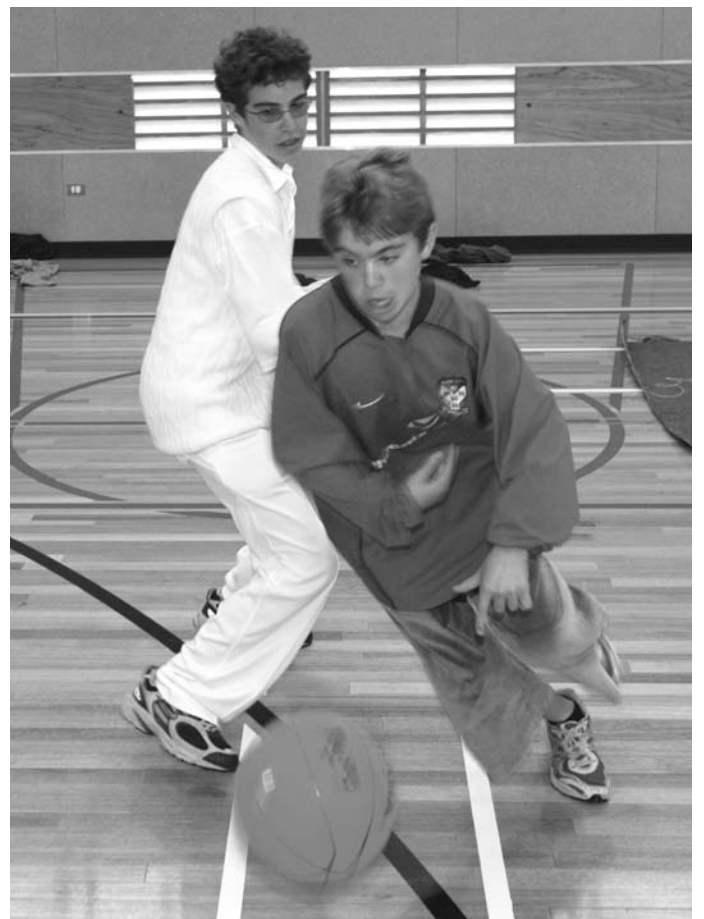
Please note: submissions cannot be accepted before the consent is notified (and advertised accordingly). Submissions are likely to be asked for by April.

WHAT HAPPENS NEXT

Depending on the consent process, the anticipated project timeline is as follows:

May 2008	Detailed design completed
September/October 2008	Construction start date
April 2010	Construction complete

More details will be added as the project progresses.



CONTACTS

For general project information, check out the Projects section of the Council's website www.Wellington.govt.nz which is updated regularly.

For general project enquiries, or if you'd like to provide feedback on this newsletter, contact Tim Harrod, Senior Project Manager, on 803 8117 or tim.harrod@wcc.govt.nz