

## 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"> <li>Location is within a recorded archaeological site.</li> <li>Archaeological authority could be required for any earthworks</li> <li>It is in the Nga Tūranga Tūpuna and is of significance to iwi.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Part of this site is in cliff collapse areas as per the District Plan.</li> <li>In the Sumner Centre Master Plan this site is shown as potential off street parking.</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>Specific site assessment for acoustics is anticipated.</li> </ul>	<ul style="list-style-type: none"> <li>Would require site specific rock fall assessment and it would be likely require mitigation works.</li> <li>Development of this site would require a site specific geotechnical assessment.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>There may be contaminated demolition rubble on site, requiring investigation and possible remediation.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate sized open space.</li> <li>Two trees on site</li> <li>Nearest public toilets are located within the Matuku Takotako: Sumner Centre (when open) and at the Surf Life Saving Club building.</li> <li>Potential for adjacent green space if 20/24 Nayland St ownership transferred to CCC</li> <li>High foot traffic area, from a CPTED (crime prevention through environmental design) perspective.</li> </ul>	<ul style="list-style-type: none"> <li>Not expected to have high maintenance costs here.</li> </ul>	<ul style="list-style-type: none"> <li>26 Nayland Street is owned by the Christchurch City Council.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Site is close to public car parking.</li> <li>Site is a short walking distance to the local bus stops.</li> </ul>	<ul style="list-style-type: none"> <li>Acoustic barriers required.</li> <li>Preliminary and detailed site investigations required.</li> <li>Remedial works for any asbestos found on site may be required.</li> <li>Rockfall assessment required.</li> <li>It is likely potential remedial works for rock fall will be needed.</li> </ul>
<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"> <li>It is within a recorded archaeological site and would require an archaeological authority.</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>The proposed skate park location is outside both zones of cliff collapse management and fly rock zone mapped on the site.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Geology suggests liquefaction on the site is possible.</li> <li>Would require site specific rock fall assessment and it would be likely require mitigation works.</li> <li>Development of this site would require a site specific geotechnical assessment.</li> </ul>	<ul style="list-style-type: none"> <li>Has been identified as HAIL A10, which isn't expected to cause significant contamination issues.</li> <li>A contamination assessment will be required for this site.</li> </ul>	<ul style="list-style-type: none"> <li>Has substantial open space that could cater for a medium - large skate facility.</li> <li>The site is flat with little earthworks required, there are existing toilets on site.</li> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Not expected to have high maintenance costs.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Close to public car parking.</li> <li>Short walking distance to the local bus stops.</li> </ul>	<ul style="list-style-type: none"> <li>Acoustic barriers required.</li> <li>Storm water design.</li> <li>Soil report.</li> </ul>

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