

Kyle Park - questions and answers

Why do you want to change the park's reserve classification and Management Plan?

The library, service centre and support areas of the building cannot be put on a Recreation Reserve. We want to change part of Kyle Park to Local Purpose (Community Buildings) Reserve to allow the whole facility, including the pools and recreation facilities, to be built there.

The proposed Management Plan changes are to reflect the new reserve classification and allow vehicle parking.

Will we lose part of the park?

The area of park proposed for reclassification will remain a reserve but will be able to be used in a different way. The building and car park will take away some green space. However, it is also expected to result in more people using the park.

Why change the classification of such a large area?

The proposed area will fit the whole facility including the car park. One third of this area will be landscaping to help the building and car park fit into the environment. The new landscaping will also help screen the surrounding industrial buildings. By reclassifying the whole area, designers will have the flexibility to locate the pools and filters down into the sunken area to minimise the excavation needed. It will also allow them to minimise the number of trees that need to be removed.

How many trees will be removed?

The exact number of trees needing removal will not be known until after the site of the facility is confirmed. The designers will aim to minimise the number of trees removed. We expect that most of the trees removed would be replaced within the development.

Isn't the site too soft to put a building on?

The ground is soft. However, this is the same for many sites around Christchurch and can be managed using piles under the proposed building. The car park will be constructed to allow for future ground movement.

Won't the pools crack if the ground moves?

Piles under the building will support the pools off the solid gravels below the landfill minimising any settlement. The stainless steel liners that are now used in pools can deal with more movement than the tiles that were once used.

For further information contact:

Ann Campbell – 03 941 8717
ann.campbell@ccc.govt.nz

Can the facility be safely built on the site?

A Resource Consent will be required and this will contain conditions around how construction must occur to minimise health and environmental issues. Health and environmental risks will be identified and managed in accordance with applicable New Zealand guidelines, industry standards and New Zealand regulations.

The amount of material requiring excavation will be minimised by putting the pools and filters in the currently sunken area of the park. We will build up around these with imported fill. The building and the fill to raise the sunken area for the car park will provide additional capping over the landfill material.

What is landfill gas?

Landfill gas comes out of landfills as organic rubbish decomposes. It is common on old landfills around the city and elsewhere. Currently in the wide open spaces of the park any gas is dispersed by the wind. Testing will assess the landfill gas generation and will help determine building design. This is normal where buildings are built on or near landfills. It is unlikely there is enough gas to heat the pools.

What is leachate?

Leachate is contaminated water that comes out of a landfill. It usually comes from rain water or ground water flowing through the rubbish. At Kyle Park, the ground water level is mostly below the landfill. The proposed facility will reduce the amount of rain water entering the landfill and so could reduce the leachate from this. Monitoring before, during, and after construction will identify if the development changes the leachate conditions.

Will the underpass and footpaths be improved?

Discussions are underway as to how the paths and underpass can be improved as part of this and future projects.

Will sports clubs be impacted?

There is no formal sport played at the eastern end of the park. The cricket oval will be impacted. However, there is room to shift this over and improve the boundaries. Options for this will be discussed further with the cricket community if the site is confirmed.