

Apollo Project Centre: Project team responses to issues raised by submitters

Parking on residential streets	Project team response	Submitters
What is the plan for managing parking on site and in adjacent residential streets	Any group operating from the facility as part of the Request for proposals (RfP) process will need to clearly demonstrate the ability to manage parking and traffic flow. Traffic Management Plans will need to identify how parking issues will be minimised (including on the adjacent streets of Chateau Drive and Matisse Place), including how this will be enforced.	25
Apollo Centre users park in front of properties on Chateau Drive and Matisse Place – both sides of the road. .	There are 22 parking spaces associated with the facility and 20 bike storage spaces. Traffic plans should indicate how these will be effectively utilised. Parking issues on Chateau Drive have been raised with the CCC Parking Team to identify any possible mitigations. This issue will need to be managed successfully by any possible new owner/tenant of the facility	9, 10, 11, 13, 14, 17, 18, 20, 21, 22, 23
Four years ago the HPF management required the athletes to park on Chateau Drive which has caused significant disruption, anxiety and unpleasantness for the residents.	RfP applicants will need to clearly demonstrate how their proposed programme of activity at the facility will address parking requirements and minimise impacts on the surrounding area	23
Parking for pool and Apollo centre should be provided within parks available in Jellie Park, no more land in Jellie Park used to support any new use for the building	There are 22 parking spaces associated with the Apollo Projects Centre and 20 bike storage spaces. Traffic plans will be required to demonstrate how these will be effectively utilised. No additional parking spaces are allowed for with the current Resource Consent for the Apollo Projects Centre.	4, 11, 15, 16, 17, 26
Can more land within Jellie Park be used for parking to take the pressure off adjacent streets – Chateau Drive and Matisse Place?	This would involve an amendment to the Jellie Park Management Plan and the ability for the potential RfP applicant to fund this work?	22
Chateau Drive a residents only parking area?	Parking issues on Chateau Drive have been raised with the CCC Parking Team. They advise that resident only parking zones are no longer being implemented.	16
Dangerous to exit through parked cars, visibility issues	Normal parking rules apply.	9, 10, 17, 18, 20
Noise (athletes 5am early morning starts) – initially athletes, coaches and HPF management parked inside the controlled gate from the Pools at the HPF, or in the Jellie Park Pool parking but since 2018 the athletes were told to park in Chateau Drive and access the HPF via our walkway.	There are 22 parking spaces associated with the facility and 20 bike storage spaces. Traffic plans from the RfP applicants will need to indicate how these will be effectively utilised. HPF currently provide most of their users direct access to their car-park. Some users, for example athletes on the pathway to podium scheme and regional performance programmes for example, use Chateau Drive. We will review the operational and traffic plans of RfP applicants and can provide more weighting to those applicants who will minimise the current parking issues.	9, 10, 13, 23
Speeding down Chateau Drive to access the walkway to the HPF (arrival and departure).	Parking speeding issues on Chateau Drive have been raised with the Parking Team at Christchurch City Council to see what they advise. Normal parking and traffic enforcement processes apply.	11, 23

More information needed by affected residents re process	<p>An indicative timeline for the RfP process is attached. Please contact us if you would like to discuss this further.</p> <p>At the conclusion of the RfP process, if a lease is proposed to be granted to a community recreation group, this will be advertised via public notice. This involves the ability for objections to be heard by a hearings panel.</p> <p>Media/communication releases will be sent directly to submitters of this Community Consultation as well as more generally within the community.</p>	18, 25
Issues relating to the Apollo Project Centre site and Jellie Park		
Building is temporary	The building was initially built after the Canterbury earthquakes as a home for High Performance Sport NZ. Once they move to Parakiore Recreation and Sport Centre, an opportunity exists to provide this facility and spaces to a community recreation group. The current facility should have at least 17 years of useful life remaining. The question has been asked by SportNZ whether Christchurch would like the facility to remain for community recreation and sporting outcomes within the community. The current RfP process and consultation is seeking to answer this question. If there is a successful applicant who is granted a lease there will be a requirement for them to remove the building at the conclusion of a new lease.	4, 10, 11, 18, 20, 23
Temporary facility should be removed, return building site to parkland	<p>With High Performance Sport NZ moving out once Parakiore Recreation and Sport Centre is open, an opportunity exists to utilise the facility to provide more community recreation space within the city.</p> <p>The question has been asked by SportNZ whether Christchurch would like the facility to remain for community recreation and sporting outcomes within the community. The current RfP process and consultation is seeking to answer this question.</p> <p>Providing groups can meet parking, financial and permitted use criteria, there is an existing space that could be used to support and encourage participation in recreation activities. The Community Board wants to understand the views and preferences of the community within their decision making process.</p> <p>The current request for proposal includes the removal of the facility at the conclusion of the lease.</p>	10, 13, 26
Who is responsible for permanent removal of the buildings if the lessee defaults (20 year building design should have been removed in 2016 then extended to 2021 so intended to be removed by 2033).	<p>If an applicant from the RfP process is recommended to be approved by the Community Board the lease will include a condition that requires the applicant to establish a fund so they can remove the building at the conclusion of any new lease.</p> <p>The capability of the applicant to create and manage this fund successfully is critical to the success of any application. An independent assessment of this capability will be completed and their needs to be negligible risk to this outcome.</p>	23

Vehicle access to Performance Centre extremely restricted	A priority for any successful RfP application will be the ability to manage traffic flow to and from the facility within the requirements of the Jellie Park Management Plan. Vehicle access to the facility is via the Jellie Park Recreation and Sport Centre car park from Ilam Road and any activity at the facility will need to meet these needs. There are a number of alternative transport options, with a number of bus routes, cycle ways and walking access in the area.	21
Existing trees must be retained. Will these be protected under the Parks Management plan?	There is no plan to remove any existing trees or vegetation from around the facility. The Jellie Park Management Plan is designed to ensure a safe and attractive parkland landscape by maintaining and managing vegetation in the park. Council will continue to own the land that the Apollo Projects Centre is built upon.	16, 23
More landscaping required if building retained	The Jellie Park Management plan identifies the need to ensure the landscape character of the park is not compromised by buildings. Trees and shrubs are planted and managed to integrate buildings with the surrounding landscape.	16
No lighting and sound increase from any new activities	Any intended use and activity at the facility will need to meet all conditions of the Resource Consent and Jellie Park Management Plan. Lighting requirements at the park have been identified in the Management Plan Noise levels of different activities are controlled via the District Plan. Any applicant to the RfP will have to comply with the current requirements or seek a resource consent for variation.	16
If building leased, who will be accountable for graffiti removal, site maintenance and the group participants behaviour.	If a new lease is issued the successful applicant will be required under the terms of their lease to ensure the building remains free of graffiti and is maintained to an acceptable level as detailed (as per current Council policy and practice). The RfP process will be assessing the organisations ability to cover the costs of completing this work as required. Compliance with these standards is monitored by Council officers. Similarly the applicant will be responsible for the behaviour of its visitors and users.	23
Will a consent be required under any new lease? / Consent needed	A resource consent currently exists for the facility which clearly outlines conditions of use, including parking based on current usage. Any change or potential change to the use of the facility, including parking/traffic management will be required to go through normal Council procedures for a resource consent application.	11, 21
Can any new lessee allow community groups to book the facility?	Any groups using the facility must be completing a permitted activity identified within the Resource Consent, Parks Management Plan and District Plan.	24
What responsibility does Council take and what rights do the residents/ratepayers have if the lessee fails to discharge their obligations and liabilities over time.	Conditions of the lease will clearly outline obligations by the lease holders, including risk mitigation. Residents/ratepayers can raise issues of non-compliance directly with the lease holders of any facility on any Park. If the matter is not resolved satisfactorily then the issue can be raised with Council to seek a constructive outcome and compliance with the expected and detailed standards.	23

Before any decisions are made and it is leased out to a community group we as residents should be given insight into who is interested as depending on their level of responsibility to the community and surrounding area would influence whether or not this should go ahead.	At the conclusion of the Request for Proposal process, if Council proposes to issue a lease to a community recreation group, there will be a public notice identifying the group, and a further round of consultation, providing the opportunity for any views to be heard by a hearings panel.	18
Other		
Wasteful to build new high performance facilities in the city	The medium term plan was for High Performance Sport NZ to move into Parakiore Recreation and Sport Centre within a dedicated space that has been designed to meet all of their needs. The Apollo Project Centre was designed as a short-term solution for their needs.	27
Use as:		
Community centre / community space / by community groups	The Jellie Park Management Plan and Reserves Act requires any use in the Park and facilities to be for Recreation and Sport purposes	2, 3, 14
Venue for Delta Rhythmic Gymnastics	Partnerships will be encouraged during part B of the RfP process	1
Facilities for Archery Club	Partnerships will be encouraged during part B of the RfP process	5
Facilities for Christchurch Whitewater Club	Partnerships will be encouraged during part B of the RfP process	8
Thermal pools and spas	Thank you for your suggestions Henry. Pools and spas would not be suitable for the Apollo Centre. All the water activities are in the Jellie Park pool area.	20