

9. **RICCARTON/WIGRAM ENVIRONMENT COMMITTEE  
REPORT OF 16 APRIL 2002**

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The purpose of this report is to submit the outcomes of the Environment Committee meeting held on Tuesday 16 April 2002.

The meeting was attended by Neville Bennett (Chairperson), Lesley Keast, Ken Cummings, and Mike Mora. Peter Laloli and Bob Shearing were also present; Helen Broughton was present for clauses 1 and 2 only.

**1. SOUTHWEST CHRISTCHURCH GROWTH AREA  
PUBLIC OPEN SPACE BRIEF**

Robert Watts gave a presentation on this strategy.

A rare opportunity exists to undertake a comprehensive, integrated planning and design approach to effectively and efficiently allow the staged establishment of public open space.

The resultant framework and open space would maximise the ability of parks, waterways and road reserves to achieve the resource management objectives of the City Plan and in a way that is sensitive to the specific issues related to Southwest Christchurch.

Of immediate concern in:

- The establishment of cost sharing schemes and conditions for subdivisions allowed under the City Plan.
- Issues relevant to the management of the Cashmere Stream Ponding area.
- Future urbanisation in the pipeline such as Wigram, Awatea, Glovers Road, Bruce Wallace, Westfield Business Park, etc.

Southwest Christchurch includes the Halswell-Wigram growth area that is identified in the City Plan as the main long-term urban growth area for Christchurch. The main issues relate to transport, surface water management (both Halswell and Heathcote catchments) and ground water protection.

A further issue is the setting of subdivision requirements for future subdivisions on land rezoned as part of the City Plan process.

In simple terms it is to translate existing planning into a greenspace pattern by a multi-disciplinary design process and then to determine how it would be achieved using a variety of methods. For example land purchase, mitigation measures, reserve contributions and assorted financial contributions together with capital investments by the Council in parks, waterways and living streets.

Members were very supportive, and sought to have the Community Board involved in the process.

**2. UPPER RICCARTON DOMAIN TENNIS CLUB, NEW COURT SITE**

Kelvin Collier (Sports Adviser, Leisure Unit) and Rod Whearty (Parks and Waterways Area Advocate) reported on the Board request:

“...to measure the Yaldhurst Road frontage of the Domain, regarding it being able to accommodate the siting of an additional tennis court...” for the Tennis Club

**BACKGROUND**

The Riccarton Domain Tennis Club have submitted an application to the Parks and Waterways Unit to extend their existing leased area to construct two additional courts, with one being a public court to be funded by Council.

Around that time representatives from Villa Maria Board of Trustees had also approached Council regarding the potential partnerships that could lead to tennis court facilities on their site being made available for wider community use including a proposal for community sports courts on their site. The Tennis Club was encouraged to seriously consider the option of working in with the college by way of sharing facilities with the school but this did not find favour with the club.

With the intention of Villa Maria College to re-establish its courts to the south west are of the school ground and for these courts to continue to be made available for the public outside school use it would not be prudent nor necessary for Council to subsequently partner with the Tennis Club to provide a further public court on the Domain in such close proximity. With this in mind the proposal from the Tennis club for Council input into a public court did not find favour.

#### **GENERAL SITING AND SPATIAL REQUIREMENTS FOR TENNIS COURTS**

Sport and Recreation New Zealand (Hillary Commission) have published a booklet called "Sport dimensions for playing areas" which gives internationally recognised specifications for playing surfaces.

The best orientation for a tennis court is in the region between 20 degrees west or north and 35 degrees east of north.

The orientation of the current courts at the Riccarton Domain Tennis Club is approximately 25 degrees east of north.

The club currently has 3 courts and a small pavilion in the south east corner of the Domain. The courts are bound by the driveway access to the Park to the west, the playground and road to the south, residential housing to the east and the Avon United Soccer clubrooms and the Domain itself to the north.

The club would prefer any new court located in as close proximity to the current courts and club house as possible. The proposal presented by the club located the 2 proposed courts to the north of the existing courts out into the existing park area.

Negotiations are currently taking place with the Upper Riccarton Bowling Club for the shifting of the club off the current site at the southern end of the domain to a joint site with the Riccarton Racecourse bowling club. If this proposal takes place the land and improvements vacated by the Upper Riccarton Bowling Club will revert back to council under their current lease agreement. This would provide a good opportunity to provide much needed road frontage for the park and would not be considered for any further leased area to any club (including any tennis club proposal). This position is supported by this board by way of a resolution by the Riccarton Wigram Community Board at their December 2001 meeting stating that :

*"...the area [of land currently leased by the Bowling club is] to be retained as freely available public open space."*

#### **POTENTIAL LOCATION AND ORIENTATION OF A FURTHER TENNIS COURT**

Given the obvious non-negotiable constraints such as current buildings on site the road and other structures there emerges only a limited number of options for placement of a new court. These are discussed below.

**Option 1:** Immediately north of the existing courts on the park area, perpendicular to the current courts and immediately adjacent to the existing volley board.

**Option 2:** Immediately north of and parallel to the existing courts.

**Option 3:** South of existing courts, and perpendicular to existing courts on current playground site.

A 4<sup>th</sup> option was suggested which involves placing a new court to the west of the current courts over the existing driveway and immediately adjacent to the bowling club.

## SUMMARY

The Tennis Club originally approached Council to seek an extension of its lease to build two new courts for the club at the Upper Riccarton Domain and for Council to assist with the development in return for community access to one of the new courts outside Club time. This application has not found favour with officers given that;

1. Villa Maria College is to build courts nearby which would provide community access; and
2. Two new courts would encroach too far onto the already cramped and precious space of the Domain.

It is likely that any extension to the club lease would be limited to one court with a minimum or nil encroachment onto the Domain itself.

The Riccarton/Wigram Community Board requested information on the ability for a court to fit into the current children's playground site.

The tennis club would like any new court to be located as close as possible to the current courts which leaves the 4 options given above. Of the four options given, all have drawbacks with option 2 being more favourable for the club and players and option 3 being more favourable for other park users and those residents who did not want any more encroachment onto the domain for leased areas.

The Club had reservations about the siting of a court on the Yaldhurst Road side of the current courts (option 3) mainly due to the safety aspects and secondarily due to the orientation aspect. Therefore the club's preferred location is to the north of the existing court and preferably parallel to the existing courts (option 2).

## COMMITTEE DELIBERATION

The Committee noted that the Board had, by previous resolution, agreed to refer the Tennis Club proposal back to the community, when the Bowling Club relocation was confirmed.

**Recommendation:** That the Board receive the report, at this time.

### 3. OWAKA ROAD INERT LANDFILL UPDATE

The Committee was in receipt of a report, from Environment Canterbury, on the site; this site has been of some concern to the Committee in respect of various management and disposal issues.

A real concern, to members, was the issue of water testing/site contamination.

The Committee wishes to seek information on:

- the (general process for) testing of contaminated sites
- whether testing is done at adjoining well sites, as well as the on-site testing
- how far, from the subject site, is routine testing done
- what bore sites have been closed down, and a full identification sought of all closed bore sites in the Wigram area.

### 4. RAVENSDOWN, PROGRESS REPORT

The Committee received an officer report on the contamination spillage incident, in early February.

An officer team (Christchurch City Council and Environment Canterbury) is working with the company to ensure the highest standards of environment management are maintained.

The Committee **agreed** to ask that the Board (through the Service Centre), and local residents association be informed of any future "incidents" at the site; and that this Committee be kept informed of the workings of the officer team.

### 5. PROJECT FUNDS, 2001/02

Noted, a balance of \$3,160 still available.

### 6. COMMITTEE ROLES AND FUNCTIONS

Received.

**Chairperson's  
Recommendations:**

1. That the report be received.
2. That the Board receive the update on the Upper Riccarton Domain Tennis Club, New Court Site.