

5. SYDENHAM PARK - SYDENHAM RUGBY FOOTBALL CLUB INCORPORATED – LEASE OF FORMER TENNIS CLUB BUILDING, & CALLING FOR REGISTRATIONS OF PROPOSALS FOR USE OF FORMER TENNIS COURTS

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The purpose of this report is to provide the Board with an update on the progress of the re-fit of the former tennis club pavilion for use as changing sheds by the Sydenham Rugby Club at Sydenham Park, and to obtain approval to call for 'Registrations of Interest' for the future use of the tennis court area now owned by the Council, as a result of South Christchurch Tennis Club relinquishing its lease.

UPDATE ON PROGRESS OF CHANGING FACILITY

The development of the former South Christchurch Tennis Clubrooms into changing rooms for Sydenham Rugby Club is progressing well. The project is two-thirds finished, with minor delays caused by the availability of subcontractors. The Rugby Club is anticipating that the changing rooms will be available for use in mid-June 2003. A Deed of Lease has been forwarded to the Club's lawyer and this will be signed prior to the facilities being operational.

TENNIS COURT AREA

The South Christchurch Tennis Club has surrendered its lease over approximately 2700 square metres of Sydenham Park, upon which there was a building, four tennis courts, lights and surrounds.

The surrendering of the lease by the Tennis Club and the intention to lease the former tennis club pavilion by the Sydenham Rugby Club was reported to the October 2002 meeting of the Spreydon Heathcote Community Board at which meeting the Board made the following resolution:

"The Community Board, in conjunction with the Leisure Unit be proactive in consulting all park users with regards to the future use of Sydenham Park"

As approved at the above meeting, the Sydenham Rugby Football Club have taken up a lease of the area on which the former clubhouse is located. The remaining area which includes the four tennis courts and lights is presently owned by the Council. The Council now has an opportunity to use this land to further enhance the park by developing, upgrading or leasing it.

The tennis courts are in various states of repair from poor to fair and will need to be resurfaced in order to be able to continue to be used for their intended purpose. The courts also include flood lighting facilities which will require maintenance work and repairs to be undertaken to them to bring them back to a useable standard.

DECISION-MAKING PROCESS FOR FURTHER USE OF LAND

Discussions with current park users have revealed that there is considerable interest in the tennis court land for various uses. Council may also have a preference for the type of use to which the land should be put. There are restrictions on the type of activity that could take place upon the land. It is most likely that any current park user who wishes to make use of the tennis court land will be required to enter into a lease agreement with the Council.

With this in mind, officers recommend a "Request for Proposals" process is entered into to gauge demand for the land, by inviting possible users to come forward with ideas for use of the land. A preferred proposal would not become a binding agreement at that stage, but would give the successful proposer the right to negotiate with Council as to the final details of their proposal, which would most likely result in a lease-type agreement being entered into for the use of the land.

The Council can indicate its preferences for the use of the land, which would be included in the Request for Proposals document. Council could decide not to accept any proposals and return the land to public open space.

It should be noted that the Board has authority to act on Council's behalf as well as the Parks and Waterways and Community and Leisure Committees. As this matter is considered to be a local issue, the Board can therefore act on Council's behalf to approve which users(s) is preferred and then approve the lease with the user(s) once negotiations have taken place.

Once the proposals have been received, each will be assessed following which a recommendation will be made to the Board for a decision.

The details of the proposal will then be worked through, and a lease drawn up for which approval will be sought from the Board.

LEGAL RESTRICTIONS AND COUNCIL PREFERENCE FOR THE USE OF THE LAND

The Land is held by the Council as Recreation Reserve subject to the jurisdiction of the Reserves Act 1977 which places certain limitations on the type of activity allowed on the land. Principally the land can be used for an active recreational type of use, and the associated structures and buildings necessary to support this use.

The Board may also like to state its preference for the use of the land and thereby guide the proposals received.

Some guidelines might include preference towards those proposals which:

- are directly related to and complement the current layout, usage, design and purpose of the park
- enhance, complement or support existing sport and recreation uses
- directly involve current regular users of the park
- allow the land to be available for the general public to enjoy
- fulfil a local identified community recreational need
- are able to meet the needs of more than one interested party
- maximise the usage of the area
- minimise the Council's responsibility for enhancement or ongoing maintenance.

Officers recommend that due to demands for increased park area from current sports users, and the pressure already placed upon the park by existing users, that the Board not seek applications from commercial operators, or from organisations whose principal purpose is to provide services to the community that are not related to outdoor recreation.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	0	
N2	Eliminate emission of harmful substances	0	
N3	Protect and restore biodiversity and ecosystems	✓✓	Protecting and enhancing the city's outstanding natural features and landscapes by utilising an existing building on the reserve
N4	People needs met fairly and efficiently	NA	NA - See People Step + Economic Step
The People Step			
P1	Basic needs met	✓	Improve peoples access to basic facilities
P2	Full potential developed	✓	Enhances opportunities for physical activity through the provision of outdoor recreation facilities and services
P3	Social capital enhanced	✓	Supports the infrastructure of a sporting association
P4	Culture and identity protected	0	
P5	Governance and participatory democracy strengthened	0	
The Economic Step			
E1	Effective and efficient use of all resources	✓	By utilising an existing structure on the park which was no longer required saves money
E2	Job rich local economy	0	
E3	Financial sustainability	✓	Council benefits by encouraging other parties to develop and maintain an Council Asset. Some small income from lease of land.

Staff**Recommendation:**

1. That the Spreydon/Heathcote Community Board seek proposals by the 'Registration For Proposals' process for the long-term use of the land at the western end of Sydenham Park, which currently has four tennis courts and associated lights upon it, and was previously leased to the South Christchurch Tennis Club.
2. That proposals be sought from groups which meet the Board's preference for use of the land, namely proposals that:
 - are directly related to and complement the current layout, usage, design and purpose of the park
 - enhance, complement or support existing sport and recreation uses
 - directly involve current regular users of the park
 - allow the land to be available to the general public to enjoy
 - fulfil a local identified community recreational need
 - are able to meet the needs of more than one interested party
 - maximise the usage of the area
 - minimise any exposure to Council for enhancement or ongoing maintenance
3. That a report outlining the proposals received be brought back to the Board for discussion and decision.

Chairman's**Recommendation:**

The guidelines for this proposal seem sensible in order to obtain the best use of the land. I would support the recommendations.