

5. CROSBIE PARK - APPLICATION TO INSTALL SUPPORT TOWERS AND TRAINING LIGHTS AT THE AVONHEAD TENNIS CLUB

Officer responsible Parks & Waterways Manager	Author Jill Gordon , DDI 941-6708
---	---

The purpose of this report is to enable the Board to consider an application by the Avonhead Tennis club to install four nine metre tall lighting towers with lights at Crosbie Park. These lights are intended to be used for training purposes, and to be located over two of the existing six courts used by the Avonhead Tennis Club. The two courts are located near the park boundary and to the rear of the residential properties in Thoresby Mews and Berkshire Drive. The intended installations, including positioning of the light towers and aiming patterns, are **attached**.

RELEVANT CURRENT POLICY

The Parks and Waterways Manager has delegated authority from the Council (23 October 1996) to approve applications for floodlights on sports grounds, subject to the necessary resource consents being obtained and consultation with the appropriate Community Board.

DESCRIPTION OF THE PROPOSAL

The applicant indicates that the reason for the application is to provide lighting so the courts can be used for extra hours for coaching and to enable the members to play longer in the evenings.

The Avonhead Tennis Club is active and growing with a membership expected to exceed 325 this season. The club has 92 senior players and 226 juniors, as well as winter players and life members. With the increased requirements for junior coaching during daylight hours the demand on the six synthetic grass courts located at Crosbie Park is becoming intense.

The club has contacted the residents at 9 Thoresby Mews, and 24 and 26 Berkshire Drive, to establish whether they have any concerns about the proposal. Mr Gordon Hooper, Vice President of the Club has indicated no objections have been raised by residents concerning the proposal.

ISSUES FOR CONSIDERATION

The issues that have been considered are as follows:

- The height of the towers and appearance
- The effect of glare and who will be affected
- Noise

The Height of Towers and Appearance

The proposal is to be assessed for resource consent with the matters of non-compliance being the height of the proposed (tower) building (the maximum permitted height is 8 metres and the proposed lighting poles are 8.7 metres) and possibly the separation from neighbours, (a 10 metre separation distance is required). Preliminary assessment from the assessing planner considers that the proposal is an appropriate development for the park and is suitable in regard to height and location. It is anticipated that the application for resource consent will be processed on a non-notified basis with no written approvals from adjoining neighbours being required.

The Effect of Glare

Advice received from the Environmental Services Unit planner is that the proposal will comply with the glare requirements of the Transitional and Proposed City Plans.

Noise

The applicant indicates the lights will be programmed to cut off at 9.30 pm. No potential noise problems associated with extra playing time by club players have been raised by the assessing planner.

CONCLUSION

The Parks and Waterways Unit has been in close contact with the club and support the proposal. The Unit acknowledges the club's need for extending its facilities and believes their application is justified.

Staff**Recommendation:**

That the application by the Avonhead Tennis Club to install support towers and training lights at Crosbie Park be approved subject to the following conditions:

1. The towers be powder coated, or painted flax green colour, eg Resene 12 B 21(B.S5252 (1976) Colour Range).
2. The applicant to obtain the necessary Resource and Building Consents at its cost before commencing installation of the lighting system upon the park.
3. The applicant or contractor being responsible for obtaining plans of all services presently laid underground in the park (electricity, telephone, sewerage, storm water, high pressure water supply and irrigation).
4. The applicant being required to deposit scaled plans, showing the tower and cable layout in the park, as built, within two months of the work being completed.
5. The applicant being responsible for all costs associated with the installation and maintenance of the lighting system.
6. The applicant being responsible for ensuring that the lighting system is maintained in a safe and tidy condition at all times.
7. The lights not be operated after 9.30 pm.
8. A bond of \$2,000.00 be paid by the Avonhead Tennis Club or successful principal contractor to the Parks and Waterways Area Advocate, Fendalton Service Centre, Christchurch City Council, before work commences on the site.
9. The area be restored to its previous condition following completion of the work. The bond less any expenses incurred by the Council, to be refunded after the "as built" plan has been lodged with the Council and any necessary restoration work has been completed.
10. The approval to lapse if the development is not completed within two years of application.

Chairman's**Recommendation:**

That the above recommendation be adopted.