

5. CASHMERE LAWN TENNIS DEVELOPMENT PROPOSAL

RR 9649

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Corporate Plan Output: Parks - Customer Services - consents 9.4.8	

The purpose of this report is to seek approval for the installation of six artificial court surfaces at the Cashmere Lawn Tennis Club.

BACKGROUND

Cashmere Lawn Tennis is located on Cashmere Valley Reserve, Cashmere. The Cashmere Lawn Tennis Club has a 400 strong membership with approximately 200 junior members and over 30 junior teams. The Cashmere Lawn Tennis Club maintains that they have a lease in perpetuity from the Council for their grounds on Cashmere Valley Reserve for which they are charged a rental of \$594 per annum. The Property Unit has no record of the club holding a signed lease document. However, as landlord, Council approval for development works on the site needs to be obtained.

Because of the increase in members, particularly juniors, the club is proposing to convert six courts from grass to artificial surfaces that are more suitable for coaching and tournament play. The proposed artificial court surfaces will be green in colour and allow increased play during winter and in wet weather. It is estimated that over 12 months' playable time will increase by 50 per cent.

The Cashmere Lawn Tennis Club initially proposed to install lights for up to six courts as well as convert six grass courts to an all weather surface. However, because of widespread opposition from the surrounding residents, the club has decided not to proceed with this proposal.

CONVERSION OF THE GRASS SURFACE TO ARTIFICIAL COURTS

As outlined in a letter from the Cashmere Lawn Tennis Club, reasons for the conversion of the grass courts to artificial surfaces are as follows:

“The grass courts receive expert care, but are difficult and expensive to maintain. The ends soon become worn, tufty and unpredictable. They require constant mowing, marking and watering, unplayable when wet, and using a great deal of a precious resource...

In winter these courts are closed, being unplayable, and re-seeding, turfing and fertilising etc. is carried out. For these six months, the club has only six other courts to cater for its membership of nearly 400, half of which are juniors.”

A resource consent is not necessary for the tennis courts conversion to artificial surfaces because the total impervious surfaces on the reserve will not exceed 30% of the total recreational reserve. The current artificial tennis courts have a permeable aggregate base course through which water can freely drain. Building consent is still required to ensure drainage and construction details are adequate.

OUTCOME OF FURTHER CONSULTATION

A letter was sent to local Cashmere residents during February 1999 informing them of the club's decision not to proceed with the court lighting and seeking comment on the conversion of six grass courts to an artificial surface. Sixty-six households replied to this survey, the results being very favourable with 63 residents in favour and three against.

Comments received from this submission were generally in favour of the proposal with few exceptions. Positive responses such as reduction in maintenance and water used for irrigation of the courts were expressed. Concerns with traffic and parking were mentioned again by a few residents. These traffic issues have been referred to the City Streets Unit for consideration.

DEVELOPMENT COSTS

The Cashmere Lawn Tennis Club estimates the costs for conversion of the six grass courts to an artificial surface is approximately \$150,000. The ability to proceed with this development depends on the club raising \$100,000 by way of grants and loans. Applications for grants from Lotteries and The Community Trust cannot proceed without the Council's consent as a prerequisite. Due to the need to raise funds it is estimated that the resurfacing project would not proceed until at least autumn 2000, and could be 2-3 years later if funds are not secured.

The above application was considered and supported by the Spreydon/Heathcote Community Board at its April meeting.

Recommendation: That the Council approve the Cashmere Lawn Tennis Club application to convert six grass tennis courts to an all weather surface, subject to the following conditions:

1. The club obtaining building consent before commencing work on the site.
2. The club entering into a new lease agreement on terms and conditions satisfactory to the Property and Parks Managers.

3. All costs associated with this application and resulting development being paid for by the club.
4. Before work on site commences the club contacting the Area Parks Officer (Sockburn) to ascertain the Council's requirements through the development phase of the proposal.
5. All soil excavated from the site remaining the property of the Council (contact the Area Parks Officer (Sockburn) concerning the soil disposal).
6. The site being kept in a safe clean and tidy condition by the club at all times.
7. A bond of \$2,000 being paid before work commences on the site. The bond less any costs incurred by the Council is to be refunded to the club once the development has been completed.