

6. **RICCARTON/WIGRAM ENVIRONMENT COMMITTEE
REPORT OF 22 OCTOBER 2002 MEETING**

The Board was in receipt of the report of the Environment Committee meeting held on 22 October 2002, covering the following issues.

1. **UPPER RICCARTON DOMAIN TENNIS CLUB**

Mr Brian Thomas, president of the Upper Riccarton Domain Tennis Club, had been granted speaking rights in respect of the Domain "Future Development Proposals" report. The Parks and Waterways Area Advocate gave an extensive report, which gave an update on the options for the enhancement of Upper Riccarton Domain including the application for an extension to the leased area of the Riccarton Domain Tennis Club.

The Riccarton Domain Tennis Club some time ago 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. Recent consultation with the other sports clubs and community interested in Upper Riccarton Domain revealed that park space is already constrained and that there is resistance to any further encroachment onto the open space areas of the domain by new or current leaseholders. There is also strong resistance from some sections of the community to any further loss of green space for car parking. Given the initial community feedback, it has been made clear to the tennis club that an application for only one new court would be considered, with no support for car parking on the park.

Since April the Riccarton Domain Winter Bowling Club has relinquished its lease and the building and land have been vacated. This will have a significant impact on the park by opening up the Yaldhurst Road frontage.

The Council's commitment to the bowling club's proposal was subject to a number of conditions. In particular, Condition 3 of the Councils approval relates to the possible future use of the bowling club site. In essence the area is unavailable in terms of granting exclusive leases over all or part of the former bowling club site.

Parks and Waterways staff believe that if an additional court was to be built the best site is on the Yaldhurst Road frontage where the existing playground is located. From the club's perspective this site is not ideal as the court would be on a less favourable orientation and they have reservations about its proximity to Yaldhurst Road.

The Parks and Waterways Unit believe that it is debatable whether an additional court is warranted given the current status and membership of the club. The club has more of a social rather than competitive emphasis; it is not affiliated to the Canterbury Tennis Association, and it does not participate in inter-club competition.

The table below shows the player to court ratios of other clubs around the city (sourced from Canterbury Tennis Association) as at April 2002.

(The current season's registrations for the Upper Riccarton Domain Tennis Club were still being processed at the time of this report being compiled.)

Club	Seniors	Juniors under 18 yrs	Courts	Ratio Seniors:Courts	Ratio Total Members:Courts
Upper Riccarton Tennis Club	41	50	3 <i>(4 crts)</i>	14:1 <i>(10:1)</i>	30:1 <i>(23:1)</i>
Avonhead Tennis Club	94	161	6	16:1	43:1
Beckenham Tennis Club	75	120	4	19:1	49:1
Bishopdale Tennis Club	54	91	6	9:1	24:1
Burwood Tennis Club	126	196	7	18:1	46:1
Cashmere Tennis Club	140	176	13	11:1	24:1
Elmwood Tennis Club	152	222	9	17:1	42:1
Fendalton Tennis Club	138	397	10	14:1	53:1
Halswell Tennis Club	80	80	5	16:1	32:1
Hornby Tennis Club	30	50	4	8:1	20:1
Te Kura Tennis Club	103	143	4	26:1	62:1
St Martins Tennis Club	63	92	4	16:1	39:1
Waimairi Tennis Club	267	433	7	38:1	100:1
Shirley Tennis Club	128	265	7	18:1	56:1

In addition to the extra land required for an additional court the proposal will trigger a need under City Plan rules for car parking spaces to be constructed on the park in order for the club to have a complying development. The Parks and Waterways Unit does not support further loss of open space on the domain for the construction of car parks which is also a strongly held view with some local residents.

The Parks and Waterways Unit does not support locating an additional court on the existing driveway. It is not possible to locate a court on the existing driveway without encroaching on part of the ex Bowling Club site, which as previously indicated would be against the Council approval for the future use of this site.

At the Board meeting there was a rigorous debate on this issue. The Environment Committee had recommended

- “...a fourth court,...to be sited parallel to the three existing courts; this is subject to
- the club obtaining all necessary finance
 - resource consent approvals
 - a review of their current lease in respect to public access”

The Board's decisions on this recommendation are recorded under clause 13 of this report.

2. UPPER RICCARTON DOMAIN ARBORICULTURAL REPORT ON TREES

The Committee was in receipt of a report which detailed a management tree removal programme.

The Board's decision in respect of this is recorded under clause 13 of this report.

3. HALSWELL TENNIS CLUB – BUILDING EXTENSION

The Parks and Waterways Area Advocate sought approval for the Halswell Tennis Club to construct a 6 metre by 5.7 metre extension to their existing clubroom to provide an ablution block for their members. The Community Board has delegated authority from the Council to make this decision.

The club currently has a 33 year lease which commenced on 1 April 1987 with a right of renewal for a further 33 years. The club's leased area on Halswell Domain is approximately 2,960 square metres containing their existing clubroom, five tennis courts and a volley board.

Until now the club has used the public toilets. However this has its limitations.

The Board's decision in respect of this is recorded under clause 13 of this report.

4. KYLE PARK – REPLACEMENT TOILET BLOCK

The Parks and Waterways Area Advocate reported on the proposal to replace the existing inoperative toilet block on Kyle Park as part of the Parks and Waterways Units 2002/03 Capital Expenditure Programme prior to carrying out community consultation on the project.

The Parks and Waterways Unit's 2002/03 Capital Expenditure Programme includes provision for the construction of a new toilet block on Kyle Park. The existing toilet is located near the retention basin however it has been inoperative for a number of years due to subsidence of the building foundation. The proposal is to replace the toilet block in a more visible and stable location on the park.

The siting of toilets on parks is a critical factor in the successful operation and use of these facilities. The proposed location is adjacent to a main thoroughfare through the park and close to the road frontage of the park.

The Parks and Waterways Unit will now circulate the proposal to local residents to get their feedback prior to undertaking the construction. Should there be any adverse feedback from residents that are unable to be resolved, then this will be reported back to the Community Board for consideration and a decision.

The Community Board supported the siting of the replacement toilet block on Kyle Park.