

11. BURWOOD PARK TENNIS CLUB EXTENSION

Officer responsible Greenspace Manager	Author Robyn Croucher - Parks and Waterways Area Advocate, DDI 941-5314
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The purpose of this report is to inform the Board of the responses gathered from neighbouring residents on a proposal by the Burwood Park Tennis Club (The Club) to lease an additional 42 square metres of Burwood Park, on which to build additional seating for people to view junior and senior tennis games.

CONTEXT OF REPORT

At its 19 July 2004 meeting the Board passed the recommendation that The Club's application be deferred for one calendar month so that officers could consult with neighbouring residents and include their comments in a report back to the Board. The Board considered it important to hear the public's response before making the decision whether or not to grant an unregistered lease to The Club.

A full description of The Club's proposal is detailed in the 19 July 2004 report to the Board. The main points of this are summarised below:

- The Club is seeking to lease 12 metres x 3.75 metres of park land to the east of the existing club building to build a seating and viewing area. This area will be fenced by a 1.8 metre solid filled block wall, and mesh gate giving access to the park.
- The Club is requesting they enter into a new lease agreement for this area, the terms of the lease being concurrent with their existing 33 year registered lease granted in 1993.
- The Club considers that the expansion will enhance their existing facility by providing better amenities for club visitors and parents to watch games from, thereby promoting more enjoyment and involvement in the game of tennis.
- The proposal has been assessed against the requirements of the Burwood Park Management Plan which is silent on further minor additions to the Burwood Tennis Club's lease area. Officers are comfortable that it is sympathetic with the policies of the Plan and are of the view that the additional area requested is small, being located in an area of the park not frequented by the public, and will not affect the general public's enjoyment of the park.
- Construction of the 1.8 metre high block wall is proposed in an area well below the level of the road. With some painting and minor landscape planting it is anticipated that the addition will have a minor impact upon neighbours views into the park.

CONSULTATION

The Parks and Waterways Area Advocate visited neighbouring houses on 21 July 2004 to discuss The Club's proposal. No residents were home at that time so consultation packages were sent to the property addresses situated at the corner of Cresswell Avenue and Gayhurst Road (see attachment). The Dallington Residents' Association also received a package for their comment.

One response from the seven packages sent was received from the Chairperson of the Dallington Residents' Association. His comments are below:

"Many thanks for the opportunity to give feedback in regard to the above. From observations made I see no reason why this project should not go ahead, therefore support the proposed seating and viewing area from the Burwood Park Tennis Club".

"As a sideline as there is no tennis court outside of the locked Club area then it may be opportune to provide the non-fee paying public with court time in lieu of actual additional rental".

LEGAL

The Board has delegated authority from Council to decide whether to grant this application or not. If the Board, acting as Council decides to grant the lease, the proposal will be publicly advertised for one calendar month, during which time submissions will be invited from the public on the proposal.

A Reserves Hearing Panel consisting of Councillors will hear any submissions received. This would occur prior to Council endorsing their recommendation or otherwise. All this information is then sent to the Minister of Conservation for final approval.

CONCLUSION

A new additional lease is required by The Club to make room for an additional seating/viewing area located to the east of the existing club building. Nearby residents have been informed of the proposal and asked if they would like to comment. The local Residents' Association has offered their support for the proposal, no other comments (for or against) have been received.

Officers are recommending to the Board that they approve The Club's application subject to the conditions outlined below:

1. Public notification.
2. Approval by the Minister of Conservation.
3. The Burwood Park Tennis Club to obtain all necessary Resource and Building Consents before any development commences upon the site.
4. The applicant is to submit a landscape plan to the Greenspace Manager for her or her designates approval before commencing work upon the site. The applicant is to complete the work required to complete the implementation of the plan at their cost.
5. The applicant is to paint the block wall the same colour as the existing building.
6. The lease terms being negotiated by the Property Manager in consultation with the Greenspace Policy and Leasing Administrator
7. The lease/construction area being maintained by Burwood Park Tennis Club in a safe and tidy condition at all times.
8. All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site being paid for by Burwood Park Tennis Club
9. The Burwood Park Tennis Club is to show proof of having \$1,000,000 public liability insurance to the Greenspace Policy and Leasing Administrator before commencing work upon the site.
10. Before any tenders are let or work commences upon the site, discussions are to be held with the Greenspace Manager's designate, the Parks and Waterways Area Advocate at the Shirley Service Centre, to ascertain the Council's requirements through the development phase of the construction of the facility.
11. A bond of \$2,000 is to be paid by the Burwood Park Tennis Club to the Christchurch City Council via the Parks and Waterways Area Advocate, at the Shirley Service Centre, before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.

Staff

Recommendation: That the Board resolve to grant an unregistered lease over approximately 42 square metres of Burwood Park to the Burwood Park Tennis Club, pursuant Section 54(1)(c) of the Reserves Act 1977 for a term concurrent with the present leased area subject to conditions 1 to 11 outlined above, on which to construct a new seating and viewing area.

Chairperson's

Recommendation: That the abovementioned recommendation be adopted.