

9. BURWOOD PARK TENNIS CLUB EXTENSION

Officer responsible Greenspace Manager	Author Robyn Croucher - Parks and Waterways Area Advocate, DDI 941-5314 John Allen - Policy and Leasing Administrator, DDI 941-8699
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The purpose of this report is to enable the Board to consider an application by the Burwood Park Tennis Club to lease an additional 42 square metres of Burwood Park, on which to build additional seating for club members and visitors, to view junior and senior tennis games. This area is located to the east of their existing club building at Burwood Park.

CONTEXT OF REPORT

The Club has a registered lease of 33 years over their present leased area at Burwood Park, this lease, which was granted under Section 54(1)(c) of the Reserves Act 1977, being signed 11 years ago. The Club holds a number of tournaments each year, and assists Canterbury Tennis, by providing courts during National and International events held in Christchurch. At present club members and visitors wishing to view games must sit in front of the clubrooms, which overlook three of the seven courts. The additional viewing area will overlook another court. This will require a new lease to be put in place for the additional area, the term of the lease being concurrent with the existing lease.

DESCRIPTION OF THE PROPOSAL

The Club is seeking to lease approximately an additional 42 square metres (12 x 3.75 metres) of park land to the east of the existing club building, on which seating will be built. It is proposed to fence the area off from the park with a 1.8 metre solid filled block wall, with a lockable gate for park access. The Club also proposes to paint and undertake some minor landscaping to blend the development into the surrounding landscape (see attached plan).

The Club considers that the expansion will enhance the existing club facility, by providing better facilities for club visitors and parents to watch games from, thereby promoting more enjoyment and involvement in the game of tennis. It is also hoped that some of these people, who are not club members, will join the Club. The Club's proposal has been assessed against the requirements of the Burwood Park Management Plan, which became operative in 1992. The Plan is silent on further minor additions to the Burwood Tennis Club's lease area. Officers are therefore comfortable that the proposal is sympathetic with the policies of the Management Plan. Officers 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 therefore the addition of this area to the Club's lease area will not affect the general public's enjoyment of the park. The area is below the road, and therefore the construction of a 1.8 metre high block wall along the back of the proposed lease area, will only have a minor impact upon neighbours' views into the park, the nearest neighbours being across Cresswell Avenue.

The Club is strong having strategies and initiatives in place that have promoted growth of the Club. The results of these strategies and initiatives have lead to an increase in junior membership of approximately 60% over the past 11 years. It is interesting to note that three clubs in the vicinity have failed to grow, with North Linwood wound up, Avonside struggling to exist and Edgeware experiencing a drop-off in membership. The additional seating area will contribute towards improving the Club's existing facilities, for the benefit of the community, by enhancing the facilities available to members and visitors to use.

LEGAL ISSUES

Burwood Park is a classified recreation reserve. 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, will hear any submissions received, prior to Council endorsing their recommendation or otherwise. All this information is then sent to the Minister of Conservation for final approval.

The Club has indicated that they would prefer that a new unregistered lease be granted for the additional area for the balance period their existing lease still has to run, which is approximately 22 years.

The Board has delegated authority from Council to make the decision as to whether or not to grant the lease.

CONCLUSION

A new additional lease is required by the Club to make room for an additional seating/viewing area. Officers are recommending to the Board that they approve the application from the Club, for a small addition to their present lease area on which to construct a wall and seating area for visitors and parents to watch games 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 Facility Assets 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 (Burwood/Pegasus), 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 (Burwood/Pegasus), 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 in the officer's report, on which to construct a new seating and viewing area.

Chairperson's

Recommendation: That the abovementioned recommendation be adopted