

15. LEASE OF FORMER TENNIS COURTS ON SYDENHAM PARK

Officer responsible Greenspace Manager	Author Anne Cosson, Parks & Waterways Area Advocate, DDI 941-5111 Kevin Collier, Sport Development Team Leader, DDI 941-8977 John Allen, Policy & Leasing Administrator, DDI 941-8699
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The purpose of this report is to enable the Board, under delegated authority from Council, to consider an application from Sydenham Cricket Club Incorporated (SCCI) and Sydenham Hockey Club Incorporated (SHCI) to lease approximately 2,000m² of Sydenham Park for the establishment of a cricket/hockey practice facility on the site formerly occupied by the South Christchurch Tennis Club courts. The proposal to lease is required to be publicly advertised under the provisions of the Reserves Act 1977, and finally approved by the Minister of Conservation.

BACKGROUND

The Community Board received a report at its 30 September 2003 meeting which discussed the South Christchurch Tennis Club's surrender of its lease over approximately 2,700m² of Sydenham Park, on which were located its clubrooms, four tennis courts, lights and surrounds.

As part of the surrender process, the Tennis Club on-sold its tennis pavilion to the Sydenham Rugby Club, who has since converted the building into changing sheds for use by the Club. The balance of the land (the lighted tennis court area) reverted back to Council control.

In June 2003 the Board approved the calling of Requests for Proposals ("RFP") for the use of this area under the following criteria:

1. That the Spreydon Heathcote Community Board seek proposals by the 'Registration For Proposals' process for the long-term use of the land at the western end of Sydenham Park, which currently has the former Tennis Club's four tennis courts and associated lights situated upon it.
2. That proposals be sought from groups which meet the Board's preference for use of the land, namely proposals that:
 - Relate to and complement the current layout, usage, design and purpose of the park.
 - Enhance, complement and/or support existing sport and recreation uses.
 - Involve current regular users of the park.
 - Allow the land to be available to the general public to enjoy.
 - Fulfil a local identified community recreational need.
 - Meet the needs of more than one interested party.
 - Maximise the usage of the area.
 - Minimise any exposure to Council for enhancement or on-going maintenance.

All the current formal users of the park were contacted and invited to submit a proposal, as well as advertising the RFP in the Christchurch Press and Star. Four proposals were received in response to this advertising process.

The Community Board resolved that the preferred proposal was the joint one, made by the Hockey and Cricket Clubs for a practice area, and that officers work with the Clubs to progress the concept. The two Clubs currently share their clubrooms, which are built upon the park.

DETAILS OF THE PROPOSED USE

With recent trends in hockey towards playing upon artificial turf, instead of grass surfaces, there is increasing pressure on the existing artificial turf facilities for practice time, the main facilities being at Nunweek, and Porritt Parks. A practice facility situated at Sydenham Park would relieve playing pressure on these surfaces. The Club currently has four ladies' teams, five men's teams, two masters' teams and approximately 70 junior members. At present the Club hires halls in the area for practice, which has obvious drawbacks. The Club also hires Porritt Park for junior practices, but finds that parents are reluctant to travel the distance required for a one-hour practice, which may lead to fewer juniors continuing to play hockey in the future. The proposed practice surface would therefore be well used during most week nights in the winter in order to accommodate all teams. The Hockey Club also has plans for some summer use as well.

The Sydenham Cricket Club was established in 1895 and has used the park since that date. It is made up of six men's teams and three women's teams, plus 500 juniors across 47 teams.

Obviously, with this many teams, practice nights are very busy. The Club has previously funded a two-lane practice facility plus a permanent pitch at Cashmere High School. It also has a similar facility under construction at Christchurch South Intermediate School at present.

A three-lane practice facility will be situated at the northern end of the tennis court area, which will also be used by juniors for both practice and kiwi cricket on Saturday mornings. It is intended that the current practice facility located on the park in front of the clubrooms will be removed once the new facility was functional.

Both Clubs will require the re-establishment of the lighting system.

FUNDS RAISED

Sydenham Cricket Club

To date, SCCI has raised \$36,000 of the total of \$65,000 required to construct a cricket practice facility. The Club is confident of raising the remaining funding required to construct the practice facility.

The proposed layout allows for reducing the area occupied by the cricket practice facility during the off-season to 20.5m by 12m, thereby enabling a larger area to be available for hockey practice. The total weight of the 12m by 12m movable section is 1,200kgs. The system is similar to that provided by New Zealand Cricket at Lincoln and Auckland Cricket at Eden Park (refer Attachment 1).

Sydenham Hockey Club Inc

To date, SHCI has raised \$20,000 towards a total cost of approximately \$66,000 for the artificial turf, and has made application to major funding organisations for the balance required. The Club is confident it can raise the required funding.

The synthetic grass will be laid over the asphalt tennis courts with a sand in-filling layer (refer Attachment 2).

NEW LEASE REQUIREMENTS

As with any new lease on land held under the Reserves Act 1977, the lease will require public notification. It is proposed to offer SCCI and SHCI a lease of the area in question for a period of one day less than 20 years. The lease would be a joint lease between SCCI and SHCI. At present the Clubs have a joint lease over their clubrooms.

Staff

Recommendation: That the Spreydon/Heathcote Community Board, acting under delegated authority from the Council, resolve to lease to the Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated approximately 2,000m² of Sydenham Park, on which to build a cricket practice facility, and an artificial turf surface for hockey, pursuant to Section 54(1)(c) of the Reserves Act 1977, for a period of one day less than 20 years, subject to the following conditions:

1. Public notification of the proposed lease being undertaken.
2. Approval being obtained from the Minister of Conservation.
3. Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated obtaining all necessary Resource and Building Consents before any development commences upon the site.
4. The lease terms being negotiated by the Facility Assets Manager in consultation with the Greenspace Unit's Policy and Leasing Administrator.
5. The lease area being maintained by the Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated in a safe and tidy condition at all times.
6. That all costs associated with the development and subsequent maintenance of the associated buildings and structures upon the site being paid for by the Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated.

7. The Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated showing proof of having obtained \$1,000,000 public liability insurance, which must be kept current for the period of the lease, to the Greenspace Unit's Policy and Leasing Administrator before commencing work upon the site.
8. That 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 (Beckenham Service Centre), to ascertain the Council's requirements through the development phase of the construction of the facility.
9. That a bond of \$2,000 be paid by Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated, to the Christchurch City Council via the Parks and Waterways Area Advocate (Beckenham Service Centre) before work commences upon the site. The bond, less any expenses incurred by the Council, will be refunded to the payee upon completion of the work.
10. That Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated may make a reasonable charge for use of the artificial turf by third parties, which may include utilities use cost, fair wear and tear, depreciation costs, and a small percentage added to cover the costs of administration. The Greenspace Manager shall approve all such charges made annually.
11. That Sydenham Cricket Club Incorporated and Sydenham Hockey Club Incorporated ensure that the present lights comply with current health and safety requirements for training under such lights.
12. Supervised community access to the leased area being made available, when not being used by the resident Clubs, upon the payment of a fee in accordance with 10 above.
13. The lease being granted for an initial period of ten years, with the combined Clubs having the right to renew the lease for two further terms of ten years each, subject to the Clubs being in a strong viable position, and the area not being required for another more important recreational use, in the Council's opinion.

**Chairperson's
Recommendation:**

That the staff recommendation be supported.