

4. APPLICATION BY THE AVONHEAD TENNIS CLUB TO LOCATE A PRE FABRICATED OFFICE BUILDING ON THE TENNIS CLUB LEASE AREA AT CROSBIE PARK

General Manager responsible:	General Manager Jane Parfitt
Officer responsible:	Michael Aitken Greenspace Unit Manager
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PURPOSE OF REPORT

1. The purpose of this report is to enable the Board to consider an application by the Avonhead Tennis Club to locate a new small prefabricated structure, (approximately 10.8m²) within their current lease area at Crosbie Park, a recreation reserve vested in the Council under the Reserves Act 1977.

EXECUTIVE SUMMARY

2. Membership of the Avonhead Tennis Club has increased to over 300 members, with a resulting lack of office space and lack of room for a base for the club's tennis coach.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Club has indicated that the cost of the building will be approximately \$16,000, this sum being likely to be raised through fundraising and grants.
4. The Fendalton/Waimairi Community Board have delegated authority from the Council to approve the application.
5. The Avonhead Tennis Club lease is current, expiring in 2009. The proposed building will be built within the current lease area.
6. The Minister of Conservation's approval will not be required because the proposed building will be built within the existing lease area.
7. It will be the applicant's responsibility, once Council approval has been obtained, to obtain resource and building consents before commencing on-site construction of the building.

STAFF RECOMMENDATIONS

That the Fendalton/Waimairi Community Board, under delegated authority of Council, approve the application by the Avonhead Tennis Club to build a small prefabricated structure of 10.8 square metres, within their lease area for office accommodation, subject to the following conditions:

1. The Avonhead Tennis Club is to obtain any necessary resource and / or building consents before work commences on the site.
2. The colour scheme of the intended building is to match the existing building
3. The applicant is to provide a scaled drawing of the proposal, to enable these details to be annotated on the existing lease document.
4. All costs associated with the proposed building and subsequent maintenance are to be paid for by the Avonhead Tennis Club
5. Before any tenders are let or work commences on the site, discussions are to be held with the Parks and Waterways Contract Manager, Fendalton Service Centre, to ascertain any requirements of the Council in relation to the construction of the prefabricated building in the applicants lease area.
6. A bond of \$2,000 is to be paid by the Avonhead Tennis Club via the Parks and Waterways Contract Manager, Fendalton Service Centre. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
7. The Avonhead Tennis Club is to show proof of having a minimum of \$1,000,000 public liability insurance before work commences on the site. This policy is to be kept current during the period the Club has a lease of the site from the Council.
8. The Avonhead Tennis Club is to show proof of having an Occupational Health and Safety Plan in place before any work commences on the site.

CHAIRMAN'S RECOMMENDATION

That staff recommendations 1-8 above be adopted.

BACKGROUND

8. The applicant has detailed in a statement why the club needs an office, which is attached as **Attachment One**. The present problems encountered because of congestion are detailed in a photograph, which is attached as **Attachment Two**. The proposed prefabricated "Ideal Home, Le Bungalow", is shown in **Attachment Three**. The applicant has considered two options, either building on top of the existing pavilion, or the preferred option, of building a pre fabricated office building. Building on top of the existing pavilion has been discounted because of cost, the Club having recently spent approximately \$100,000 on upgrading the courts, and therefore funds are not available to undertake considerable building works. The second option of locating a prefabricated building at the site for office space is obtainable with the existing and intended Club resources.

CLUBS ASSESSMENT OF OPTIONS

The Preferred Option

	Benefits (current and future)	Costs (current and future)
Social	Will enable more space in the club house for social inter action	Nil
Cultural	The Tennis Club catchment area for Avonhead and beyond is an evolving multi cultural mix. The provision of the proposed facility, particularly as a base for the Club coach, will enhance cultural interaction	Nil
Environmental	Nil	Nil
Economic	Nil	Approximately \$16,000 (Club financed)

Extent to which community outcomes are achieved: Will contribute to community outcomes

Impact on Council's capacity and responsibilities: Nil

Effects on Maori: The proposal does not differentiate between Maori and other cultures

Consistency with existing Council policies: Yes

Views and preferences of persons affected or likely to have an interest: N/A The small-intended building will be unobtrusive and be sited within the existing leased area.

Other relevant matters:

Maintain The Status Quo (If Not Preferred Option)

	Benefits (current and future)	Costs (current and future)
Social	Nil	Overcrowding
Cultural	Nil	Lack of space, meaning future potential membership applications may be declined
Environmental	Nil	Nil
Economic	Nil	Potential health and safety problems in the existing club house through over crowding

Extent to which community outcomes are achieved: Will not improve them

Impact on Council's capacity and responsibilities: Nil

Effects on Maori: Nil

Consistency with existing Council policies: N/A

Views and preferences of persons affected or likely to have an interest: N/A

Other relevant matters: