

4. BROOKLANDS DOMAIN – TENNIS COURT

General Manager responsible:	General Manager, City Environment
Officer responsible:	Greenspace Manager, Michael Aitken
Author:	K Patten, DDI 941 8389

PURPOSE OF REPORT

1. The purpose of this report is to obtain the Board's approval to the location and construction of a tennis court within Brooklands Domain, following community consultation.

EXECUTIVE SUMMARY

2. A report was presented to the Board in November 2005 to consider a proposed enhancement and future maintenance plan for Brooklands Domain. The plan suggested formalising a car park at the Anfield Street entrance however, this proposal was not endorsed by the community. Feedback from consultation and a 95 signature petition indicated strong support for a tennis court. Based on this, staff recommended that the amended concept plan for Brooklands Domain be approved and the funding from the proposed car park be reallocated to a tennis court.

3. The Board decision was:

- "1. To approve the amended landscaping plan for Brooklands Domain.*
- 2. Approve the reallocation of \$38,265 originally for Brooklands Domain car park to a tennis court facility, the design and construction subject to further community consultation on an appropriate site".*

4. As a result of this decision, further consultation was required on the location of a tennis court. Three possible locations within Brooklands Domain were shown for a tennis court (shown as appendix 1 attached).

- Location A – at the west side of the Anfield Street entrance to the domain
- Location B – inside the domain, parallel to the skate half pipe
- Location C – inside the domain, adjacent to the east fenceline.

Copies of this proposal were circulated at the Brooklands Gala Day at the end of January 2006.

5. Twenty eight written replies were received regarding the preferred location of the tennis court. The majority of the respondents (22) preferred a location at the south end of the Domain, near the other recreation facilities.
6. Residents from numbers 37, 49 and 28 Anfield Street (closest to the proposed location of the tennis court) were consulted with in person. The approximate location for the court and the anticipated environmental effects were discussed at the meeting. These residents, while supporting a tennis court in the Domain, do not favour a location at the south end of the Domain. While other locations for the tennis court were discussed at this meeting, there were issues in terms of safety, accessibility or impinging on the open space of the Domain.
7. All respondents to the plan have been sent a letter thanking them for their input and indicating progress on the development project. Details of the upcoming Community Board meeting were provided so individuals/groups requiring speaking rights or interested in the project can attend.

FINANCIAL AND LEGAL CONSIDERATIONS

8. The proposed development work for Brooklands Domain is programmed in the Greenspace Unit's capital budget for construction over the 2005/2006 and 2006/2007 financial years.
9. Council building consent may be required for construction of the tennis court. No issues are anticipated with obtaining these consents.

STAFF RECOMMENDATION

It is recommended that the Board approve the preferred location of the Brooklands Domain tennis court in order to proceed to detailed design and construction.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND ON BROOKLANDS DOMAIN TENNIS COURT

10. The Greenspace Unit has been undertaking landscaping redevelopment at Brooklands Domain. This project has included:
 - A pathway extending around the west side of the Domain.
 - A basketball half court - with a funding contribution from the Brooklands Residents' Association (Brooklands Community Centre Inc.).
 - Extending the swale along the west side of the Domain in order to improve stormwater capacity. This area will be replanted in native groundcovers, shrubs and trees over several years.
 - Remedial pruning and/or removal of trees identified in a safety assessment has been completed with replacement planting to come.
11. A draft concept plan was circulated at the Brooklands Gala Day (28 January 2006) for public comment. The three locations considered most feasible for a tennis court were pictured on large plans at the Council tent, with smaller copies available to take away. Gala attendees were encouraged to fill out feedback forms nominating their preferred location for the tennis court.
12. A location toward the south end of the domain was most preferred by respondents. Some of the comments received are outlined below:
 - It was important to many that the open space within the Domain was retained.
 - Some respondents pointed out that (officially) a tennis court should be sited north/south in order to minimise sun glare – supporting location A or C.
 - Respondents, especially parents, supported a location near the other recreation facilities so children can be watched while playing tennis.
 - There was overall agreement that a tennis court would enhance the recreational opportunities at the Domain.
13. Based on the feedback above, a meeting was arranged with residents adjacent to the Anfield Street entrance to discuss a tennis court location in this area. Potential court locations for Brooklands Domain were shown and discussed with the residents attending the meeting. Positive and negative attributes of similar facilities in other parks were evaluated, with photographs shown for scale. While other locations for the tennis court were discussed at this meeting, these were problematic in terms of safety, accessibility or impinging on the open space of the Domain.
14. The main points raised at the meeting with residents were in regard to the potential nuisance brought about by a tennis court – specifically noise, extra activity and tennis balls being hit over the fence – leading to an adverse effect on the quality of outdoor living. It is acknowledged that a tennis court will increase noise and activity, but experience with courts in other parks has shown that use averages off over time once the facility loses its novelty factor. The court will be fenced off on the side nearest to housing as well as being 10 metres from fencelines, helping to mitigate stray tennis balls. It is worth noting that the original proposal included a car park in this location, which would also have contributed to a change in the noise environment.

15. No problems are anticipated with maintaining sight-lines into the Domain from Anfield Street. The intention would be to site the tennis court to one side of the Anfield Street entrance, 10 metres from adjacent boundaries to fulfil City Plan regulations and reduce impact on the adjacent neighbours. This leaves approximately two thirds of the entrance area open, with the tennis court fencing as see-through mesh. Landscaping will be kept low with subsequent tree planting discussed with nearby residents.
16. A concern raised about general vandalism and broken glass cannot be specifically managed by the Council. However, it is intended to site the court in an open location with good informal surveillance, which is anticipated will minimise this issue. If socially unacceptable practices such as broken glass become a problem in the Domain, the problem can only be alleviated with a Brooklands community/Council partnership. If occurrences of vandalism are reported, Council contractors can remove or fix promptly. In addition, Council have supported other community initiatives to combat vandalism by supplying paint/rubbish bags etc. In regard to unauthorised vehicles entering the Domain, a bollard and chain fence will be constructed along Anfield Street as part of the overall development plan.
17. The block of land at Anfield Street was originally purchased by Council to be used as an additional entrance and car parking area for the Domain. It appears that some of the adjacent residents believed that this public open space would never be formally developed. This is not the case as Council has to consider the views of the Brooklands community, which has proactively requested a tennis court, both through the previous consultation process and a petition with approximately 270 names. As such, the intention to install a tennis court at Brooklands Domain is a community-driven proposal.

OPTIONS

18. There were four options considered for the location of a tennis court at Brooklands Domain:
 - a) Site and construct the tennis court at the west side of the Anfield Street entrance to the domain - Location 'A'.

This site is most visible from the road for surveillance, is located close to the children's play area and is suitable for construction due to a raised, compacted base. The remaining area is still open for informal car parking at large community events.
 - b) Site and construct the tennis court inside the Domain, parallel to the skate half pipe – Location 'B'.

This location has limited visibility from Anfield Street. Although co-located with the other recreation facilities, a tennis court at this location feels like the Domain is 'blocked' off with structures. The court would have to be sited east/west, potentially increasing sun strike for players.
 - c) Site and construct the tennis court inside the Domain, adjacent to the east fenceline – Location 'C'.

This location has limited visibility from surrounding streets, although openly situated within the park. A concern with this location would be that the court intrudes into open greenspace area. Adjacent neighbours at this location have not been directly consulted with.
 - d) Status quo – no tennis court in Brooklands Domain.

This option does not fulfil community expectation and a previous Community Board resolution.

PREFERRED OPTION

19. The preferred option is a), which is consistent with feedback received through community consultation and complies best with a park planning and safety evaluation.