

5. BROOKLANDS DOMAIN – TENNIS COURT

General Manager responsible:	General Manager City Environment
Officer responsible:	Transport and Greenspace Manager
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PURPOSE OF REPORT

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

EXECUTIVE SUMMARY

2. A report was presented to the Shirley/Papanui Community Board in November 2005 to consider a proposed enhancement plan for Brooklands Domain. The plan suggested formalising a car park at the Anfield Street entrance however, this aspect of the proposal was not endorsed by the community. Feedback from consultation and a 95 signature petition indicated strong preference 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 to:
 - "1. 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.
 - 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 a proposal, which included these three options, 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 location for the court and the anticipated environmental effects were discussed. These residents, while supporting a tennis court in the Domain, did not favour a location at the south end of the Domain. While other locations for the tennis court were discussed at this meeting, these had issues in terms of safety, accessibility or impinging on the open space of the Domain.
7. A report was presented to the Shirley/Papanui Community Board in June 2006 to obtain Board approval for the construction of a tennis court within Brooklands Domain at Location A. At this public meeting a fourth option, Location D located to the west of the basketball court, was tabled by members of the community. Staff indicated that there could be additional costs associated with building up the tennis court in Location D. The Board resolved that the matter lie on the table until the costs associated with Locations A and D were determined and further community consultation was undertaken.
8. As a result of further investigations, staff have determined that there is no significant difference in construction costs between Locations A and D. However, it is noted that siting a tennis court in Location D is likely to exacerbate the existing ponding issues in this low-lying part of the Domain.

9. The Brooklands Community Centre (Inc) has undertaken community consultation. They sought comment in the Styx Post (distributed to all 386 Brooklands residents), seeking a preference for either Location A or Location D. They received 83 submissions (22% response rate) with 82 respondents opting for Location D and one for Location C.
10. All respondents to the plan have been sent a letter advising them of the details of the upcoming Community Board meeting so that individuals requiring speaking rights or interested in the project can attend.
11. The tennis court is scheduled to be constructed prior to Christmas 2006.

FINANCIAL AND LEGAL CONSIDERATIONS

12. 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.
13. 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 Location D as detailed in the attachment to the agenda as the tennis court location, in order to proceed to detailed design and construction of the Brooklands Domain tennis court.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND ON BROOKLANDS DOMAIN TENNIS COURT

14. The Greenspace Unit has been redeveloping the Brooklands Domain. This project has included a pathway extending around the west side of the Domain, a basketball half court, a swale along the west side of the Domain and remedial tree work.
15. A draft concept plan was circulated at the Brooklands Gala Day (January 2006) for public comment. The three locations considered most feasible for a tennis court were made available and gala attendees were encouraged to fill out feedback forms nominating their preferred location for the tennis court.
16. 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.
17. 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.
18. The main points raised at the meeting with residents related 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.
19. A concern that was raised about general vandalism and broken glass cannot be specifically managed by the Council. The court will be situated in an open location with good informal surveillance, which it 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 has been constructed along Anfield Street entrance.
20. 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, who have 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.

21. A report was presented to the Shirley/Papanui Community Board in June 2006 to obtain Board approval for the construction of a tennis court within Brooklands Domain. There were four options considered for the location of a tennis court at Brooklands Domain:
 - Location 'A' - Site and construct the tennis at the west side of the Anfield Street entrance to the Domain
 - Location 'B' - Site and construct the tennis court inside the Domain, parallel to the skate half pipe
 - Location 'C' - Site and construct the tennis court inside the Domain, adjacent to the east fenceline
 - Status quo – no tennis court in Brooklands Domain.
22. The staff recommendation was Location A. However, at the Community Board meeting a new option, Location D, was tabled by members of the community (refer attachment 1). Staff expressed the following concerns with this location, including:
 - Encroachment into the reserve's open space
 - Concern that the entrance to the Domain would be 'blocked' visually
 - A north/south orientation is ideal, to minimise sun glare
 - Issues with drainage, as Location D is very low lying.
23. The Board resolved that the matter lie on the table pending estimates for the additional costs associated with siting the court in Location D, and further community consultation.
24. As a result of further investigations, staff have determined that there is no significant difference in construction costs between Locations A and D. The Brooklands Community Centre (Inc.) has undertaken community consultation. A comment form was included in the Styx Post (distributed to all 385 Brooklands residents), seeking input to the proposed location of the tennis court. This consultation received 83 submissions (22% response rate) with 82 respondents opting for Location D and one for Location C. This indicates 99% support for Location D.

OPTIONS

25. In the current round of assessment, there were three options considered for the location of the tennis court:
 - a) *Construct the tennis at the west side of the Anfield Street entrance to the Domain - Location 'A'*
26. The positive aspects of a court in this location are that this site has good visibility from the road for surveillance, is located in a north/south orientation, is located close to the children's play area and the remaining area is still open for informal car parking at large community events.
27. The negative aspects of a court in this location are that it does introduce a new hard surface into an existing grassed open space and is not supported by the adjacent resident, or the respondents to the consultation undertaken by the Brooklands Community Centre (Inc.).
 - b) *Construct the tennis court inside the Domain, west of the basketball court – Location 'D'*
28. The positive aspects of a court in this location are that it allows all of the recreational facilities in the Domain to be located within the same area. This location has strong support from the local community.

29. The negative aspects of a court in this location are that the court:
- Intrudes into the open green space area of the Domain
 - Contributes to the 'blocked off' feeling at the entrance to the Domain
 - Would have to be sited east/west, which potentially increases the sun strike for tennis players
 - Would be located in an area that is low lying and would be surrounded by water when this area floods. The court's base will be sufficient to allow it to drain but the new hard surface is likely to exacerbate the existing ponding at the Domain, which is occurring because this area is a low point and cannot be drained away effectively.
- c) *Status quo – no tennis court in Brooklands Domain*
30. This option does not fulfil community expectation and a previous Community Board resolution.

PREFERRED OPTION

31. The preferred option is b, (Location D), which has strong community support and locates all the recreational facilities in the Domain within the same area. However, it should be noted that siting a tennis court in Location D is likely to exacerbate the existing ponding issues in this low lying part of the Domain.