

<p>Officer responsible Parks Manager</p>	<p>Author Area Parks Officer, Robyn Robinson</p>
<p>Corporate Plan Output: Parks - Customer Services - consents 9.4.8</p>	

The purpose of this report is to seek approval for the installation of six artificial court surfaces at the Cashmere Lawn Tennis Club.

BACKGROUND

Cashmere Lawn Tennis is located on Cashmere Valley Reserve, Cashmere. The Cashmere Lawn Tennis Club has a 400 strong membership with approximately 200 junior members and over 30 junior teams. The Cashmere Lawn Tennis Club maintains that they have a lease in perpetuity from the Council for their grounds on Cashmere Valley Reserve for which they are charged a rental of \$594 per annum. The Property Unit has no record of the club holding a signed lease document, however as landlord Council approval for development works on the site needs to be obtained.

Because of the increase in members, particularly juniors, the club is proposing to convert six courts from grass to artificial surfaces that are more suitable for coaching and tournament play. The proposed artificial court surfaces will be green in colour and allow increased play during winter and in wet weather. It is estimated that over 12 months playable time will increase by 50 per cent.

The Cashmere Lawn Tennis Club initially proposed to install lights for up to six courts as well as convert six grass courts to an all weather surface. Board members may recall receiving a letter informing them of this proposal during December 1998. This letter was also sent to approximately 300 residents surrounding the Cashmere Lawn Tennis grounds informing them of these proposals, asking for comment in an effort to gain an understanding of the community’s views on the proposed development. Many submissions were received on this proposed development, a great deal of opposition to the lights being expressed. Included in the submissions were concerns regarding the possibility of increased traffic, noise, parking problems and the visual impact of the lights.

It was evident from the responses that there was insufficient support to ensure that the proposed installation of the lights would receive resource consent. The Cashmere Lawn Tennis Club decided not to proceed with this proposal, but to continue with an application to the Council to replace the grass surface with synthetic material on the six northern courts, to enable extended play in wet conditions whilst reducing maintenance costs.

CONVERSION OF THE GRASS SURFACE TO ARTIFICIAL COURTS

As outlined in a letter from the Cashmere Lawn Tennis Club, reasons for the conversion of the grass courts to artificial surfaces are as follows:

“The grass courts receive expert care, but are difficult and expensive to maintain. The ends soon become worn, tufty and unpredictable. They require constant mowing, marking and watering, unplayable when wet, and using a great deal of a precious resource...”

In winter these courts are closed, being unplayable, and re-seeding, turfing and fertilising etc. is carried out. For these six months, the club has only six other courts to cater for its membership of nearly 400, half of which are juniors.”

The resource consent, required for the lights, is not necessary for the tennis courts conversion to artificial surfaces because the total impervious surfaces on the reserve will not exceed 30% of the total recreational reserve. The current artificial tennis courts have a permeable aggregate base course through which water can freely drain. Building consent is still required to ensure drainage and construction details are adequate.

OUTCOME OF FURTHER CONSULTATION

A second letter was sent to local Cashmere residents during February 1999 informing them of the modification of the proposal not to proceed with the lights and to seek comment on the conversion of six grass courts to an artificial surface. Sixty-six households replied to this survey, the results being very favourable with 63 residents in favour and three against.

Comments received from this submission were generally in favour of the proposal with few exceptions. Positive responses such as reduction in maintenance and water used for irrigation of the courts were expressed. Concerns with traffic and parking were mentioned again by a few residents. These traffic issues have been referred to the City Streets Unit for consideration.

DEVELOPMENT COSTS

The Cashmere Lawn Tennis Club estimates the costs for conversion of the six grass courts to an artificial surface is approximately \$150,000. The ability to proceed with this development depends on the club raising \$100,000 by way of grants and loans. Applications for grants from Lotteries and The Community Trust cannot proceed without the Council's consent as a prerequisite. Due to the need to raise funds it is estimated that the resurfacing project would not proceed until at least autumn 2000, and could be 2-3 years later if funds are not secured.

Recommendation: That the Council approve the Cashmere Lawn Tennis Club application to convert six grass tennis courts to an all weather surface, subject to the following conditions:

1. That the club obtains building consent before commencing work on the site.
2. All costs associated with this application and resulting development be paid for by the club.
3. Before work on site commences the club is to contact the Area Parks Officer (Sockburn) to ascertain the Council's requirements through the development phase of the proposal.
4. All soil excavated from the site is to remain the property of the Council (contact the Area Parks Officer (Sockburn) concerning the soil disposal).
5. The site is to be kept in a safe clean and tidy condition by the club at all times.
6. A bond of \$2,000 is to be paid before work commences on the site. The bond less any costs incurred by the Council is to be refunded to the club once the development has been completed.

The above application was considered and supported by the Spreydon/Heathcote Community Board at its April meeting.

Chairman's

Recommendation: That the above recommendation be adopted.