

## 8. WYCOLA PARK HARD SURFACE AREA

<b>Officer responsible</b> Parks Manager	<b>Author</b> Anne Cosson, Area Parks Officer, DDI 372-2510, Martin Maguire, Community Advocate, DDI 372-2501
Corporate Plan Output: Consents (9.4.8)	

The purpose of this report is to submit an application from the Hornby Hockey Club to lease the area previously leased to the Hornby Wycola Netball Club on Wycola Park.

This report was considered by the special meeting of the Riccarton/Wigram Community Board on Tuesday 14 November 2000.

The Secretary of the Hockey Club, Mr John Turner, was granted speaking rights to address the Board on the application.

### LEGAL STATUS

Wycola Park is located off Wycola Avenue in Hei Hei and is a recreation reserve held under the Reserves Act 1977, (Section 19 HEI HEI SETT 3.8900 hectares SO 15815 Recreation Purposes Gaz 1983 p 1385). The Council can therefore lease it subject to the provisions of section 54 of the Reserves Act 1977.

### FACILITIES ON PARK

Facilities on the park include a skateboard bowl and ramp, play equipment, plants, tennis backboard and toilets. Wycola park is the home ground for the Royal Softball Club, which has three softball diamonds on the park.

The tennis courts were established in the early 1970s, by the Hornby Tennis Club. The Hornby Wycola Netball Club was granted a lease over the tennis courts and pavilion in 1988.

A plan of the park is attached, showing the location of the Hei Hei Community Centre, Hei Hei Kindergarten and the Toy Library.

Presently there is funding available to upgrade the skateboard ramp and the skateboard bowl. Consultation has been undertaken with local youth which will culminate in final drawings being available at the end of January.

### THE PROPOSAL

The Hockey Club wish to lay an artificial turf surface on the old tennis/netball courts, to be used as a hockey practice area. The area will not be able to be used by members of the general public, except for hockey.

### FLOODLIGHTING OF COURTS

The Hockey Club wish to use the existing lights over the court area for night play. It will be necessary for the club to ascertain that the configuration of these lights meet the health and safety requirements for the use of the artificial surface for night hockey training.

These lights were erected, without requiring a resource consent, 15-20 years ago. The club will need to apply for resource consent. If alterations are required to the lights, and if they fit the consent criteria, the application for consent will be non-notifiable.

### CAR PARKING

At present parking for the park is adjacent to the Community Centre. This land is not part of the park. This parking caters for the kindergarten, toy library and community centre.

The Hockey Club is proposing to operate from 4pm onwards, which should not interfere with the operation of the kindergarten or toy library, being outside the hours these two groups operate, but will put pressure on the Community Centre's use of the car park.

The Royal Softball Club uses this car park during the softball season, which puts pressure on the use of car parks in the area especially when all three diamonds are being used.

The present car park does not cope with car parking requirements during high use periods, which means that cars must park in adjoining streets. This is a common occurrence around parks when they are being fully utilised.

#### **COMMUNITY BOARD DELIBERATIONS**

The Sockburn Advocacy Team produced a detailed report for the Board, considering the wider community need for the use of this park. This park is situated in a residential area, which has low participation statistics, and social isolation problems, which need addressing. The additional information considered by the Community Board is attached.

The Advocacy Team recommended that further investigations be undertaken into the community's needs in the Hei Hei area, before considering the Hornby Hockey Club's application, and that this be reported back to the March 2001 Community Board meeting.

The Riccarton/Wigram Community Board fully discussed the club's application, the consultation process, and recommendation from the Advocacy Team. The majority of members, whilst acknowledging the current state of the consultation process (in that the issues identified in the survey had yet to be given full consideration) considered that community benefit would be gained from the club being involved in a positive and active recreation manner on the park. The Board decided to recommend to the Parks and Recreation Committee that the area be leased to the Hornby Hockey Club, subject to the conditions outlined in the following recommendation:

**Recommendation:** That, pursuant to section 54(1)(b) of the Reserves Act 1977, the Council lease 1862 m<sup>2</sup> of Wycola Park, previously leased to the Hornby Wycola Netball Club, to the Hornby Hockey Club for the purpose of constructing an artificial playing area, for a period of 10 years, subject to the following conditions:

1. Public notification and subsequent approval by the Minister of Conservation being obtained.
2. The Hornby Hockey Club obtaining all necessary resource and building consents before any development commences on the site.
3. The lease terms being negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
4. The leased area being maintained by Hornby Hockey Club in a safe and tidy condition at all times.
5. All costs associated with the development, and subsequent maintenance of the associated buildings and structures on the site being paid for by Hornby Hockey Club.
6. The Hornby Hockey Club showing proof of having obtained \$1,000,000 public liability to the Area Parks Officer (Consents) before commencing work, or playing on the site.
7. Before any tenders are let or work commences on the site, discussions being held with the Parks Manager's designate, the Area Parks Officer (Sockburn) to ascertain the Council's requirements through the development phase of the construction of the facility.
8. A bond of \$2,000 being paid by the Hornby Hockey Club or successful principal contractor to the Christchurch City Council/Area Parks Officer (Sockburn) before work commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee on the completion of the work.
9. The Hornby Hockey Club ensuring that the present lights comply with current health and safety requirements for training under lights.
10. Supervised community access to the leased area being available.

**Chairman's Recommendation:** That the above recommendation be adopted.