

7. BURWOOD PARK TENNIS CLUB - BURWOOD PARK

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Corporate Plan Output: Leases and Applications	

The purpose of this report is to approve the Burwood Tennis Club's application to erect four new poles containing lighting to enable flexibility of training hours for junior coaching and playing time for club members.

RELEVANT CURRENT POLICY

The Parks and Waterways Manager has delegated authority from Council (23 October 1996) to approve applications for flood lights and sports grounds subject to the necessary resource consents and consultation with the appropriate Community Board.

DESCRIPTION OF THE PROPOSAL

The Club's intention is to erect four 12 metre high poles mounting lights, to service the four courts immediately behind the clubhouse (see attached plan).

Currently eight courts are available during the summer months. Two of these are used for coaching until 8.30 pm three times per week, while the rest are available for club players until 8.00 pm. The proposed lights will allow two courts to be used for coaching up to 9.30 pm during the summer and winter months three times per week, while the rest of the time the four courts will be available all year round to club players up to 10.00 pm.

ISSUES FOR CONSIDERATION

The issues that required consideration included the following:

- Height of the proposed poles.
- The effect of glare on surrounding properties.
- Noise.

Results of Consultation

Height of the proposed poles: The applicant has consulted with the owners and occupiers of the properties located at 46, 48, 50, 62 and 64 Creswell Avenue, and Unit 1/60 Creswell Avenue. Initially the Club's proposal was to erect four 18 metre poles on the site. After reluctance by one resident to support the proposal the Club reduced the height of the proposed poles to 12 metres.

The effect of glare on surrounding properties: Initially the proposal was for each pole to support lighting providing 500 lux. After consultation with the above occupiers this has been reduced to 400 lux, giving a light exceedance value of no more than 4 lux at the boundary of any residential property in relation to City Plan requirements.

Noise: The use of the courts for playing and coaching up to 10.00 pm will not exceed the daytime noise standards of the Proposed City Plan.

CONCLUSIONS

The recommendation detailed in the decision of the Non-Notified Resource Consent Application is that the development shall proceed in accordance with the information submitted and plans lodged, and entered into the records as RMA 20007824, and that the lighting design and location of the poles is carried out in accordance with the amended lighting design carried out by Phillips Lighting New Zealand Limited and dated 23 January 2002. The applicant will be required to obtain building consent before the poles are erected because they are over 8 metres in height

The Parks and Waterways Unit has been in close contact with the Club and is comfortable with the current proposal. The Unit acknowledges the Club's need for adequate coaching and playing facilities and believes this application is well justified.

Recommendation: That the Board support the Parks and Waterways Manager's intention to approve the Burwood Tennis Club's application to erect four poles and associated lights on Burwood Park subject to the following conditions:

1. The poles be powder coated, or painted a flax green colour, for example Resene 12 B 21 (B.S.5252 (1976) Colour Range).
2. The applicant is to obtain the necessary resource and building consents at their cost before commencing installation of the lighting system upon the park.
3. The applicant or contractor is to be responsible for obtaining plans of all services presently laid underground in the park (electricity, telephonic, sewerage, storm water, high pressure water supply and irrigation).
4. The applicant is required to deposit scaled plans, showing the pole and cable layout in the park, as built, within two months of the work being completed.
5. The applicant is to be responsible for all costs associated with the installation and maintenance of the lighting system.
6. The applicant is to be responsible to ensure that the lighting system is maintained in a safe and tidy condition at all times.
7. The training lights are not to be operated after 9.30 pm at night.
8. A bond of \$2,000 is to be paid by the Burwood Tennis Club or successful principal contractor to the Parks and Waterways Area Advocate, Shirley Service Centre, Christchurch City Council, before work commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee on completion of work.
9. The area is to be restored to its previous condition following completion of the work. The bond, less any expenses incurred by Council will be refunded after the as built plan has been lodged with Council and any necessary restoration work is completed.
10. Approval is to lapse if the development is not completed within two years of the application being granted.

Chairperson's Recommendation: That the abovementioned recommendations be adopted.