

**Chairperson and Community Board Members**  
ŌTAKI COMMUNITY BOARD

15 MARCH 2016

Meeting Status: **Public**

Purpose of Report: For Decision

## **ŌTAKI BASKETBALL COURT**

### **PURPOSE OF REPORT**

1. This report seeks the Board's approval of a location to construct a one hoop basketball court (keyhole court) for the Ōtaki community.

### **DELEGATION**

2. The Ōtaki Community Board has the authority to make this decision under Part D, Sections 10.28 of the 2013-2016 Triennium Governance Structure:

*Other*

*10.28 Authority to undertake any other responsibilities that are delegated to it by the territorial authority (Section 52, Local Government Act 2002 refers).*

### **BACKGROUND**

3. There is a budget of \$20,000 for a basketball court in Ōtaki in the 2015-2016 financial year. The budget for the court has been carried forward over the last two years while dialogue continued with the community to find the best location.
4. The project is proposed to be constructed this year as a result of a submission from the Kāpiti Coast Youth Council in the *FutureKāpiti long term plan 2015-2035* consultation process.
5. Council has considered five locations and identified two possible sites for the new court. These two locations meet CPTED (crime prevention through environmental design) guidelines and are achievable within the budget. The location of the court has been a widely discussed topic within the community.
6. In late 2015, Council officers engaged with local young people, asking for their views about the three existing basketball courts in Ōtaki and the preferred location for a new court. This included visiting local schools, colleges and kura kaupapa as well as some facilitated discussions with various groups of young people. An informal report was prepared and presented to the Ōtaki Community Board in a briefing on Tuesday 2 February 2016. This report can be found as Appendix 1 of this report.
7. There are currently three existing courts in the Ōtaki area (Matai Street, Domain Road and Haruatai Park). In the past, there was a court on Marine Parade. The court hoops were vandalised approximately 10 years ago. In addition, sea birds use the hard court surface to drop shells in order to break them open, which results in the concrete area being unusable for basketball and other similar activities. The court is now considerably deteriorated and would need to be

resealed in order to be suitable to play on. An aerial picture can be found as Appendix 2 of this report.

8. The area of Marine Parade previously used as a basketball court has historically been the preferred location. This was demonstrated recently as a group of young people drew their own line markings and swept away the shells from the existing concrete pad. As there were no hoops available the court has not been used.

## ISSUES AND OPTIONS

### Issues

9. Through engagement with young people, Council Officers have established that some of the existing courts in Ōtaki are not ideal.
  - 9.1. The existing court at Haruatai Park is difficult to play on due to the kidney shape design and it is not big enough to play with more than one person.
  - 9.2. The existing court at Matai Street is not well known and young people have safety concerns walking to and using the court.
  - 9.3. The existing court at Domain Road is used but is not ideal as the ball goes in to the fields behind the court.

### Option 1 – Marine Parade, Ōtaki Beach

#### **10. Construct a keyhole court in an area on top of the existing concrete surface at Marine Parade, Ōtaki Beach.**

11. Seabirds will continue to drop shells onto the court. A net structure would be required to prevent this from occurring.
12. Whilst the net will stop shells from being dropped on the court, it's possible the nets may be subject to vandalism. If vandalism was to occur, on-going operational expenditure would be required to repair and maintain the structure.
13. As requested by the Ōtaki Community Board, Council staff have investigated netting options. There are two netting systems that could be suitable. Indicative prices have been supplied but further investigation would be required to determine exact costing. Therefore a contingency of 25% has been included in the estimates below. It must be noted both options exceed the existing budget by a large margin.
14. Both options include fibreglass poles and supports to hold the netting material:
  - 14.1. Option 1: HDPE netting is a fine material but very strong. It also comes with a 10 year UV warranty. The cost of this option is \$44,000 (including contingency).
  - 14.2. Option 2: Stainless steel mesh net. A very robust net which can only be cut with bolt cutters. The cost of this option is \$94,000 (including contingency).
15. Proceeding with a basketball court at the beach and providing a netting cover, would present further issues.

- 15.1. Initial advice is that a resource consent would be required due to the height of the structure. A net would obviously need to be high enough to play basketball beneath it. The consent application would most likely be notified as the area is designated as open space and the structure would change the visual amenity of the site. At a minimum, this process could take 70 days.
  - 15.2. As a part of a resource consent process there would need to be further engagement with properties directly affected by any new structure.
  - 15.3. In addition, the Ōtaki Boating Club has lodged two resource consent applications over the years to erect a building in the general area of the existing court. The applications are currently on hold.
  - 15.4. Council is currently in the process of having the beachfront area surveyed to confirm ownership. Advice to date from Simpson Grierson and Cuttriss Ltd, is that the land defaults to the ownership of Kāpiti Coast District Council. There has been extensive discussion with Land Information New Zealand (LINZ) to determine the appropriate course of action to resolve the issue. It is intended that an application will be lodged with LINZ by early April.
  - 15.5. During the engagement process the young people confirmed there are a number of basketball players who live at the beach. Officers were also informed that young people travel to and from the beach meaning that a court being situated at Haruatai would not create a problem for them. The young people spoken to acknowledge the issue about the birds breaking the shells on the hard surface.
  - 15.6. Option 1 is not recommended.
16. Although the Marine Parade site is not suitable for significant redevelopment investment due to the reasons mentioned above, it is a desirable location for informal play. A hoop suitable for this location is available as it has been removed from another Kāpiti park. This means the cost of providing a hoop at this location is not high and can be met within the existing parks budget. The hoop will be installed as soon as practical. Linemarking has been carried out by young people as outlined in paragraph 8. Should the court space be developed in the future the continued presence of the hoop would need to be considered at the time, eg if an alternative use for the space is desired.

## Option 2 – Haruatai Park, Mill Road

- 17. Provide improved basketball facilities on the bottom plateau of Haruatai Park by either moving the current court location within the park or upgrading the existing court (Appendix 3).**
18. Significant improvements are planned at Haruatai Park with: a playground upgrade in 2016-2017; a pump track to be installed with the financial support of the Ōtaki Lions Club; the rebuild of Ōtaki Pool and the construction of the splashpad. Haruatai Park is considered a destination park and these improvements will enable the park to become even more of a social hub. An upgraded basketball court would contribute to the overall success of the development.
19. Young people have advised that the existing court at Haruatai is not used as it is not big enough to play a proper game of three on three basketball. They

confirmed that if there was a correct sized keyhole court at Haruatai they would use it. Feedback from young people shows Haruatai Park is central and accessible to them as it is near the key shopping areas, schools/kura kaupapa and colleges.

20. There is one neighbouring property close to the lower part of Haruatai Park. At the time of writing this report Council Officers had not visited the residents of the property but will do so and report back at the meeting.
21. A site map showing the possible locations is attached as Appendix 3. This map also shows the high level planning locations of other additions to the park. Further input would be requested from young people in conjunction with the Kāpiti Coast Youth Council to decide on the best location in the lower level of the park.
22. Option 2 is the recommended option.

## **CONSIDERATIONS**

### Policy considerations

23. There are no policy considerations.

### Legal considerations

24. There are no legal considerations.

### Financial considerations

25. \$20,000 is available in 2015-2016.
26. For both options, a keyhole sized court with hoop is achievable within this amount, including contingency.

### Tāngata whenua considerations

27. There are no tāngata whenua considerations.

## **SIGNIFICANCE AND ENGAGEMENT**

### Degree of significance

28. This matter has a low level of significance under Council policy.

### Consultation already undertaken

29. Council's Recreation Facilities Coordinator undertook an engagement process with young people in a number of ways, including:

- speaking at an Ōtaki College assembly;
- speaking with students during interval at Ōtaki College;
- an open meeting with young people at Ōtaki College;
- speaking with young people at Ōtaki Beach and Haruatai Park; and
- speaking with teachers and students from Te Kura Kaupapa Maori o Te Rito during their visit to Ōtaki Pool.

- 30. Over 50 young people were engaged with and had the opportunity to provide comment.
- 31. Council officers briefed the Ōtaki Community Board on Tuesday 2 February providing a copy of the consultation report. A copy of that report can be found as Appendix 1

### Engagement planning

- 32. Further input will be requested from young people to determine particular requirements for location and specifications of the court.

### Publicity

- 33. Appropriate communication channels will be used to inform the community of the decision made and project timing.

## RECOMMENDATIONS

- 34. That the Ōtaki Community Board approves construction of a keyhole Basketball court on the lower level of Haruatai Park within the budget approved in the 2015 Long Term Plan and notes the exact location will be confirmed after further input from the young people of Ōtaki and the neighbouring property.

### Report prepared by

### Approved for submission

### Approved for submission

Mark Hammond  
Recreation Facilities Coordinator

Sean Mallon  
Group Manager  
Infrastructure Services

Tamsin Evans  
Group Manager  
Community Services

## ATTACHMENTS

- Appendix 1 Ōtaki basketball engagement briefing for ŌCB
- Appendix 2 Aerial picture of Ōtaki Beach location
- Appendix 3 Aerial picture of Haruatai Park locations