

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

26 November 2013

Meeting Status: **Public**

Purpose of Report: For Decision

## **TE HORO BEACH TENNIS COURT FACILITY**

### **PURPOSE OF REPORT**

- 1 The purpose of this report is to present the results of further consultation on the proposed tennis court facility in Te Horo Beach.

### **SIGNIFICANCE OF DECISION**

- 2 This report does not trigger the Council's Significance Policy.

### **BACKGROUND**

- 3 Following a written submission to the 2011/12 Draft Annual Plan the Council included construction of a tennis court on the Gawler Street Reserve at Te Horo Beach in the 2012 Long Term Plan. This submission was supported by a number of Te Horo Beach residents and included a petition signed by 52 members of the Te Horo Beach community.
- 4 At a Community Outcomes Workshop held on 24 November 2012 by Council's Social Wellbeing Team in Te Horo Beach, a number of residents expressed their objection to the tennis court proposal.
- 5 The Ōtaki Community Board requested that Council staff undertake further consultation to understand what the majority of the community prefers.

### **CONSIDERATIONS**

- 6 The nearest Council owned tennis courts to Te Horo are on Domain Road in Ōtaki. The tennis courts on School Road, Te Horo are owned and maintained by the Te Horo Hall Society and are in need of maintenance. The funding allocated by the Council is for Ōtaki reserve development and may not be spent on non-reserve assets.
- 7 232 people took part in a public survey which was distributed on Thursday 19 September. Residents were notified by mail and social media. A full report of the results can be found in attachment 1. Key findings from the survey are:
  - 65% agree that Te Horo Beach needs a tennis court whereas 35% disagree.
  - 59% of the respondents (including family and friends) would make use of a tennis court. 41% would not use a court
  - The survey asked if residents would participate in a social or junior Te Horo Beach Tennis Club. A strong majority said they were either unsure (25%) or would not (48%) participate.

- Respondents raised a number of queries in response to an open ended question asking if they would like to say anything else about the proposal. This can be found in attachment 1 of this report along with all survey data.
- 8 The tennis court proposed would not cater for competition events because there is insufficient space around the court and using the budgeted amount, an asphalt surface court could be built which is more suitable for casual use. Fencing would also be erected similar to the Waikanae Beach tennis court pictured in attachment 2 of this report.
- 9 A tennis court area requires 35 metres in length and 17 metres in depth. This includes a run off area from the court of 5.5 metres. This is the minimum size needed.
- 10 The recent consultation undertaken was in regard to the Gawler Street Reserve. However, during that process, two other possible locations were identified. A summary of the three options is set out in the following paragraphs.

#### 10.1 **Gawler Street Reserve** (See map in attachment 3)

- The consultation undertaken has been in regard to this location.
- The location of the tennis court on the reserve would be on the road side of the reserve. The tennis court would be 34 metres in length, blocking access to the rest of the reserve. Gates would need to be installed for easy access to the rear section and allowing for future development of the reserve. The rear left section of the reserve is not suitable due to not being visible from the road creating public safety concerns. The rear section is also very wet in winter as it is a low lying area of the reserve.
- Surrounding properties have raised concerns during the consultation process about the noise of players and tennis balls and the disruptive effects it would have on the peaceful neighbourhood environment.
- Respondents of the survey were mostly either unsure (32%) or satisfied (38%) with using the Gawler Street Reserve as the location for the tennis court. Other respondents either disagreed (16%) or had other ideas.

#### 10.2 **Dixie Street Reserve** (See map in attachment 4)

- This location has not been consulted on. Consultation would be required with neighbours in the area.
- Dixie Street Reserve is 330 metres from the Gawler Street Reserve.
- The location of the tennis court on the reserve would be situated on the eastern side of the reserve. The tennis court would be 34 metres in length, blocking access to the rest of the reserve from Gawler Street as the size of the tennis court would go across the entire boundary. Gates could be installed to allow people to walk through the court to the rest of the park. The position of the court is to cater for sun strike so that neither players are playing towards the sun.
- Dixie Street Reserve currently features an artificial cricket block. Developing a tennis court in this reserve would mean removing the artificial cricket block. The artificial cricket block was re-surfaced in September 2012 and cost approximately \$2,800.00. The asset value is approximately \$8,000.00. The cricket block is a well utilised facility,

especially in summer with families. Some community members may object to the removal of the cricket block. Dixie Street Reserve is currently the only developed flat open space.

- In the survey, four respondents suggested that the Dixie Street Reserve would be a more suitable location than Gawler Street because it would consolidate recreation activities in one place.
- Staff do not recommend this option.

### 10.3 Rodney Avenue Reserve (See map in attachment 5)

- This location has not been consulted on. Consultation would be required with neighbours in the area.
- The reserve is currently a popular area for families to use for picnicking as it offers open sea views.
- The location of the tennis court on the reserve would need to be further discussed. The tennis court would be 34 metres in length. Sea views may be blocked and players will have to contend with the effect of the wind whilst playing.
- Corrosion of the fencing and netting will be high due to the close proximity of the ocean. This will require more regular renewal than an inland location.
- There is the risk of sea shells being dropped by seagulls on the courts making them un-playable, similar to the situation at Ōtaki Beach.
- Staff do not support this option.

### 10.4 Summary

- The results of the consultation are inconclusive. It is not possible to identify a clear majority of support for a tennis court in Te Horo Beach nor is it clear which location is most supported by the community.

## Financial Considerations

- 11 \$80,000 has been budgeted for this project from the Ōtaki Reserves Fund.
- 12 The funding has been rolled over into the next financial year since it was first programmed to be spent in 2012/13.
- 13 The funding was allocated for a tennis court facility in Te Horo Beach through the Community Board's regular review of priorities for the Ōtaki Reserve Fund. If the money is not used for this purpose during the current financial year it should be returned to the Ōtaki Reserves Fund for use on other projects in future years in the Ōtaki ward.

## Legal Considerations

- 14 There are no legal considerations.

## Delegation

- 15 The Ōtaki Community Board may make a recommendation under the following delegation in Section D paragraph 10.4 of the governance structure:

*“Authority to listen, articulate, advise, advocate and make recommendations to Council on any matter of interest or concern to the local community”*

## Consultation

- 16 The original submission to the Annual Plan included a petition with 52 signatures from members of the Te Horo Beach community.
- 17 The Chairman of the Ōtaki Community Board has been kept informed throughout the consultation process of the progress and feedback being received.
- 18 A survey was distributed to 397 people and properties via post. This included both residents and ratepayers of properties in Te Horo Beach. A total of 232 (58%) surveys were returned. The data from the survey can be found in attachment 1.
- 19 Council staff visited immediate neighbours of the Gawler Street Reserve to investigate their feedback on the proposed tennis court facility. The neighbours were generally opposed to the tennis court proposal.
- 20 Key community members including the Friends of Te Horo Beach group were informed of the process being undertaken and invited to provide feedback at any stage in addition to the survey. No feedback was provided.
- 21 Using social media, the electronic survey was sent to a Te Horo Beach targeted audience allowing them to submit responses.

## Tāngata Whenua Considerations

- 22 There are no Treaty of Waitangi considerations.

## RECOMMENDATIONS

- 23 That the Ōtaki Community Board acknowledges the consultation undertaken and recommends to the Council a tennis court be built in the Gawler Street Reserve at the location marked in Attachment 3 to this report (CS-13-1021).

Or

- 24 That the Ōtaki Community Board acknowledges the results of consultation with the Te Horo Beach community undertaken and recommends the Council does not develop a tennis court in the Te Horo Beach area at this time and that the funding be returned to the Ōtaki Reserves Fund.

**Report prepared by:**

**Approved for submission by:**

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**ATTACHMENTS:**

- Attachment 1
  - Attachment 2
  - Attachment 3
  - Attachment 4
  - Attachment 5
  - Attachment 6
- Survey results and raw data  
Tennis court example: Waikanae Beach  
Gawler Street Reserve map  
Dixie Street Reserve map  
Rodney Avenue Reserve map  
Overview of proposed locations