

INFORMATION PACK

Part of Logan Park
situated at 33 Logan Park Drive,
Dunedin

Intention to Grant a Commercial Lease
to Pure Padel Limited

- Public Notice
- Pure Padel Ltd – Summary of padel court proposal
- Proposed key lease terms including aerial photograph showing area to be leased.
- Submission form
- Copy of Sections 12 and 138 of the Local Government Act 2002

**NOTICE OF INTENTION TO ENTER INTO A COMMERCIAL LEASE
OVER PART OF LOGAN PARK
SITUATED AT 33 LOGAN PARK DRIVE, DUNEDIN**

In terms of Sections 12 and 138 of the Local Government Act 2002, the Dunedin City Council intends to enter into a commercial lease over part of Logan Park, at 33 Logan Park Drive, Dunedin. The area, activity and key terms are described in the Schedule below.

An Information Pack is available from www.dunedin.govt.nz/council/currently-consulting-on.

Submissions or objections can be made by the closing date at www.dunedin.govt.nz/council/currently-consulting-on or e-mailed to par.admin@dcc.govt.nz marked **Logan Park Padel Lease**.

Submissions should include the submitter's name, email address and postal address and whether or not they wish to be heard in relation to their submission to the proposal.

Submissions should be received by 4.00 pm, Monday 10 November 2025

Schedule

Applicant/Lessee: Pure Padel Limited

Area: 900m² more or less being part Logan Park owned by Dunedin City Council in fee simple described as being part Lot 4 Deposited Plan 487989 held in Record of Title 705851.

Purpose: Development of up to three Padel courts approx. 10m x 20m each for the sport of padel with potential for all three to be covered court, and associated lighting, perimeter fencing and playing equipment.

Use of the courts will be on a 'pay to play' basis with access gained to the padel court via an online booking app. operated by Pure Padel Limited.

Term: Initial 5 years with one right of renewal for a further 5 years

Detailed description of proposed activity at Logan Park, Dunedin

Proposed Activity

Pure Padel Limited proposes to develop three padel courts on available land at the Tennis Otago Centre located at Logan Park, Dunedin. The courts will be constructed adjacent to the existing tennis courts, within the current sporting precinct.

Location for Pure Padel courts shown circled in red adjacent to existing pickleball courts at Tennis Otago Centre at Logan Park.



The works will occur in two stages:

1. **Stage 1 (October 2025):** Installation of three uncovered outdoor padel courts, including glass and mesh fencing, synthetic playing surfaces, LED directional lighting, and pedestrian accessways.



2. **Stage 2 (before winter 2026):** Construction of a lightweight roof structure spanning the three courts, to carry a commercial grade canvas material in forest green, to enable all-weather use while minimising shading effects on adjacent areas.

Bulk and Location

- The courts are standard international dimensions (20m x 10m each), aligned end to end, with total footprint ~900m².
- Maximum structure height (fencing) ~4m; roof structure (Stage 2) ~8–9m.
- Located entirely within the Logan Park sporting hub, on former tennis courts and adjoining existing tennis courts.

Parking and Access

- No new parking is proposed. Users will utilise existing Logan Park and University Oval parking areas.
- Pedestrian access is through the existing Tennis Otago entry points.
- The facility will not generate heavy traffic movements; peak use coincides with other sporting activity in the area.

Noise Generation

- Padel produces low-impact sporting noise comparable to tennis (ball strikes, player voices).
- No amplified sound systems are proposed, other than small-scale use during competitions or events.
- Noise levels will comply with Recreation Zone standards.

Signage

- Discrete facility signage at the Logan Park entrance and court entry.
- No large or illuminated signage proposed.

Hours of Operation

- Daily operation proposed from **6:00am – 10:00pm**.
- Evening play supported by LED lighting with full cut-off to prevent light spill beyond the site.

Number of People On-Site

- The three courts can accommodate a maximum of 12 players simultaneously, plus spectators and casual visitors.
- Peak occupancy ~40–50 people during competitions/events.



- Facility will generally operate with self-service booking software, supplemented by a site manager during competition times.

Visitors

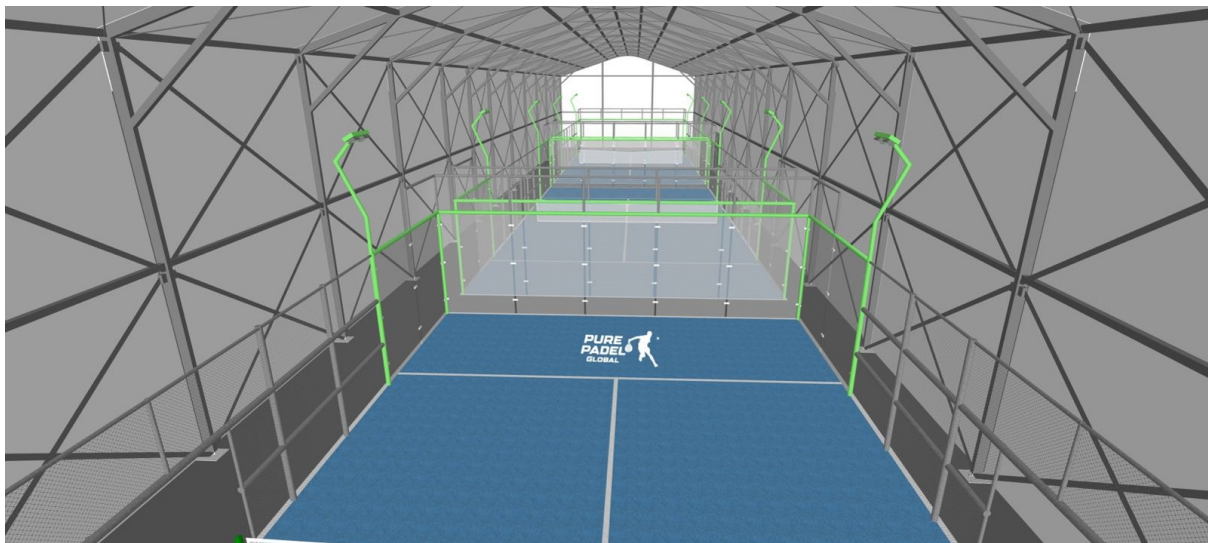
- Anticipated use is by local Dunedin residents, university students, and regional visitors.
- Estimated up to 20 court bookings per day once the club is established.



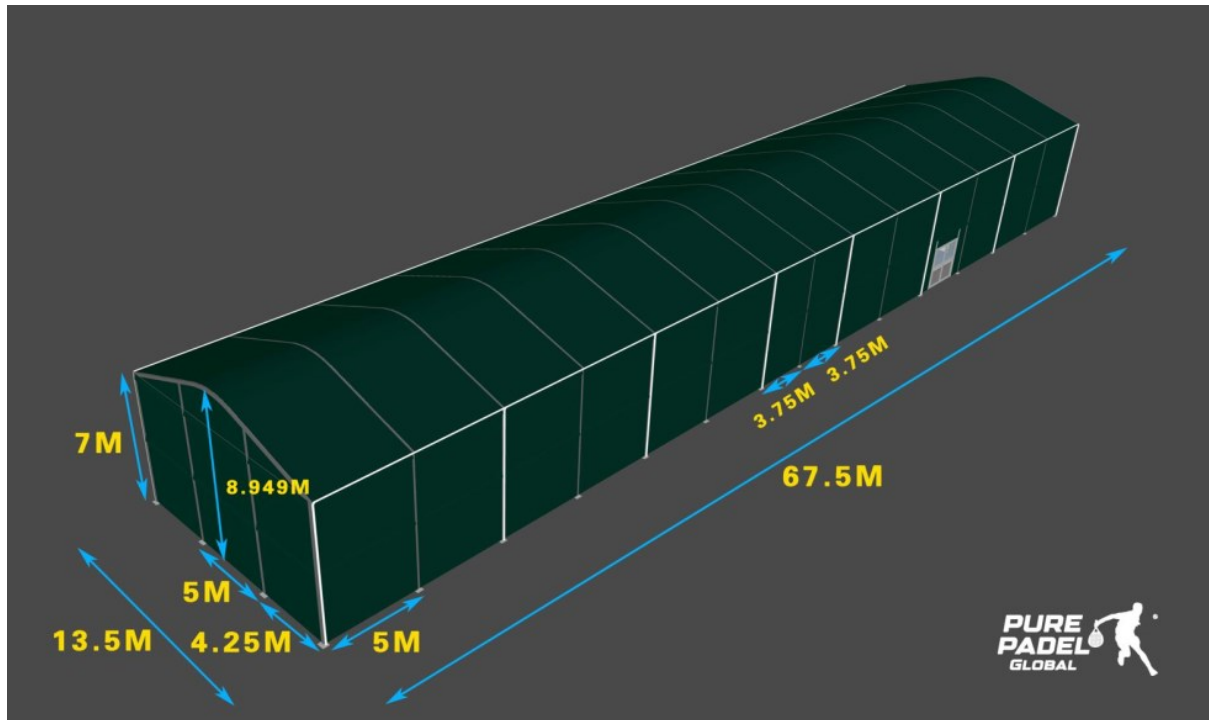
Pure Padel Ltd - Design image for uncovered Padel courts



Pure Padel Ltd concept for lightweight roof structure to cover three courts.



Concept showing forest green canvas roof covering for 3 padel courts at Logan Park



Intention to Grant a Commercial Lease to Pure Padel Limited for use of part of Logan Park, Dunedin

Proposed key lease terms

Land: part Logan Park which is administered by the Dunedin City Council described as part Lot 4 DP 487989 contained in Record of title 705851.

Purpose: construction and operation of up to three (3) 'pay to play' padel courts, in two stages, each approx. 10metres x 20 metres, perimeter fencing, LED lighting and playing equipment. There is potential for all three to be covered court in future.

Area to be occupied: approx. 900m² in total

Lease term: an initial 5 years from the lease commencement date, with one right of renewal for a further 5 years

Rent: based on 7% of annual gross revenue (prior to deductions) and payable half yearly. Rent reviews will be three yearly from commencement date

Special conditions:

1. The padel courts will be owned by Pure Padel Ltd which will be solely responsible for maintaining the facility and ensuring the immediate surrounding area is kept clean and tidy.
2. Pure Padel Ltd is solely responsible for managing water run-off from its facility such that it does not create a nuisance to adjacent users of Logan Park or to the Council's management of Logan Park. Any remedy for controlling water run-off will be solely the responsibility of Pure Padel Ltd.
3. Only Pure Padel Ltd brand and facility naming signage shall be permitted to be outward facing, subject to prior approval from the Council as to size content, position and colour. All other corporate or sponsorship signage is to be inward facing and in all cases signage must comply with 2GP requirements.

Aerial photo showing approx. padel courts leases area – 900m² at Logan Park outlined in red.





**Submission on Intention to Grant a Commercial Lease
to Pure Padel Limited
for use of part of Logan Park
situated at 33 Logan Park Drive, Dunedin.**

Send to: Senior Leasing and Land Advisor
Parks and Recreation Services
Dunedin City Council
P O Box 5045
Dunedin 9058

On-Line www.dunedin.govt.nz/council/currently-consulting-on

Email par.admin@dcc.govt.nz

Submissions close with Council at 4.00 pm, Monday 10th November 2025.

Name: _____

Organisation (if appropriate): _____

Office held within Organisation (e.g. President, Secretary etc.):

_____ Tick if submitting for Organisation: ☐

Address: _____

_____ Post code: _____

Phone: _____

E-mail: _____

Submission on the proposed Lease to Pure Padel Ltd



New Zealand Legislation

Local Government Act 2002

If you need more information about this Act, please contact the administering agency: **Department of Internal Affairs**

- Warning: Some amendments have not yet been incorporated

12 Status and powers

- (1) A local authority is a body corporate with perpetual succession.
- (2) For the purposes of performing its role, a local authority has—
 - (a) full capacity to carry on or undertake any activity or business, do any act, or enter into any transaction; and
 - (b) for the purposes of paragraph (a), full rights, powers, and privileges.
- (3) Subsection (2) is subject to this Act, any other enactment, and the general law.
- (4) A territorial authority must exercise its powers under this section wholly or principally for the benefit of its district.
- (5) A regional council must exercise its powers under this section wholly or principally for the benefit of all or a significant part of its region, and not for the benefit of a single district.
- (6) Subsections (4) and (5) do not—
 - (a) prevent 2 or more local authorities engaging in a joint undertaking, a joint activity, or a co-operative activity; or
 - (b) prevent a transfer of responsibility from one local authority to another in accordance with this Act; or
 - (c) restrict the activities of a council-controlled organisation; or
 - (d) prevent a local authority from making a donation (whether of money, resources, or otherwise) to another local authority or to a person or organisation outside its district or region or outside New Zealand—
 - (i) if the local authority considers, on reasonable grounds, that the donation will benefit its district or region, or the communities within its district or region; or
 - (ii) if the local authority considers, on reasonable grounds, that a benefit will be conferred on the local government sector as a whole; or
 - (iii) for emergency relief; or
 - (e) prevent a local authority from making a donation (whether of money, resources, or otherwise) to a local government body outside New Zealand to enable it to share its experience and expertise with that body.

Section 12(6)(c): amended, on 28 June 2006, by section 6 of the Local Government Act 2002 Amendment Act 2006 (2006 No 26).

Section 12(6)(d): added, on 28 June 2006, by section 6 of the Local Government Act 2002 Amendment Act 2006 (2006 No 26).

Section 12(6)(e): added, on 28 June 2006, by section 6 of the Local Government Act 2002 Amendment Act 2006 (2006 No 26).



New Zealand Legislation

Local Government Act 2002

If you need more information about this Act, please contact the administering agency: **Department of Internal Affairs**

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Subpart 3—Restrictions on disposal of parks, reserves, and endowment properties

Parks and reserves

138 Restriction on disposal of parks (by sale or otherwise)

- (1) A local authority proposing to sell or otherwise dispose of a park or part of a park must consult on the proposal before it sells or disposes of, or agrees to sell or dispose of, the park or part of the park.
- (2) In this section,—

dispose of, in relation to a park, includes the granting of a lease for more than 6 months that has the effect of excluding or substantially interfering with the public's access to the park

park—

- (a) means land acquired or used principally for community, recreational, environmental, cultural, or spiritual purposes; but
- (b) does not include land that is held as a reserve, or part of a reserve, under the [Reserves Act 1977](#).

Section 138: substituted, on 28 June 2006, by [section 13](#) of the Local Government Act 2002 Amendment Act 2006 (2006 No 26).