

13. CANTERBURY RADIO CONTROL CAR CLUB INC SUB-LEASE AREA

Officer responsible Parks & Waterways Manager	Author John Allen, Policy & Leasing Administration, DDI 371-1699
Corporate Plan Output: Sub Output – Leases (9.4.10)	

The purpose of this report is to enable the Board, who have the delegated authority of Council, approve the intention of the Christchurch Speedway Assn Inc to increase the area of ground subleased to the Canterbury Radio Control Car Club Inc to enable them to build a new international size racing track to replace their existing one which is falling into disrepair.

Context of Report

Any change in the area, terms or conditions, of the sublease between the Christchurch Speedway Assn and the Canterbury Radio Control Car Club must be approved by Council as the head lessor of Ruapuna Park. This is the reason why this report is being placed before Council at this time.

Description of Proposal

The Canterbury Radio Controlled Car Club have subleased their present site from Christchurch Speedway since April 1980. The present tarsealed racing track was constructed upon the site at about the same time approximately 21 years ago, which due to natural ageing and the affects of weather, is now disintegrating. To meet international standards, advances in technology and the design cars, the club is now proposing to build a new track to international standards at Ruapuna to ensure the continuancy of this racing sport, - see attached plans.

The new track will be larger than the present track to meet international race track standards which will require the club to increase its subleased area from the present 3,200m² to 6,820m² approx. The new track will be fenced for safety purposes, which will also allowing adequate parking for club members inside the fenced area.

Background

The Club presently has 45 members from around Canterbury, some of which travel from as far as Timaru to race days which are held on the second Sunday of each month. The Club has a very high participation rate with 95% of the members attending race meetings monthly. Spectators are welcome to attend at no cost, the Club being a very social and family orientated Club. The Club caters for radio controlled model car racing enthusiasts, the cars being 1/8th and 1/10th scale gas cars, and 1/10th scaled electric cars. Race day consists of three heats of five minutes duration for each class, with a final of between 5 and 20 minutes duration for each of the six classes.

Issues for Consideration

The application was received on 19 December last year. The Club needs to have the new track built before the 2002 National Championships which will be held at Easter 2002 (29,30, 31 March and 1st April) in Christchurch at the venue. It will take approximately 7 weeks to demolish the old track and build the new one. It is therefore necessary for on-site work to commence in early February.

The improvements will be financed from within the Club's own resources.

Results of Consultation

The Christchurch Speedway Assn from which the Canterbury Radio Controlled Car Club sub-leases the site, has given their approval for the increase in area of the sub lease site.

The surrounding neighbours will not be affected by the redevelopment of the enlarged Canterbury Radio Control Club's site, the cars not making a great amount of noise when racing. The site is leased to the Christchurch Speedway Association who have agreed to increased the area of the site subleased to the Canterbury Radio Controlled Car Club. The site is not visible from the road, being situated behind the front boundary planting of the park, and therefore there is no need to undertake public consultation.

Officers will be recommending that Council approve the Christchurch Speedway Assn's intention to sublease a greater area of their site to Canterbury Radio Controlled Car Club subject to the following conditions:

1. The Canterbury Radio Controlled Car Club (CRCCC) to obtain all necessary Resource and Building Consents (if required) before any redevelopment commences upon the site.
2. The sub-lease terms being negotiated by the Christchurch Speedway Association in consultation with the Property Manager and the Parks & Waterways Policy and Leasing Administrator.
3. The lease/construction area being maintained by CRCCC in a safe and tidy condition at all times.
4. All costs associated with putting the new sublease agreement in place, the development and subsequent maintenance of the associated buildings and structures upon the site being paid for by CRCCC.
5. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager's designate, the Parks & Waterways Area Advocate (Sockburn Service Centre) to ascertain the Council's requirements through the development phase of the construction of the facility.
6. A bond of \$2000 is to be paid by the CRCCC or successful principle contractor to the Christchurch City Council Parks & Waterways Area Advocate (Sockburn Service Centre) before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
7. All demolition material (old track etc.) is to be removed from the site.
8. The CRCCC surrender their old sublease agreement prior to the putting of a new sublease agreement in place.

Recommendation: That the Community Board approve the subleasing by Canterbury Speedway Assn Inc of an increased area of approximately 6,820m² to the Canterbury Radio Controlled Car Club Inc for a period which ends on the same day as the Speedway Association's lease subject to conditions 1 to 8 as outlined above.

Chairperson's Recommendation: That the Officer's recommendation be adopted.