

12. CANTERBURY CAR CLUB APPLICATION TO BUILD NEW CLUB ROOMS / VEHICLE STORAGE COMPLEX AT RUAPUNA PARK

Officer responsible	Author
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The purpose of this report is to approve an application from the Canterbury Car Club Incorporated (Club) for formal approval to build new clubrooms and vehicle storage complex at Ruapuna Park as required by Section 9.1 of the Club's lease with the Christchurch City Council.

THE PROPOSAL

The Club is proposing to build a new Clubrooms/Vehicle Storage Complex at Ruapuna Park which will be situated between the existing Control Tower and Canterbury Racing School buildings (see tabled location plan). The impetus for this project has been the move towards more high profile events, eg. the Drivesafe 500 and the upcoming Formula 3. To cater for these events the Pit lane needs to be extended south and extra garage space provided adjacent to this lane. While the lane can be extended easily and probably there is room for the garages, the existing clubrooms need to be shortened to provide a rear access way. It is envisaged that when the new Clubrooms become operational the existing clubrooms will be shortened by one bay (about 4m) and the "Versatile" extension removed. The building will continue to be used as a service area for the race crews providing as it does presently kitchen, toilet and bar facilities.

There is also a need for more vehicle storage at the park, both for the racing school's clients and club members who wish to keep their vehicles stored closer to the track. Rather than creating a shantytown, the Club has opted to build a substantial building, which covers all foreseeable needs and has a presence suitable for the type of events currently being attracted to the park.

The proposed building consists of four major sections, which will be built in stages, approximately a year apart.

Stage 1. Vehicle storage and mezzanine parts /vehicle storage above. This is a complete unit and forms the base for Stage 2.

Stage 2. Clubrooms above the vehicle storage, which includes access stairs and toilets.

Stage 3. Museum area adjoining Stage 1, which could be used to house classic cars not being raced as well as genuine museum displays.

Stage 4. Corporate boxes, Car Club office and Seminar room above the Museum and adjacent to the clubrooms.

Preliminary estimates indicate that it will cost in the vicinity of \$1.2M to build the complete building.

The Club intends to have Stage 1 finished by the end of this year, a major proportion of the required funding for this stage having already been secured.

The Clubrooms will proceed the following year subject to funding.

The Museum will proceed at a later date and is dependent on funding. The sale of Corporate Boxes will it is hoped substantially fund this final stage.

The Clubrooms and the area in front of it will be available to all park hirers by arrangement. The seminar room would also be available for hire. The conditions of sale/lease of corporate boxes will include clean stadia rules (motor sport has had to deal with this issue for some years now).

CONCLUSION

The proposed complex will accommodate all the activities that the Club believes need to be accommodated at the park in the foreseeable future under one roof, thereby reducing the number of separate buildings needing to be provided upon the park. Officers recommend that Council approves the application subject to the conditions outlined below.

1. The Canterbury Car Club is to obtain all necessary Resource and Building Consents before any development commences upon the site.
2. The applicant is to submit a colour scheme for the building to the Parks & Waterways Manager or her designates approval, prior to commencing work upon the site.
3. The lease / construction area being maintained by Canterbury Car Club in a safe and tidy condition at all times.
4. All costs associated with the development, and subsequent maintenance of the building and associated structures upon the site being paid for by Canterbury Car Club.
5. Before any tenders are let or work commences upon the site, discussions are to be held with the Park & Waterways 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 Canterbury Car Club or successful principle contractor to the Christchurch City Council via the 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.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	✓	The building of one building to accommodate all the activities required in the foreseeable future, will reduce the building materials required.
N2	Eliminate emission of harmful substances	0	
N3	Protect and restore biodiversity and ecosystems	0	
N4	People needs met fairly and efficiently	NA	NA - See People Step + Economic Step
The People Step			
P1	Basic needs met	✓	The addition of this building to the complex will ensure that the future basic needs of the Club are met
P2	Full potential developed	✓✓	The addition of this building will enable the full potential of the site to be achieved.
P3	Social capital enhanced	✓	The internal layout of the building will provide facilities that allow for better interaction to occur between club members, sponsors, and visitors, thereby strengthening motor sport relationships in Canterbury.
P4	Culture and identity protected	0	
P5	Governance and participatory democracy strengthened	0	
The Economic Step			
E1	Effective and efficient use of all resources	✓	Building one building to accommodate all foreseeable needs optimises the use of building materials.
E2	Job rich local economy	0	
E3	Financial sustainability	✓	The configuration of the seminar room/clubrooms/corporate boxes will allow different sized groups to use the facilities for a range of different activities, be that by hire or not.

Recommendation: That Council approve the Canterbury Car Club's application to build the club rooms/vehicle storage complex at Ruapuna Park as shown on the tabled plans subject to conditions 1 to 6 outlined above.

Chairman's Recommendation: For discussion.