

## 7. PROPOSED ADDITIONS TO THE CRICKET CLUB CLUBROOMS AT BURWOOD PARK

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The purpose of this report is to enable the Board to consider an application received from the East Christchurch-Shirley Cricket (ECSCC) and Shirley Rugby Football Clubs (SRFC) to refurbish the interior and construct an addition to the ECSCC's present building, which is situated in the middle of North Burwood Park, the existing building footprint being leased to the Cricket Club.

### RELEVANT CURRENT POLICY

Under the Council Resolution dated 12 December 2001 the Burwood/Pegasus Community Board has delegated authority from the Council to grant leases and licences upon reserves pursuant to Sections 54, 56, 58A, 61, 73 and 74 of the Reserves Act 1977.

### DESCRIPTION OF THE PROPOSAL

The existing pavilion on the northern part of Burwood Park was built in 1979 as a joint venture involving the ECSCC and the former Pegasus Hockey Club.

The Burwood Park Management Plan notes that the present two storied pavilion is reasonably well integrated into the park surroundings, being sited in amongst trees a sufficient distance from New Brighton Road, and therefore being partially obscured from the road.

The reason for the proposed extension is to accommodate the use of the pavilion by SRFC who wish to relocate.

The applicant seeks to construct additions to the east, south, and west sides of the existing structure to accommodate a larger additional changing room (for rugby) and an additional storage area on the ground floor, and an entertainment area on the upper floor. It is proposed to add 131.6m<sup>2</sup> to the ground floor, 109.4m<sup>2</sup> floor area plus a balcony of 9.1m<sup>2</sup> in area to the first floor, to give a revised total floor area of 677.3m<sup>2</sup>, in contrast to the present floor area of 427.2m<sup>2</sup>. Plans numbered sheet 2,6 and 7 are attached for Board members' information.

As can be seen on the attached plans there will be four storage areas on the ground floor (the same as at present), two larger than at present changing rooms (to cater for senior rugby), two smaller additional changing rooms for cricket (suitable for rugby referees changing), an umpires/first aid room, and associated foyers and service rooms. It is intended that on the upper floor there will be larger recreation and social rooms than at present. For the Board's information the rugby grounds in South Burwood Park are serviced by a changing room/toilet facility which is situated by the tennis courts. There are problems with the overcrowding of these changing rooms during the winter months because of the number of teams training under lights upon the park. If the Shirley Rugby Club utilises the refurbished cricket club/ablution changing facilities as well as the facility in South Burwood Park during the winter, then this problem will be largely negated. The Burwood Park Management Plan allows the extension of the existing changing facility in South Burwood Park to alleviate the overcrowding problem.

The Secretary of the ECSCC, has indicated the club currently has a financial membership of approximately 490 members, including 300 junior boys and girls. During the last 25 years club numbers has steadily increased.

The SRFC has indicated the club has a financial membership of 535 members and provides rugby for six senior teams, one social team, and 18 junior teams, with a Touch Rugby Module running from October to February during summer catering for 64 teams.

The SRFC has resolved to sell their premises in North Avon Road and to relocate to Burwood Park. The ECSCC executive has resolved to progress the proposal through to the stage of obtaining Council approval for the project to proceed subject to public notification as required by the Reserves Act 1977, obtaining Department of Conservation approval, and obtaining resource and building consent. Once this initial approval has been obtained, the executive will convene a special general meeting of the ECSCC to obtain the approval of the club to proceed. Once both clubs have formally agreed to proceed with the proposal, it will be necessary for both clubs to sign a formal agreement which sets out how both parties will jointly manage the combined facility.

The SRFC has indicated it is in position to totally fund the cost of the new project through funds from the sale of 105 North Avon Road, assistance from the East Christchurch-Shirley Cricket Club, and from gaming machines.

## **ISSUES FOR CONSIDERATION**

The following issues need to be considered before granting or rejecting this application. These issues are considered below in conjunction with the operative Burwood Park Management Plan which was adopted by the Council in 1992.

### **1. The Removal of Three Trees in Close Proximity to the Existing Building**

The Council's Arborist has advised that the three large poplar trees (*Populus nigra italica*) that will require removal to enable the additions to be built, are in good condition. These three trees should be replaced at the applicant's cost, with three large trees from the nursery in suitable positions as approved by the Parks and Waterways Unit Manager or her designate the next planting season after construction has been completed. The Burwood Park Management Plan requires that any replacement trees are to be closely related to the original species grown in the park, where this is appropriate. It is important that the replacement tree species used will eventually grow into large specimens to maintain the present compartmentalisation off the sports field areas of North Burwood Park.

The Council's Arborist recommends the following method of stump removal as detailed for trees 1-3 on sheet 6 of the plans.

- (a) Removal of stump and all for trees 1 and 3.
- (b) Chip stump for tree 2 only.

### **2. Appearance of Proposed New Additions**

The proposed additions will be aesthetically cohesive with the existing building profile. The club intends painting the walls cream and the roof brown to match the colours of the existing clubrooms. In the Burwood Park Management Plan, Policy 5 (2), (a), it is stated that Council approval is required with regards to building design, external building material, colour scheme and the associated landscape proposal (if any). Officers recommend that this requirement be delegated to staff that are professionally qualified to make these types of decisions to grant the required approvals via the Parks and Waterways Unit Manager. Concept elevations of the proposed building are tabled for Board members perusal.

### **3. Encroachment of Proposed Building Addition into Park**

The building encroachment into the park will be to the east, south, and west, and will not affect the sports field playing areas. Whilst the overall bulk of the building will be increased, (please refer to the marked area on attached plan labelled 6), the increased size will only have a minimum impact upon the park.

### **4. The East Shirley Cricket Club's Lease**

The original lease was signed by the East Christchurch-Shirley Cricket Club Inc. and Pegasus Hockey Club Inc on 20 August 1979 for a term of twenty one (21) years. This lease has therefore expired. During this time the Pegasus Hockey Club, (now Avon Hockey Club), have shifted to Porritt Park, and therefore have relinquished their lease rights over the clubrooms at Burwood Park.

Under Section 3 of the existing lease the lessor, ECSCC, is required to make available the use of their facilities, from time to time (excluding public hire) to other sporting organisations, subject to the prior approval of the lessor. It will be important to retain a similar clause in the new lease to ensure that the changing rooms are available for other sports organisations to use, when the applicant clubs are not using the facilities.

It will be necessary for the ECSCC and SRFC to enter into a new lease which will encompass the enlarged area.

## 5. Car Parking

The applicants have indicated they have consulted with the Council's Environmental Services Unit, who has indicated that they will need to make a resource consent application for an exemption to the requirement to construct additional car parking upon the park. The Environmental Services Unit will consider the application favourably, because of the large number of car parks available on both sides of New Brighton Road, which bisects Burwood Park. Whilst the writer is mindful of the concerns expressed in the Burwood Park Management Plan about traffic congestion around the Park, this proposal should not create further detrimental traffic effects, because traffic movements should not markedly alter because of the proposal. All parking will be in New Brighton Road adjacent to the park, and therefore should not affect the residents living in the adjacent residential areas.

### NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
<b>The Natural Step</b>			
N1	Reduce non-renewable resource use	0	NA
N2	Eliminate emission of harmful substances	0	NA
N3	Protect and restore biodiversity and ecosystems	0	NA
N4	People needs met fairly and efficiently	NA	N/A See People / Economic Steps
<b>The People Step</b>			
P1	Basic needs met	✓✓	The improved facility will enhance recreation opportunities for local children and residents through membership of the sports clubs.
P2	Full potential developed	✓✓	Enhances peoples physical and mental health.
P3	Social capital enhanced	✓✓	Enhances a place for people to come together.
P4	Culture and identity protected	✓✓	Promotes and enhances the operations of long established sports clubs.
P5	Governance and participatory democracy strengthened	N/A	NA
<b>The Economic Step</b>			
E1	Effective and efficient use of all resources	✓✓	A multi use facility will maximise the building use.
E2	Job rich local economy	N/A	N/A
E3	Financial sustainability	✓✓	The proposed relocation should not have an adverse effect on the operational budgets of both sports groups.

### CONCLUSION

The Parks and Waterways Unit supports the proposal for the building additions and refurbishment at Burwood Park to serve the two abovementioned organisations. Relocating the rugby club facilities to the Burwood Park site will enable the existing building to be better utilised for meetings and social activities during both the summer and winter sporting seasons. The proposal will also, reduce traffic movements along North Avon Road to the existing rugby clubroom site, which is sited in a Living 1 Zone designated under the Proposed City Plan.

The effects of extending the existing building will have a minimum impact upon Burwood Park, which is the home park for the SRFC and enable easier access by players to social facilities after playing and training. There should be no noticeable increase in traffic movements.

It is recommended that the Board resolve to grant the lease applied for, for a period of one day less than 20 years, subject to the following conditions:

1. Public notification.
2. Approval by the Minister of Conservation.
3. The Clubs to jointly obtain all necessary Resource and Building Consents before any development commences upon the site.
4. The applicant (Clubs), in accordance with the Burwood Management Plan requirements to submit a design, the type of exterior materials to be used, and proposed colour scheme for the building to the Parks and Waterways Unit Manager or her designate for approval prior to commencing work upon the site.

5. The lease terms being negotiated by the Property Manager in consultation with the Parks and Waterways Policy and Leasing Administrator.
6. The lease/construction area being maintained by the ECSCC and SRFC in a safe and tidy condition at all times.
7. All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site being paid for by the ECSCC and SRFC.
8. The proposed new changing rooms under the extended existing clubrooms in North Burwood Park are to be made available to other park users when not required by ECSCC or SRFC for their use. Permission is not to be unreasonably withheld for the use of the changing rooms by third parties. The ECSCC/SRFC may make a charge for the use of the changing rooms by third parties which may include utilities use costs, fair wear and tear, depreciation costs, and a small percentage added to cover the cost of administration. All such charges made shall be approved annually by the Parks and Waterways Unit Manager.
9. The ECSCC and SRFC Clubs shall show proof of having a current \$1,000,000 public liability insurance policy to the Parks and Waterways Policy and Leasing Administrator before commencing work upon the site. This policy is to be kept current throughout the term of the lease.
10. Before any tenders are let or work commences upon the site, discussions to be held with the Parks Manager's designate, the Parks and Waterways Area Advocate – Shirley Service Centre to ascertain the Council's requirements through the development phase of the construction of the facility.
11. A bond of \$2,000 is to be paid by the applicant clubs, or principal contractor, to the Christchurch City Council via the Parks and Waterways Area Advocate - Shirley Service Centre, before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee(s) upon the completion of the work.
12. The new lease agreement will terminate with no compensation payable to the leasee(s) should the lease be surrendered or terminated for any reason.
13. That the ECSCC and SRFC pay all costs associated with the purchase and planting of the replacement trees, that are to be planted in positions chosen by the Parks and Waterways Manager or her designate, the next planting season after construction has been completed. Any other landscaping required by the Parks and Waterways Manager is to be undertaken by the applicants at their expense, and this is to include landscape plan preparation if required.

**Staff**

**Recommendation:** That the Board resolve to lease 346m<sup>2</sup> of North Burwood Park to the East Christchurch-Shirley Cricket Club Inc and the Shirley Rugby Football Club Inc for the purposes of extending the present clubrooms. The lease issued being pursuant to Section 54 (1) (b) of the Reserves Act 1977 for a period of 20 years, less one day, subject to conditions 1 to 13 as outlined above.

**Chairperson's**

**Recommendation:** That the abovementioned recommendation be adopted.