

8. APPLICATION TO RELOCATE A DWELLING AT PORRITT PARK FOR PURPOSES OF AN ADMINISTRATIVE BUILDING

Officer responsible Greenspace Manager	Author Tony Hallams - Policy and Leasing Officer, DDI 941-8320
--	--

The purpose of this report is to draw the Committee's attention to the Burwood/Pegasus Community Board's approval of an application by the Canterbury Hockey Foundation Incorporated to relocate a dwelling to the Foundation's lease area in Porritt Park to provide an administrative building, and to a request from the Board for the Committee to investigate options to accommodate office space in the Porritt Park grandstand development.

BACKGROUND

The Burwood/Pegasus Community Board considered this report at its meeting on 13 October 2003 and approved the application for the relocation of the dwelling. However, the Board considered long term alternatives for the provision of office space should be considered, particularly in the context of the current Porritt Park grandstand development.

The Foundation sought to locate the dwelling on the site to provide improved administrative accommodation and space over the existing small office building on the south side of the existing grandstand. The new structure will allow administrative staff to have an overview of the park, which will improve the safety of patrons at the park. A meeting room will be available, which can be used by clubs and schools affiliated to the Foundation.

RELEVANT CURRENT POLICY

The Board had delegated authority from the Council to decide upon proposed additions and alterations to the infrastructure inside a lessees leased area as required by Section 16 of the Canterbury Hockey Foundation's lease agreement. Porritt Park is held by the Council under the Local Government Act 2002.

DESCRIPTION OF PROPOSAL

At the present time three office staff are located in a building by the entrance to Porritt Park, and two other staff members are located in offices on the first floor of the grandstand. In late October 2003 the first floor of the grandstand is to be "gutted" prior to being renovated. The renovated grandstand will not provide for offices to be located in it, and as a result there is a pressing need for the Foundation to arrange permanent accommodation for those two staff members displaced.

Also, for a number of years the administrative headquarters of the Canterbury Touch Association have been located in an office on the first floor of the grandstand, for which they pay rent. This group will also be displaced by the intended renovations, therefore approval is being sought by the applicant to relocate the Canterbury Touch Association to the existing office at the site used by the Canterbury Hockey Foundation.

The administration offices are not being included in the redeveloped grandstand because:

- The increased changing room/social facilities required to service the two artificial hockey fields can only be accommodated in the existing building.
- Large cost would be incurred to add on to the existing grandstand to accommodate the administration functions, compared to the cost of what is proposed.

A photograph of the existing building (a house) that is being made available to the Canterbury Hockey Foundation free of charge is shown in Appendix One (attached). The subject dwelling is a 1950s single storey, three bedroom, weatherboard clad structure with a "Decramastic" tile roof.

As well as obtaining any necessary resource and building consents the applicant is prepared to undertake a number of works to relocate the building, which will include the following:

- Obtaining a borer treatment certificate from a MAF certified or accredited pest destruction firm.
- Completing roof space insulation, and the fitting of insulation under the floor.
- Lagging the water supply lines.
- Painting the exterior cladding, doors, and window frames.

The applicant has commissioned an independent building assessment report from "Prime Building Compliance Limited", who have indicated the following in writing:

"This house has been well built using suitable materials. Additions also appear to have been properly done. The floor is considerably flatter than expected in a house of this age in this location, (68 Matai Street). Apart from the current internal and external paint condition, the house appears to have been well maintained."

A site description and plan of the intended relocation of the building is detailed under Appendix Two (attached).

The applicant has consulted with planning staff at the Linwood Service Centre who have indicated that in the event of more than one metre of earth mound having to be removed, to accommodate the new building footings, then a resource consent application will be required and dealt with most likely as a non-notified consent.

DISCUSSION

Staff in the Parks and Waterways and Leisure Units supported the overall proposal as the Canterbury Hockey Foundation has a need to provide more space for sports administration purposes at Porritt Park. Whilst the Council recently approved a new lease at Porritt Park to accommodate the construction of a second artificial hockey pitch it is considered that consent can be given to the proposal under the terms and conditions of the present lease.

COMMUNITY BOARD CONSIDERATION

In relation to the specific application, the Board **resolved** that the Council approve the application by the Canterbury Hockey Foundation to relocate the dwelling presently located at 68 Matai Street to Porritt Park, to occupy an area of approximately 175 m², east of the main grandstand as shown in the plan in Appendix Two (attached), subject to the following conditions:

1. The applicant obtaining all necessary resource and building consents before any development takes place on the site.
2. A landscape plan being prepared for the Greenspace Manager or her designate's approval to embellish the proposed structure, which is to be implemented within one month of the relocation of the structure to the site at the applicant's cost.
3. The building to be redecorated externally to match the existing buildings in the lease area.
4. All costs associated with the development and subsequent maintenance of the relocated structure are to be paid for by the applicant.
5. The applicant is to contact the Parks and Waterways Area Advocate, Shirley Service Centre to ascertain the Council's requirements before shifting the house onto the site.
6. A bond of \$2,000 is to be paid by the Canterbury Hockey Foundation to the Christchurch City Council via the Parks and Waterways Area Advocate, Shirley Service Centre, before work commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee upon completion of the work.

While approving the application because of the Foundation's urgent need to accommodate office staff, Board members were concerned that office space could not be provided as part of the renovation of the Porritt Park grandstand.

Board members also did not consider it desirable for a residential dwelling to be relocated permanently to the site to provide office space, although it was acknowledged that the conditions listed above require external redecoration of the building and landscaping. The Board therefore made the recommendation below.

NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
The Natural Step			
N1	Reduce non-renewable resource use	N/A	.
N2	Eliminate emission of harmful substances	N/A	
N3	Protect and restore biodiversity and ecosystems	N/A	
N4	People needs met fairly and efficiently	N/A	NA - See People Step + Economic Step
The People Step			
P1	Basic needs met	✓✓	Providing better facilities for administration purposes
P2	Full potential developed	✓✓	Supports people through sport to develop skills and have experience in engaging in a life long learning process
P3	Social capital enhanced	✓✓	Contributes to the building of relationships and trust among people and organisations who will share the existing facility
P4	Culture and identity protected	✓✓	Promotion of a sense of identity and belonging for the Canterbury Hockey Foundation and Canterbury Touch Rugby
P5	Governance and participatory democracy strengthened	✓✓	Develops participation and action as groups sharing Porritt Park
The Economic Step			
E1	Effective and efficient use of all resources	✓✓	Contributes to the existing resources being better utilised
E2	Job rich local economy	N/A	
E3	Financial sustainability	N/A	

Staff

Recommendation: That the Committee investigate options to accommodate office space in stage 1 or 2 of the Porritt Park grandstand development.

Chairman's

Recommendation:

1. That the information be received.
2. That officers be asked to review the appropriate siting of the temporary accommodation as part of the Stage 1 redevelopment.