

1. RAWHITI DOMAIN - NEW BRIGHTON RUGBY FOOTBALL CLUB - STORAGE SHED

RR 11083

Officer responsible Parks Manager	Author John Allen, Team Leader Consents
Corporate Plan Output: Consents 9.4.8	

The purpose of this report is to submit an application from the New Brighton Rugby Football Club to replace its storage shed on Rawhiti Domain.

THE APPLICATION

An application has been received from the New Brighton Rugby Football Club to site a replacement storage shed on Rawhiti Domain for the storage of rugby equipment. The club have been occupying the site by way of an informal agreement and it is proposed to formalise this occupancy by issuing a ground lease under the Reserves Act 1977 over the area which is to be covered by the building footprint.

THE SITE

The shed will be built in front of the existing club rooms on the site of the previous storage shed for the reasons outlined below:

1. The building should not be adjacent to neighbours' fences because it will block neighbours' casual surveillance of the park from their properties, which is contrary to the philosophy behind the safer city design policy.
2. If for any reason vehicles need to be brought onto the park to service equipment in the shed, they do not have to travel long distances over the park which could cause damage during the wetter winter months.
3. The grouping together of all buildings in this area of Rawhiti Domain minimises the impact of the buildings on the Domain.

LEGAL ISSUES

This part of Rawhiti Domain is held as Part Reserve 1616 of 27.2039 hectares SO2573 DP 3236 as recreation reserve (Gazette 1969, page 1429). The area occupied by the storage shed will therefore be leased to the rugby club under Section 54(1)(b) of the Reserves Act. The term of the lease will be 19 years and 364 days.

COMMUNITY BOARD COMMENT

The above report was before the Burwood/Pegasus Community Board at its 1 November meeting. The Board decided to recommend to the Parks and Recreation Committee that the recommendations outlined in the report be adopted.

Recommendation: That the Council grant to the New Brighton Rugby Club a lease, pursuant to Section 54(1)(b) of the Reserves Act 1977, over 49 square metres (the building footprint) of Rawhiti Domain, as shown on the tabled plan, for a period of 19 years, 364 days, subject to the following conditions:

1. Public notification and subsequent approval by the Minister of Conservation.
2. The New Brighton Rugby Football Club obtaining all necessary resource and building consents before any development commences on the site.
3. The applicant submitting a landscape plan to the Parks Manager for approval before commencing work upon the site. The applicant is to complete the work required to implement the plan at its costs.
4. A colour scheme for the building being submitted to the Parks Manager for his prior approval before building commences upon the site.
5. The lease terms being negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
6. The leased area being maintained by New Brighton Rugby Football Club in a safe and tidy condition at all times.
7. All costs associated with the issuing of the lease, development, and subsequent maintenance of the building and associated structures on the site being paid for by New Brighton Rugby Football Club.
8. The New Brighton Rugby Football Club showing proof of having obtained \$1,000,000 public liability to the Area Parks Officer (Consents).
9. Before any tenders are let or work commences upon the site, discussions being held with the Parks Manager's designate, the Area Parks Officer, Linwood Service Centre, to ascertain the Council's requirement through the development phase of the construction of the facility.

10. A bond of \$2,000 being paid by the New Brighton Rugby Football Club or successful principal contractor to the Christchurch City Council/Area Parks Officer, Linwood Service Centre, before work commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.