

2. RUAPUNA TOILET BLOCK

Officer responsible Parks & Waterways Manager	Author John Allen, DDI 371-1699
---------------------------------------------------------	-------------------------------------------

The purpose of this report is to gain Council approval for the building of a new toilet block/shop on the boundary of the Christchurch Speedway Association and the Canterbury Car Club leased areas.

BUILDING REPLACEMENT

The present public toilet block is situated two metres inside the boundary of Christchurch's Speedway Association lease area. The present site, however, is adjacent to the run-off area for the Canterbury Car Club's circuit and, as such, could compromise the safety of both drivers and public in the event of an accident. It is for this reason the new site (see tabled plans) has been chosen, which better services the needs of the general public attending both the Christchurch Speedway Association, and Canterbury Car Club events. It is intended to construct a shop between the men's and women's toilets.

Funding for the new toilet/shop complex will be provided by both clubs.

It is proposed to fill the area between two existing embankments and to construct the toilet block on this elevated area. To ensure that the building blends into the surrounding landscape as much as possible, it is recommended that consent be conditional upon the colour scheme for the building being approved by the Parks and Waterways Manager.

LEASE REQUIREMENTS

The section of the lease agreement controlling 'erection of the building' states, "*the lessee shall not erect any new buildings or execute any new works or alter the arrangement of any areas upon the leased land without the consent in writing of the lessor ...*".

It is therefore necessary for the Council to give approval for the filling of the land and building of the new toilets/shop complex.

The above report was before the Riccarton/Wigram Community Board at its meeting on 6 June. The Board supported the above proposal.

Recommendation: That the Christchurch Speedway Association's application to fill the land between the two embankments at Ruapuna Park, and to construct a toilet/shop complex on top of the filled area be approved, subject to the following conditions:

1. The Christchurch Speedway Association obtaining all necessary earthworks permit, resource and building consents before any development commences on the site.
2. The applicants submitting a landscape plan to the Parks and Waterways Manager for approval before commencing work on the site.
3. The applicant submitting a colour scheme for the building for the Parks and Waterways Manager's approval, prior to commencing work on the site.
4. The construction area being maintained by the Christchurch Speedway Association in a safe and tidy condition at all times.
5. All costs associated with the development, associated landscaping and subsequent maintenance of associated buildings and structures on the site being paid for the Christchurch Speedway Association and Canterbury Car Club.
6. A bond of \$1,000 being paid by Christchurch Speedway Association, or successful principal contractor, to the Christchurch City Council, Parks and Waterways Area Advocate (Sockburn 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.