

10. SYDENHAM RUGBY FOOTBALL CLUB INCORPORATED – LEASE OF FORMER TENNIS CLUB BUILDING, SYDENHAM PARK

The Board considered a report requesting its approval of an application from Sydenham Rugby Football Club Incorporated (SRFC) to lease approximately 217.8m² of Sydenham Park on which the former South Christchurch Tennis Club building is located.

The Board **resolved**:

1. To approve the granting of a lease over approximately 217.8m² of Sydenham Park to the Sydenham Rugby Football Club Incorporated, on which to alter the former Tennis Club pavilion to changing rooms, pursuant to Section 54(1)(b) of the Reserves Act 1977, for a period of 1 day less than 20 years, subject to the following conditions:
 - (a) That the Council accept with regret the surrender of the informal lease held by the South Christchurch Tennis Club over part of Sydenham Park.
 - (b) Any objections received following public notification of the proposed lease being satisfactorily resolved.
 - (c) The Community Board, in conjunction with the Leisure Unit, to be proactive in consulting all park users in regard to the future use of Sydenham Park.
 - (d) Approval being obtained from the Minister of Conservation.
 - (e) The Sydenham Rugby Football Club obtaining all necessary resource and building consents before any development commences on the site.
 - (f) The applicant submitting a colour scheme for the building to the Parks & Waterways Manager or her designate for approval, prior to commencing work on the site.
 - (g) The lease terms being negotiated by the Property Manager in consultation with the Parks & Waterways Policy & Leasing Administrator.
 - (h) The lease/construction area being maintained by the Sydenham Rugby Football Club in a safe and tidy condition at all times.
 - (i) All costs associated with the development and subsequent maintenance of the associated buildings and structures on the site being met by the Sydenham Rugby Football Club.
 - (j) The Sydenham Rugby Football Club to show proof of having obtained \$1,000,000 public liability insurance to the Parks & Waterways Policy & Leasing Administrator before commencing work on the site.
 - (k) Before any tenders are let or work commences on the site, discussions are to be held with the Parks & Waterways Manager's designate, the Parks & Waterways Area Advocate (Beckenham Service Centre), to ascertain the Council's requirements through the development phase of the construction of facility.
 - (l) A bond of \$2,000 to be paid by the Sydenham Rugby Football Club, or successful principal contractor, to the Christchurch City Council, Parks & Waterways Area Advocate (Beckenham Service Centre) before work commences on the site. The bond, less any expenses incurred by the Council, will be refunded to the payee on completion of the work.
 - (m) The changing rooms being made available to other park users, when not required by the Sydenham Rugby Football Club for its own use. The Sydenham Rugby Football Club Inc is not to unreasonably withhold permission for the changing rooms' use by third parties.
 - (n) The Sydenham Rugby Football Club may make a reasonable charge for this use by third parties, which may include utilities' use cost, fair wear and tear, depreciation costs, and a small percentage added to cover the costs of administration. All such charges made shall be approved annually by the Parks & Waterways Manager.