

## 8. RICHMOND PARK – RICHMOND CRICKET CLUB, BUILDING EXTENSION APPLICATION

<b>General Manager responsible:</b>	General Manager City Environment, Jane Parfitt
<b>Officer responsible: Unit Manager</b>	Michael Aitken
<b>Author: Policy &amp; Leasing Administrator</b>	John Allen, DDI 941-8699+

### PURPOSE OF REPORT

1. The purpose of this report is to enable the Board to consider an application by the Richmond Working Men's Club MSA, (The Applicant) an incorporated society, who is the parent body of the Richmond Cricket Club to lease a further approximately 87 square metres of Richmond Park, to build an extension to their present building, (positional plan, and elevations **attached**) to enlarge their present lounge, and build internal toilet facilities, umpires/referees changing room, and a second changing room with showering facilities.

### EXECUTIVE SUMMARY

2. Officers are recommending that the Board approve the application to build the extension, thereby increasing the seniority of games that can be played at the park, because of the provision of a second changing room, for teams, and changing room for umpires/referees at no cost to the Council.
3. Approval of this application also enables larger social facilities to be provided for club members, negating the necessity for some of the membership to consume alcohol outside the building because of the small size of the social facilities, which is not an ideal situation. It also allows toilets to be built inside the building to service the social facilities, thereby enhancing attendees safety, especially after dark, the present public toilets being able to be accessed externally only.

### FINANCIAL AND LEGAL CONSIDERATIONS

4. Richmond Park is a recreation reserve made up of a number of titles, which collectively add up to a total area of 3.7657 hectares in area. The parcel of land that The Applicant's pavilion is located upon has a legal description of Reserve 4805, being gazetted as a recreation reserve in the New Zealand Gazette 1969, page 1429.
5. The Community Board has delegated authority from Council (8 November 2001) to make the decision on behalf of Council whether to grant the lease extension or not, where the application is considered not to have an influence on the park that is considered more than local, and is not of metropolitan significance. Officers deem this to be the situation in this case. This decision can be made by a sub-committee of Council in terms of the Reserves Act 1977 requirements.
6. It will be necessary for a new lease to be issued to the Club. It is not possible to vary an existing lease, when a change in the area being leased is being proposed. It will therefore be necessary for the Club to surrender their present lease before a new lease is issued.
7. Section 54 (2) of the Reserves Act 1977 requires the Council to publicly advertise the Council's intention to offer The Applicant a lease of a larger area of Richmond Park, on which to build their extension. If submissions are received, and submitters wish to be heard in support of their submission, it will be necessary to convene a reserves hearings panel to hear submitters views prior to the panel making a recommendation back to Council to endorse their original decision or not.
8. Prior to issuing the lease it will be necessary to obtain the Minister of Conservation's approval to the granting of the lease.
9. The applicant has indicated that the cost of the proposed extension will be financed by the Richmond Working Men's Club, which is the parent body of the cricket section of that Club, and that no application for Council financial assistance will be necessary.
10. Although the changing rooms will be the property of The Applicant, officers are recommending that a condition of granting the lease be that the Club make them available to other park users, when not required by The Applicant for their use. The Applicant is not to unreasonably withhold permission for the changing rooms to be used by third parties.

11. The Applicant may make a reasonable charge for the use of the changing rooms 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 Greenspace Manager.
12. It will be necessary for The Applicant to apply for resource consent for the proposed extension, because there is more than 1% of the total park covered with buildings, (approximately 2.7% currently). Officers are of the view however, that the advantages to park users of allowing the additions, far outweigh the disadvantages.

#### **STAFF RECOMMENDATIONS**

It is recommended that the Council:

Grant the Richmond Working Men's Club MSA a lease over approximately 216 square metres of Richmond Park, a recreation reserve vested in the Council, this area including approximately 87 additional metres of park for the proposed additions, as shown on the attached positional plan, and elevations, subject to the following conditions:

1. The lease being granted for 3 terms of 11 years each, the Club having the right to renew the lease for a second, and third term, if the Club is in a viable position, and the land is not required for any greater community recreational need.
2. The terms being negotiated by the Corporate Services Manager in consultation with Greenspace Policy and Leasing Administrator.
3. Public notification of the Council's intention, .
4. Approval by the Minister of Conservation.
5. The Club obtaining all necessary Resource and Building Consents before any development commences upon the site.
6. The construction area being maintained by The Applicant in a safe and tidy condition at all times.
7. All costs associated with the development, and subsequent maintenance of the building being paid for by The Applicant.
8. The Applicant showing proof of having a minimum of \$1,000,000 public liability insurance to the Greenspace Policy & Leasing Administrator before commencing work upon the site. This policy is to be kept current throughout the term of the lease.
9. The colour scheme for the proposed extensions to the building are to match those for the existing building.
10. Before any tenders are let or work commences upon the site, discussions are to be held with the Greenspace Manager's designate, the Parks & Waterways Northern Area Contract Manager – Fendalton Service Centre to ascertain the Council's requirements through the development phase of the construction of the facility.
11. The Applicant is to pay a bond of \$2,000 to the Christchurch City Council via the Parks & Waterways Northern Area Contract Manager – Fendalton Service Centre, prior to commencing construction upon the site. This bond, less any expenses incurred by the Council, will be refunded to the payee upon satisfactory completion of the building.
12. The changing rooms are to be made available to other park users, when not required by The Applicant for their use. The Applicant is not to unreasonably withhold permission for the changing rooms use by third parties.

13. The Applicant 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 cost of administration. All such charges, or change of charges shall be approved by the Greenspace Manager.
14. The Club surrendering their current lease dated 4 July 1996.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.

## **BACKGROUND TO THE APPLICANT'S APPLICATION TO BUILD THE PROPOSED ADDITION TO THEIR PRESENT BUILDING**

13. Currently there is only one changing room in the Club's pavilion at Richmond Park. The Club is required to provide changing rooms (one for each team), if the club wishes to host representative games in the future. The proposed extension will therefore enable more senior representative matches to be played at the park., the cricket pitch at the park being one of the best pitches in Christchurch currently.
14. The addition of the extra changing room, will also enable the Shirley Rugby Club, who are allocated the field in the winter, to hold more senior rugby matches at the park.
15. The provision of a changing room for umpires is now a requirement for Club's wishing to host games in the Senior A Competition, and above.
16. The present clubrooms are small, there being room for one to two teams only. At the end of Saturday play, team speeches are held outside, because of the small size of the changing rooms, which is alright on fine Summer days, however if the weather is cold or wet, the Club is not able to provide suitable facilities to accommodate club members.
17. The present toilet facilities are the public toilets located at the south end of the building, which are only accessible from the outside of the building. Because of the public nature of these toilets, and the fact that they do get vandalised, and covered with graffiti from time to time, this is less than the ideal situation for the Club. The provision by the Club of toilets inside the clubrooms, will therefore provide a safer environment for club members and their guests attending club functions, especially at night after dark.
18. Club membership has grown from 36 members in the 2002/03 season to approximately 50 members in the 2004/05 season. The extended clubrooms are required to properly cater for this increased membership.
19. Interest has been expressed by the Richmond Working Men's Club, the parent club to used the expanded facilities on a more regular basis once the expanded facilities have been built. The Club has also indicated that the expanded facilities will be made available to other community groups to use if they wish.
20. The proposed extensions will be fully funded, and built by the Club, at no cost to the Council.

## **OPTIONS**

21. There are only two options that being the status quo, or granting the application, thereby allowing The Applicant to extend it's present building.
22. **Option 1 – Grant the Application to Extend the Area Leased to The Applicant**

The advantages of this action are:

1. The obtaining of two senior changing rooms at the park to service the sports field, accessible independent of the club-rooms, thereby allowing more senior games to be played at the park, both summer and winter, (better utilisation of the sports-field), at no cost to the Council.
2. Enables the provision of a larger social facility for the growing club, thereby allowing all social activities to take place in the building, including the consumption of alcohol, which because of space problems occasionally occurs outside the building at present.
3. Enables the provision of changing rooms for umpires/referees, necessary for the playing of senior matches at the park.
4. Enables the building of toilets within the building, which will increased the safety of club members and their guests attending functions at the clubrooms, especially at night after dark.

The disadvantage of this action is:

1. A further approximately 94 square metres of Richmond Park will be covered in buildings.

23. **Option 2 – Status Quo**

The advantage of this action is:

1. A further approximately 94 square metres of Richmond Park will not be covered in buildings.

The disadvantages of this action are:

1. There is only one senior changing room at the park to service the sports field, which is accessible independent of the club-rooms. Senior games are therefore not able to be played at the park, both summer and winter, resulting in under utilisation of the sports-field.
2. The present social facility for the growing club, is not large enough to cater for the growing club membership, resulting occasionally at times in the consumption of alcohol outside the building, because not enough space is available within the building. This is a less than ideal practice.
3. Changing rooms for umpires/referees, are necessary for the playing of senior matches at the park. If these facilities are not built therefore, this will result in the sports field being under utilised.
4. It is not very satisfactory for club members and their guests attending functions at the clubrooms, having to use the externally accessible toilets when attending a function at the clubrooms, especially at night after dark.