

## 5. SHELDON PARK, BELFAST RUGBY CLUB, CHANGING ROOM REQUIREMENTS

John Allen of the Greenspace Unit sought the Board's approval of an application by the Belfast Rugby Club for an extension to its present lease area on Sheldon Park, to enable the club to enlarge its present changing room facilities.

The Board **resolved**:

1. That the Belfast Rugby Club be granted an extension to its present lease area at Sheldon Park of approximately 155 m<sup>2</sup> making a total lease area of 284 m<sup>2</sup> on which to build three additional changing rooms and referees' changing facility pursuant to Section 54 1(b) of the Reserves Act 1977 for a period of up to 33 years subject to:
  - (i) Public notification of the Council's intention.
  - (ii) Approval by the Minister of Conservation.
  - (iii) The terms being negotiated by the Facility Assets Manager in consultation with the Greenspace Policy and Leasing Administrator, subject to the following conditions:
    - The initial lease term being for a period of 20 years with the club having the right to renew the lease for a further 13 years, subject to the club being in a viable position, and the land not being required for any greater community recreational need.
    - The club to be responsible for all costs and maintenance associated with the building and the proposed extension, to be built on the site.
    - The colour scheme for the existing and proposed extensions to the building to be ratified by the Greenspace Manager or her designate, prior to the commencement of construction on the site.
    - Before any tenders are let or work commences on the site, discussions are to be held with the Greenspace Manager's designate, the Parks & Waterways Area Advocate – Papanui Service Centre to ascertain the Council's requirements through the development phase of the construction of the facility.
    - The club to pay a bond of \$2,000 to the Christchurch City Council via the Shirley/Papanui Parks and Waterways Area Advocate, prior to commencing construction on the site. This bond, less any expenses incurred by the Council, will be returned to the payee upon satisfactory completion of the building.
    - The changing rooms are to be made available to other park users when not required by the Belfast Rugby Club for its use. The club is not to unreasonably withhold permission for the use of the changing rooms by third parties.
    - The 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 cost of administration. All such charges, or change of charges shall be approved by the Greenspace Manager.
2. That the Board support the Council making provision of \$125,000 in the 2005/06 budget to alter and add to the present tennis club pavilion to enable it to be used for changing rooms and for the associated pathway and landscaping works.