

15. BURNSIDE PARK: TEMPORARY CLOSURE FOR INTERNATIONAL BOWLS COMPETITIONS



General Manager responsible:	General Manager City Environment, DDI 941- 8656
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PURPOSE OF REPORT

1. The purpose of this report is to gain Council approval of an application by the Burnside Bowling Club (Club) for the temporary exclusive use of parts of Burnside Park for more than the six days which is allowed without special permission from the Council as elaborated upon below, on the following dates for international bowls competitions:
 - (a) 6 January to 26 January inclusive, 2007 for the Asia Pacific Bowls Championship 2007.
 - (b) 3 January to 1 February inclusive, 2008 for the World Bowls Championship 2008.

EXECUTIVE SUMMARY

2. Officers recommend that the Council approve the temporary exclusive use of the grass which will be fenced off behind the club's Orchard Green (approximately 5573 square metres) as shown as (A) and (B) in the attached aerial photograph of the club's premises, labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008" from 6 January to 26 January 2007 inclusive for the Asia Pacific Bowls Championship, and from 3 January to 1 February 2008 inclusive for the World Bowls Championship in January 2008.
3. Officers recommend that the Council approve the temporary exclusive use of approximately 1.4580 hectares of Burnside Park, as shown as (A) in the attached aerial photograph labelled "Temporary Car Park World Bowls Championship 2008", west of the Burnside Tennis Club's leased area, for temporary car parking for the World Bowls Championship 2008, from 3 January to 1 February 2008 inclusive.

FINANCIAL AND LEGAL CONSIDERATIONS

4. Section 53 (1) (e) of the Reserves Act 1977 allows the Council to grant temporary exclusive use of part or all of a reserve the section being set out below.
 - (e) *Grant exclusive use of the reserve or any part thereof on any one or more days provided for in paragraph (d) of this subsection, but not for more than 6 days consecutively at any one time, to any person, body, voluntary organisation, or society (whether incorporated or not) for any purpose of particular games, sports, or other activities or for public recreation or enjoyment, with authority for that person, body, organisation, or society to demand a fee or charge for admission on that day or those days to the reserve or part thereof so granted and also to any stand or enclosure, **not exceeding the amount or amounts from time to time specified by the Minister:** (The author's emphasis).*

Provided that the Minister may from time to time approve with respect to any specific reserve the fixing of such other charges as he thinks fit, either generally or with respect to specific occasions:

Provided also that the Minister may consent to an increase in the number of consecutive days specified in this paragraph for the purposes of any specific occasion or event. (The author's emphasis)
5. The Minister has delegated his powers to the administering body, in this case the Christchurch City Council.
6. The first issue that requires a Council decision is the closing of parts of Burnside Park for a period of longer than six consecutive days, being up to 21 days in the case of the Asian Pacific Bowls Championship, to be held in early 2007, and 30 days in the case of the World Bowls Championship, to be held in early 2008.

7. The second issue that requires a Council decision is that the Council is required to specify the amount that is to be charged for spectators watching the games in the temporarily enclosed area. The Club proposes to charge spectators \$10 per day, or \$100 for the 14 days, which includes eight world finals.
8. There is no delegation from Council to officers to approve such temporary closures.

STAFF RECOMMENDATIONS

1. That the Council approve the exclusive use of parts of Burnside Park by temporarily fencing off the following areas of Burnside Park.
 - (a) Approximately 5773 square metres of Burnside Park to the east and south of Orchard Green shown as (A) and (B) in the attached aerial photograph of the club's premises, labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008" from 6 to 26 January 2007 inclusive for the Asia Pacific Bowls Championship 2007, subject to the club being responsible for the reinstatement of the area after the Championship to the satisfaction of the Transport and Greenspace Manager or his nominee.
 - (b) Approximately 5,773 square metres of Burnside Park to the east and south of Orchard Green shown as (A) and (B) in the attached aerial photograph labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008", from 3 January to 1 February 2008 inclusive for the World Bowls Championship 2008, subject to the following conditions:
 - (i) The club to be responsible for the removal of the existing leased area fence, and its reinstatement at their expense with a Council approved fence on the same alignment as the existing fence after the Championship.
 - (ii) The club to be responsible for the reinstatement of the area after the Championship to the satisfaction of the Transport and Greenspace Manager or his nominee.
 - (c) Approximately 1.4580 hectares of Burnside Park for temporary car parking as shown as (A) in the attached aerial photograph labelled "Temporary Car Park World Bowls Championship 2008", from the 3 January to 1 February 2008 inclusive, for the World Bowls Championships 2008, subject to the following conditions:-
 - (i) The temporary car-park area is to be temporarily fenced at the Burnside Bowling Club's expense to ensure that the car parking activities are contained within the designated area,
 - (ii) The marshalling of cars within this area being the responsibility of the club, including ensuring the safety of other park users in the area.
 - (iii) The club being responsible for maintenance, including the removal of rubbish during the period that this area of the park is closed.
 - (iv) The club being responsible at their expense for engaging the services of a commercial traffic management plan provider to prepare a traffic management plan for the event, which is to be approved by the Council's traffic engineers prior to the event.
 - (v) The club being responsible at their expense for the reinstatement of the area after the Championships to the satisfaction of the Transport & Greenspace Manager or his nominee.
- (2) That the Council grant approval for the club to charge spectators attending the World Bowls Championships \$10 per day, or \$100 for the 14 days of the competition.

BACKGROUND BURNSIDE PARK - TEMPORARY CLOSURE FOR INTERNATIONAL BOWLS COMPETITIONS

9. The club is hosting the 11th World Bowls Championships in 2008 based at the club's premises at Burnside Park. There are a number of requirements that the club is required to comply with when hosting the world event, such as having a green available which enables 3,000 spectators to be seated around it to watch the final games. This requirement will be complied with by the erection of approximately 17 rows of temporary tiered seating around the north, east, and south sides of the back green (Orchard Green) as viewed from Avonhead Road of the Club's premises at Burnside Park, the area involved being shown as (A) (approximately 1473 square metres) on the attached aerial photograph labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008". See the attached plan labelled "Temporary Seating" on which the seating area is shown, and an elevation of the proposed seating. The extra seating will not be required for the 2007 Asia Pacific Bowls Championships.
10. It will also be necessary for an area of the park to be temporarily closed off from the public to enable temporary facilities to be provided for the visiting teams, officials, and trade displays (the trade displays in this area being for the 2007 Asia Pacific Bowls Championship only). The area which it is proposed to temporarily fence off is to the east and south of the area on which the temporary stands around Orchard Green are going to be erected. The area involved being shown as (B) (approximately 4300 square metres) on the attached aerial photograph labelled "Burnside Park Seating/Officials Area World Bowls Championships 2008".
11. Coupled with the above requirements there is a need to provide an area on the park on which the public attending the World Championship can park their cars. The area shown is approximately 1.4850 hectares in area to the north and west of the Burnside Tennis Club's leased area, as shown on the attached aerial photograph labelled "Temporary Car Park World Bowls Championship 2008"
12. This site has been chosen with the approval of the Council's area traffic engineers, because it removes the bulk of the spectator traffic from the neighbourhood streets, which are situated in close proximity to the club's premises. Although not clear on the aerial photograph, there is ample room for two way traffic to enter and leave the temporary car park from Memorial Avenue.
13. The area of the park it is proposed to place the temporary car park on is not used by senior winter sport, and although occasionally used for touch rugby during the summer these games can be transferred elsewhere. Onsite discussions about the temporary use of this area for car-parking have been held with the president, and manager of the Burnside Rugby Football Club, who have indicated that they are comfortable with this temporary use.
14. The temporary car-park area will be fenced to ensure that the car parking activities are contained within the designated area, the marshalling of cars within this area being the responsibility of the club. Marshalls will need to ensure that other park users are not placed in an unsafe situation.
15. It will be necessary for the club to engage the services of a commercial traffic management plan provider to prepare a traffic management plan for the event, which will need to be approved by the Council's traffic engineers.
16. The club has also made a specific request for the construction of a pedestrian bridge across the creek, which separates the area of the park to the south on which the club's premises are located, from the balance of the park, where the public catering, spectators car parking, trades hall, and media centre will be located within the existing buildings in the park. The Council has budgeted to undertake this work before the 2008 championships.

17. The club in August 1991 signed an agreement with the Fendalton/Waimairi Community Board that they would never seek an extension to the south, and south-east of their present leased area, the fear of adjacent residents at the time being that the club would seek to extend their leased area into this area in the future on which to establish a fourth green. The Club signed the agreement in return for the residents adjacent to the park in this area agreeing to support the club's application at the time to a small extension of its then leased area to accommodate its "already fenced area plus eight metres".
18. In the interests of the long term management of the park staff believe that one option is to add the area of land on which the temporary seats are to be erected, to the present leased area, thereby allowing this area to be used for temporary facilities to be provided for visiting teams, officials, and trade displays, for national, Australasian competitions, and for temporary tiered seating for major international events if required in the future. It would therefore only be necessary to temporarily encroach on a larger area of the park to accommodate these types of facilities for Asia Pacific type competitions and larger events, which only take place in New Zealand infrequently. This addition would also allow the Club's lease boundary fence to be permanently erected on the new boundary, thereby allowing temporary tiered seating to be erected in the future without the boundary fence having to be removed. The added advantage of this arrangement is that the boundary landscaping could be established without being mindful that it may have to be removed in the future to accommodate another world tournament sometime in the future.
19. With the above advantages in mind, whilst acknowledging the agreement made between the Council and the Club some 15 years ago, officers canvassed adjacent residents to see if they would agree to a small increase in the club's lease area, to enable the temporary seating area to be able to be included in the club's lease area. A letter was sent to adjacent residents to acquaint them of the possibility, of leasing the area as outlined above to the club, inviting them to comment on an attached reply form and return it to the author of the report, by self addressed envelope.
20. Of the 25 replies received, only one was in favour of the minimally enlarged lease area, therefore as a result, officers have decided not to persevere with this option.