

**3. RUAPUNA MODEL CAR CLUB APPLICATION
TO LICENSE PART OF MARYLANDS RESERVE**

RR 10242

Officer responsible Parks Manager	Author Area Parks Officer, Robyn Robinson
Corporate Plan Output: Consents 9.4 text 8	

The purpose of this report is to request Council approval for the granting of a license to the Ruapuna Model Car Club Inc. (RMCC) over 44.50 metres of Marylands Reserve on which is located their present driver's stand, pit lane and pit table, plus allow them to build a further driver's stand.

Background

Marylands Reserve is located between the southern arterial motorway and Birmingham Drive, and is situated in the industrial area of Middleton. It is a large Reserve, being 5.34 hectares in area, part of which is classified for recreation purposes under the Local Government Act 1974. The balance of the Reserve is owned by the Council for 'Better Utilisation' under the same Act. The Reserve is zoned Open Space 2 in the New City Plan which allows for sports parks and pavilions and wide recreational uses.

The Ruapuna Model Car Club Inc. (RMCC) has made application to the Christchurch City Council to obtain a license to occupy 44.50 square metres on Marylands Reserve. This will enable their existing driver's stand, timber pit lane and pit table to remain on the site, plus allow for the building of a further driver's stand on the reserve.

The RMCC have been informally racing their model cars at Marylands Reserve for a number of years. They usually race from 1.00pm onwards, once a month on the first Saturday of the month, or the following Saturday if postponed due to inclement weather. During summer, the Club take advantage of daylight saving and race on Tuesday evenings from 6pm.

Marylands Reserve is also utilised by the Canterbury Canine Obedience Club who have their clubrooms situated on a footprint ground lease on the Reserve. They use the middle and eastern end of the Reserve on Sundays most weekends. The Canterbury Society of Model and Experimental Engineers Inc. have also been recently granted a lease to develop a ground level model railway track on the western part of Marylands Reserve. Neither of these activities conflicts with the RMCC as they operate in different parts of the Reserve and use the Reserve on different days to the RMCC.

RMCC current fixtures on Marylands Reserve are one driver's stand, a timber pit lane and pit tables. The current structures cover an area of approximately 40 square metres. The RMCC propose to build an additional driver's stand from which to control model car racing which will be approximately 4.50 square metres. The total area requested by the RMCC to license is therefore 44.50 square metres. It is proposed that the RMCC obtain a license to occupy the area covered by their fixed structures only. This will not include the track area as the track layout is grass which is mown each month, and whilst it is located close to the fixed location of the drivers stand, is changed regularly. RMCC do not require any electrical connection as they run their computer off a portable battery.

The RMCC also use a sealed track at Ruapuna Park that is sub-leased from the Christchurch Speedway Association. They require the Marylands site for off road racing of model cars. To provide a suitable off road track at Ruapuna major costs would be incurred to provide an appropriate level surface. The RMCC therefore request that their existing driver's stand remain on the Marylands Reserve site, and a new stand also be approved.

Proposed License to Occupy

It is proposed that an area of approximately 44.50 square metres be licensed to the RMCC to occupy Marylands Reserve for the purpose of model car racing. The site would be licensed to the RMCC on terms to be negotiated by the Property Manager in consultation with the Parks Manager for a period of 5 years, subject to the following conditions:

1. The area granted to the licensee to occupy is to be available for public use at all times, except when the facility is in use.
2. Public recreation on Marylands Reserve is not to be impeded by RMCC activity, except when the facility is in use.
3. RMCC's existing drivers stand located on Marylands Reserve be brought up to current New Zealand building code standard.
4. A building consent be obtained prior to building the driver's stand, and locating it upon the Reserve.
5. RMCC provide proof of obtaining public liability insurance of an amount to be approved by the Parks Unit Manager.
6. Before any work commences on the site discussions are to be held with the Parks Manager's designate, the Area Parks Officer (Sockburn), to ascertain the Council's requirements through the development phase of the construction of the new drivers stand.
7. The licensed area, including structures and amenities being maintained by the RMCC in a safe and tidy condition at all times.
8. All costs associated with this application, development and subsequent maintenance of RMCC amenities on the site are to be paid for by the RMCC.
9. The RMCC is not to commence operations until they have an Occupational Safety and Health Hazard Plan in place.
10. Any future relocation or extensions of fixed structures or amenities by the RMCC is to be subject to the Parks Manager's prior approval.

Bev Winter, President of the RMCC will be in attendance at the Board meeting and available to answer any questions regarding this application.

Recommendation: That the Spreydon/Heathcote Community Board recommend that the Council (pursuant to Section 601 of the Local Government Act 1974) grant the Ruapuna Model Car Club a licence to occupy 44.50 square metres of Marylands Reserve on which to locate the present and proposed driver's stands, subject to conditions 1-10 as above.