

12. NEW BRIGHTON RUGBY CLUB STORAGE SHED

Officer responsible Parks Manager	Author John Allen, Team Leader Consents
Corporate Plan Output: Consents 9.4.8	

An application has been received from the New Brighton Rugby Club to site a storage shed in Rawhiti Domain for the storage of scrum machines, protecting pads, and other items of equipment used for playing rugby. This shed will be placed upon Rawhiti Domain in front of their building (*see attached plan, page 63*). This will replace the former shed that was on the site, which was smaller in size, occupying the site by way of an informal agreement. This informal agreement should be formalised by way of a ground lease over the area of Rawhiti Domain that is going to be covered by the footprint of the building, pursuant to Section 54 (1) (b) of the 1977 Reserves Act, for a period of one day less than twenty years.

THE SITE

The shed will be built in front of the existing club rooms upon the site of the previous storage shed for the reasons outlined below:

1. The building should not be adjacent to neighbours' fences because it will block casual surveyance of the park from these properties, which is contrary to the ideology behind the safer city design policy.
2. If for any reason vehicles need to be brought onto the park to service equipment in the shed, they do not have to travel long distances over the park which could cause damage during the wetter winter months.
3. The grouping together of all buildings associated with this area of Rawhiti Domain minimises the impact of the buildings upon the Domain.

LEGAL ISSUES

This part of Rawhiti Domain is held as Part Reserve 1616 of 27.2039 hectares SO2573 DP 3236 as recreation reserve (Gazette 1969, page 1429). It will therefore be leased to the rugby club under Section 54 (1)(b) of the Reserves Act.

Recommendation: That the Board recommend to the Parks & Recreation Committee that the Council grant the New Brighton Rugby Club a lease pursuant to Section 54 (1)(b) of the Reserves Act 1977 over 49 square metres (the building footprint) of Rawhiti Domain, the location being that shown on the attached plan, for a period of nineteen years, three hundred and sixty four days, subject to the following conditions:

1. Public notification and subsequent approval by the Minister of Conservation.
2. The New Brighton Rugby Football Club obtains all necessary Resource and Building Consents before any development commences upon the site.

3. The applicant is to submit a landscape plan to the Parks Manager for approval before commencing work upon the site. The applicant is to complete the work required to complete the implementation of the plan at its cost.
4. A colour scheme for the building is to be submitted to the Parks Manager for his approval prior to the commencement of building upon the site.
5. The lease terms being negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
6. The leased area being maintained by New Brighton Rugby Football Club in a safe and tidy condition at all times.
7. All costs associated with the issuing of the lease, development, and subsequent maintenance of the building and associated structures upon the site being paid for by New Brighton Rugby Football Club.
8. The New Brighton Rugby Football Club is to show proof of having obtained \$1,000,000 public liability to the Area Parks Officer (Consents).
9. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager's designate, the Area Parks Officer, Linwood Service Centre, to ascertain the Council's requirement through the development phase of the construction of the facility.
10. A bond of \$2,000 is to be paid by the New Brighton Rugby Football Club or successful principal contractor to the Christchurch City Council/Area Parks Officer, Linwood Service Centre, before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.

Chairperson's

Recommendation:

That the aforementioned recommendations be adopted.