

10. BURNSIDE PARK - BURNSIDE RUGBY FOOTBALL CLUB PROPOSAL TO ERECT A TRAINING/STORAGE FACILITY AND EXTENSION OF LEASED AREA

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Corporate Plan Output: Consents	

The purpose of this report, is to enable the Board to comment upon the proposal to grant the Burnside Rugby Football Club an extension to their leased area on Burnside Park, prior to the matter being placed before the Parks and Recreation Committee for a decision. The lease extension is necessary so the Club can undertake an extension to their existing building to cater for training, additional storage and St John's accommodation. Burnside Park is vested as Recreation Reserve under Section 17 of the Reserves Act 1977 (part Reserve 4973, being part of the land in certificate of title volume 12A folio 978). The **attached** plan and elevations of the proposed building extension refer.

CLUB HISTORY AND BACKGROUND

The Burnside Rugby Football Club was established in 1957 and is now the largest rugby club in Christchurch.

Current club membership stands at:

450	Registered Open Grade Players
500	Junior Players
150	Social Members
40	Burnside Joggers

The Club also runs two Touch modules during the summer catering for 150 teams.

PROPOSED BUILDING EXTENSION

The Club proposes to construct a 63 square metre building extension on the north end of the existing clubrooms. Currently the north end of the building has a verandah over a path, which leads to the main entrance. A covered walkway coming off the verandah will connect the new building to the existing building maintaining the existing pedestrian flows to the main entrance and access to other parts of the main building which has doors opening onto this area (see attached Site Plan). The area where the extension is proposed currently has an under utilised concrete pad serving little purpose.

The Club has recently purchased additional training equipment and a 'state of the art' scrum machine to enhance members training. The new scrum machine is an indoor facility. Because of the quantity and value of the new equipment it will need to be secured at all times. The present building lacks space for the purposes of storing and operating this specialised equipment.

In addition to housing the new equipment, the proposed building will also accommodate St John's ambulance staff. The club has arranged to have St John's staff present all day Saturday during the rugby season following a recent tragic fatality. At present St John's staff share the referees changing room. The current situation is completely unsatisfactory, apart from the obvious reasons, the sports fields are not visible from the changing room, and it is almost impossible to get a stretcher into this part of the building.

TURF PROTECTION

Damage to the sports fields from outdoor training during wet conditions will be significantly reduced with the new scrum machine, as senior teams will be able to continue scrum training indoors during periods of unfavourable ground conditions. Officers are in favour of scrum machine training taking place off the sports fields, this type of training causes heavy wear to sports fields. It is possible that the cost of renovating the sports fields in the spring may be reduced, if there is less activity upon the fields during these periods.

BUILDING DESIGN

The entrance area on the eastern side of the new building is to be paved, with landscaping to integrate the structure into the park setting and compliment the existing building. The building is to be constructed of concrete block with the roof being of similar materials to the existing clubrooms. The colour scheme for the proposed extension will be the same as the present building.

Preliminary cost projections for the construction of the building, including obtaining resource and building consents and the provision of paving is approximately \$18,000. The Club will apply for the necessary funding to implement the project once Council consent has been obtained (owners permission to undertake the building development is required before application for funding is made to different fund providers).

EXTENSION OF THE EXISTING RUGBY CLUB LEASE AREA

The current lease area of the Burnside Rugby Football Club is 641 square metres which includes the clubrooms/changing rooms (refer to attachment). The proposed training facility will extend beyond this lease area. The Club is therefore applying to the Council to extend the area leased to accommodate the proposed building including the area under the covered walkway.

The Club has also requested staff to include the adjacent car park, which can accommodate 18 cars adjoining the clubrooms, into the lease area. This car park has been used exclusively by the rugby club for many years. It also provides emergency ambulance access to the park in accordance with the Management Plan (Policy 3.6.6).

Incorporating the car park within a new leased area will formalise a long standing existing situation with little or no affect upon other park users. There are 148 diagonal car parking spaces along the Avonhead Road frontage of Burnside Park, easily catering for other users of the park.

The Proposed City Plan requires that the Club provide three further car park spaces to cater for the proposed building (Gymnasia) in an Open Space 2 (District Recreation and Open Space) zone. Officers believe that a resource consent application could be sought for an exemption to providing further car parking spaces upon the park because there is ample parking provided on Avonhead Road to cater for other park users. The proposed extension will merely shift the location where some training takes place and will not increase the number of users, because they presently attend the park in any case. The extended lease area which will include the present lease area, the car park and the proposed extension will cover an area of approximately 1263 square metres or thereabouts.

NEW LEASE AGREEMENT

The extension of an existing leased area actually requires a new lease to be put place, legally it not being possible to vary a lease to accommodate an increase in lease area.

BURNSIDE PARK MANAGEMENT PLAN

This proposed extension is in accordance with the 1980 Burnside Park Management Plan. Section 3.7 states the objectives and policies by which buildings may be constructed upon the Park. For members information, the relevant sections are provided in Appendix One.

CONCLUSION

Officers are of the view that the proposed training facility will enhance the recreational opportunities for the Club as well as benefiting other park users through a reduction in damage to turf areas upon the park. The Parks Unit is comfortable with the scale and intensity of the proposed extension given the size of Burnside Park. Existing established trees on the park frontage along with additional landscaping the Parks Unit will require the Club to undertake around the new building will help mitigate any impact on the park or the adjoining residential environment. Accordingly, staff recommend that the Club's application be approved subject to a number of conditions.

Recommendation: That the Board recommend to the Parks and Recreation Committee that the Burnside Rugby Football Club's application to extend their current lease area by 622 square metres to 1263 square metres or thereabouts to include the existing car park, and to enable the construction of a building extension upon Burnside Park, be approved subject to the following conditions:-

1. Public notification and subsequent approval by the Minister of Conservation.
2. The Burnside Rugby Football Club to obtain all necessary Resource and Building Consents before any development commences upon the site.
3. A new lease being put in place for a period of 1 day less than 20 years.
4. The applicant is to submit a landscape plan to the Parks Manager for approval before commencing work upon the site. The applicant is to undertake the work required to complete the implementation of the plan at their cost.
5. The lease terms being negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
6. The leased/construction area being maintained by the Burnside Rugby Football Club in a safe and tidy condition at all times.

7. All costs associated with putting the lease in place, the development and subsequent maintenance of the associated buildings and structures upon the site being paid for by the Burnside Rugby Football Club.
8. 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 (Fendalton) to ascertain the Council's requirements through the development phase of the construction of the facility.
9. A bond of \$2,000 is to be paid by the Burnside Rugby Football Club or successful principal contractor to the Christchurch City Council/Area Parks Officer (Fendalton) 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 work.
10. The colour scheme for the building is to be the same as the existing building.
11. Approval is to lapse if the development is not completed within 2 years of final approval being granted.
12. In the case of condition 11 becoming effective then the leased area be amended to include only the area of the existing building and car park, a new lease covering this area being put in place.

Chairman's

Recommendation:

That the foregoing recommendation be adopted.