

## 9. CROSBIE PARK - RICCARTON LEAGUES CLUB - PROPOSAL TO ERECT A STOREROOM WITHIN EXISTING LEASED AREA

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Corporate Plan Output: Consents– Sub Output: Leases (9.4.8)	

The purpose of this report is enable the Board to comment on the proposal to grant the Riccarton Leagues Club approval to construct a 12.5 square metre storeroom with the Club's existing leased area on Crosbie Park, prior to the matter being placed before the Parks and Recreation Committee for a decision. The terms of the lease require the Club to obtain Council approval prior to undertaking any building extensions within their leased area. The **attached** plan and elevations of the proposed building extension refer.

### CLUB HISTORY AND BACKGROUND

The Riccarton Leagues Club has had a lease on Crosbie Park since 1977. Whilst they started out life solely as a Rugby League club, a few years ago they amalgamated with some other sporting codes to become the Riccarton Leagues Club.

Current club membership stands at:

#### WINTER

140	Senior Rugby League Players
90	School Boy Rugby League Players

#### SUMMER

25	Gaelic Football
30	Senior Softball Players
90	Junior Softball Players
260	Touch Rugby

### PROPOSED BUILDING EXTENSION

The club proposes to construct a 12.5 square metre building extension on the west end of the clubrooms. The existing clubroom is a two storey building with part of the top storey cantilevered out over the ground floor. The proposal is to simply "close in" part of the cantilevered section to create a storage area (see attached site plan). The area where the extension is proposed is currently in asphalt up to the edge of the existing building.

The Club's present building lacks space for the storing of all the equipment for the various codes and grades. The new storeroom will allow the storage of equipment for summer and junior sports codes without the need to continually access the main part of the building.

### BUILDING DESIGN

The new storeroom will be constructed in concrete block similar to the existing clubroom with the same paint scheme as the main building so that the extension will integrate and complement the existing building.

The Riccarton Leagues Club have indicated they have sufficient funding to implement the project once the “landowners approval” has been obtained. The Club has already lodged a Building Consent application, however this is on hold pending the Council’s approval as landowner.

#### **EXTENSION WITHIN THE LEASED AREA**

There is no requirement to publicly notify the proposal as the extension falls within the Club’s current leased area. Clause 4 of the Clubs lease agreement requires the Club to obtain Council approval prior to undertaking any building extensions.

#### **CONCLUSION**

Officers are of the view that the proposed storeroom will assist the Club with providing recreational opportunities for their members. The Parks Unit is comfortable with the scale and intensity of the proposed extension and there will be no detrimental impact on the present building or the park. Existing established trees in the area of the proposed extension will provide some softening and screening. 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 Riccarton Leagues Club’s application to construct a 12.5 square metre extension to their existing building on Crosbie Park be approved, subject to the following conditions.

1. The Riccarton Leagues Club to obtain all necessary Resource and Building Consents before any development commences on the site.
2. The construction area being maintained by the Riccarton Leagues Club in a safe and tidy condition at all times.
3. All costs associated with the development and subsequent maintenance of the associated buildings on the site being the responsibility of the Riccarton Leagues Club.
4. 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.
5. A bond of \$2,000 is to be paid by the Riccarton Leagues 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.
6. The colour scheme for the building is to be the same as the existing building.

7. The approval is to lapse if the development is not completed within 2 years of final approval being granted.

**Chairman's**

**Recommendation:** That the foregoing recommendation be adopted.