

14. RICCARTON LEAGUES CLUB - PROPOSAL TO ERECT A STOREROOM ON CROSBIE PARK

Officer responsible Parks Manager	Author Rod Whearty (Area Parks Officer) Fendalton
Corporate Plan Output: Consents– Sub Output: Leases (9.4.8)	

The purpose of this report is to seek approval to grant the Riccarton Leagues Club permission to construct a 12.5 square metre storeroom within the club's existing leased area on Crosbie Park. This report has been referred to the Fendalton/Waimairi Community Board for information and comment. The Board supported the club's application at its meeting on 5 September 2000.

CLUB HISTORY AND BACKGROUND

The Riccarton Leagues Club has had a lease over part of Crosbie Park since in 1977.

Current club membership stands at:

Winter	140	Senior rugby league players
	90	Schoolboy rugby league players
Summer	25	Gaelic Football
	30	Senior softball players
	90	Junior softball players
	260	Touch rugby players

PROPOSED BUILDING EXTENSION

The club propose to construct a 12.5 square metre building extension on the west end of the existing clubrooms. The existing clubrooms 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 club's present building lacks space for storing all the equipment for the various codes and grades. The new storeroom will provide storage for equipment of 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 blocks similar to the existing clubroom, and will be painted the same colour as the main building.

The club has indicated it has sufficient funding to implement the project once the Council's 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 club's lease agreement requires the club to obtain Council approval prior to undertaking any building extensions.

CONCLUSION

The Parks Unit is comfortable with the scale and intensity of the proposed extension and is satisfied that there will be no detrimental impact on the existing building or the park. Existing established trees in the area of the proposed extension will provide some softening and screening.

Recommendation: That the Council approve the Riccarton Leagues Club's application to construct a 12.5 square metre extension to their existing building on Crosbie Park subject to the following conditions:

1. The club obtaining all necessary resource and building consents before any development commences upon the site.
2. The club maintaining the construction area 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 club.
4. Before any tenders are let or work commences on the site, discussions being held with the Parks Manager's designate, the Area Parks Officer (Fendalton Service Centre) to ascertain the Council's requirements through the development phase of the construction of the facility.
5. A bond of \$2,000 being paid by the club or the successful principal contractor to the Christchurch City Council/Area Parks Officer (Fendalton 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 work.
6. The colour scheme for the building being the same as the existing building.
7. Approval lapsing if the development is not completed within two years of final approval being granted.

Chairman's Recommendation: That the above recommendation be adopted.