

7. RUAPUNA REPLACEMENT TOILET BLOCK

Officer responsible Parks & Waterways Manager	Author John Allen, Policy and Leasing Administrator - DDI 371-1699
Corporate Plan Output: Consents – Sub output: Leases 9.4.8	

The purpose of this report is to gain Council approval for the building of a new replacement toilet block/shop upon the lease boundary between the Christchurch Speedway Association, and the Canterbury Car Club leased areas.

BUILDING REPLACEMENT

The present toilet block for the general public is situated approximately two (2) metres inside the boundary of Christchurch's Speedway Association lease area. The present site however is adjacent to the Canterbury Car Club's run off area for it's racing circuit, and as such, could compromise the safety of both drivers and public in the event of an accident occurring. It is for this reason the new site (see attached plan) has been chosen which better services the needs of the general public attending both the Christchurch Speedway Association, and Canterbury Car Club events. It is intended that a shop be situated in the same building between the men's and women's toilets to service patrons attending racing (see attached plan and elevations).

Funding for the building of the new toilet shop complex will be provided by both clubs.

It is proposed that an area between the two existing embankments will be built up to the same height, prior to the construction of the toilet block upon the elevated area. Officers will be recommending that the Christchurch Speedway Association gain prior approval for the colour scheme for the building from the Parks & Waterways Manager before commencing construction upon the site, to ensure that the building blends into the surrounding landscape.

LEASE REQUIREMENTS

Sub-section 1.6.1 of the Christchurch Speedway Association's lease with the Christchurch City Council, states under the section entitled 'Erection of buildings':

"The Lessee shall not erect any new buildings or execute any new works or alter the arrangement of any areas on the leased land without the consent in writing of the lessor first had and obtained, and no building except as herein provided shall be erected upon the leased land".

It is therefore necessary for the Council to approve the filling of the land and building of the new toilet/shop building before construction begins.

Recommendation: That the board recommend that Council approves the Christchurch Speedway Association's application to fill the land between the two embankments at Ruapuna Park, prior to constructing a toilet/shop building as shown in the plans on top of the filled area subject to the following conditions: -

1. The Christchurch Speedway Association obtain the necessary Earthworks Permit, Resource and Building Consents before any development commences upon the site.
2. The Christchurch Speedway Association is to submit a colour scheme for the building for the Parks & Waterways Managers approval, prior to commencing work upon the site.
3. The construction area being maintained by The Christchurch Speedway Association in a safe and tidy condition at all times.
4. All costs associated with the development, and subsequent maintenance of the building and associated structures upon the site being paid for by the Christchurch Speedway Association and Canterbury Car Club.

5. A bond of \$1,000 is to be paid by the Christchurch Speedway Association, or successful principle contractor to the Christchurch City Council, Parks & Waterways Area Advocate (Sockburn Service Centre) before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon completion of the work.

Chairman's

Recommendation:

That the Board endorse the recommendations listed above (which are to be considered by the Parks and Recreation Committee).