

**5. SYDENHAM RUGBY FOOTBALL CLUB INCORPORATED – LEASE OF FORMER TENNIS CLUB BUILDING, SYDENHAM PARK**

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The purpose of this report is to request the Board's approval of an application from Sydenham Rugby Football Club Incorporated (SRFC) to lease approximately 217.8m<sup>2</sup> of Sydenham Park on which the former South Christchurch Tennis Club building is located. The SRFC has purchased the building from South Christchurch Tennis Club, this purchase being subject to Council approval (public advertising of the leasing proposal is required under the Reserves Act 1977), and approval of Department of Conservation. The Community Board has delegated authority from Council to make this decision.

**SYDENHAM PARK**

The Council originally had a small changing facility on Sydenham Park. However, this is now completely inadequate for modern day requirements for sport, hence the reason for SRFC's need for changing rooms.

Because of the layout of Sydenham Park, options for additional buildings on the park are severely limited from a landscape perspective, with there being very little informal open space. The park caters more for formal sport, eg cricket, rugby, bowls and tennis.

**TENNIS CLUB BUILDING**

The South Christchurch Tennis Club has applied to surrender their informal lease over approximately 2,697.39m<sup>2</sup> of Sydenham Park, upon which they have a building, tennis courts and surrounds, because of falling membership and an inability to continue to maintain the premises, particularly the courts.

**SYDENHAM RUGBY FOOTBALL CLUB INCORPORATED APPLICATION AND PROPOSED USE**

The SRFC has made application (refer attached) to the Parks & Waterways Unit to obtain a lease over the part of Sydenham Park on which the building they have recently purchased is situated. The SRFC has had an association with the park since 1882, with their previous clubrooms being located next door to the park on Colombo Street. The Club has 800 members, made up of 460 junior playing members, 260 senior playing members and 80 administrative, coaching and team management staff. It is the strongest rugby club in south Christchurch.

The Club proposes to use the building as six new changing rooms (refer attached preliminary concept schemes). The Club purchased the building because of the need for changing facilities for the Club on the park after the demolition of their existing changing rooms on Colombo Street. These facilities will also be available to other sports clubs in the park when not being utilised by SRFC.

**NEW LEASE REQUIRED**

As with any new lease on land held under the Reserves Act 1977, the lease will require public notification and the consent of the Minister of Conservation.

It is proposed to offer SRFC a lease of the area applied for, for a period of one day less than 20 years.

**CONCLUSION**

The SRFC is an active and thriving club which provides opportunities for many local residents and children in the wider South Christchurch area. The Club's application for leasing the land occupied by the existing building is a very satisfactory outcome for the Council regarding the use of buildings upon the reserve. The Parks and Waterways Unit supports the SRFC's application.

## NATURAL + PEOPLE + ECONOMIC STEP ASSESSMENT

#	CONDITION:	Meets condition ✓✓0*	HOW IT HELPS MEET CONDITION:
<b>The Natural Step</b>			
N1	Reduce non-renewable resource use	0	
N2	Eliminate emission of harmful substances	0	
N3	Protect and restore biodiversity and ecosystems	✓✓	Protecting and enhancing the city's outstanding natural features and landscapes by utilising an existing building on the reserve
N4	People needs met fairly and efficiently	NA	NA - See People Step + Economic Step
<b>The People Step</b>			
P1	Basic needs met	✓	Improve peoples access to basic facilities
P2	Full potential developed	✓	Enhances opportunities for physical activity through the provision of outdoor recreation facilities and services
P3	Social capital enhanced	✓	Supports the infrastructure of a sporting association
P4	Culture and identity protected	0	
P5	Governance and participatory democracy strengthened	0	
<b>The Economic Step</b>			
E1	Effective and efficient use of all resources	✓	By utilising and existing building on the park which was no longer required saves money
E2	Job rich local economy	0	
E3	Financial sustainability	✓	Council benefits by changing rooms being provided for use on a sports park where previously there was none

### Staff

#### Recommendation:

That the Spreydon Heathcote Community Board, acting under delegated authority from the Council, resolve to lease approximately 217.8m<sup>2</sup> of Sydenham Park to Sydenham Rugby Football Club Incorporated, on which to alter the former Tennis Club pavilion to changing rooms, pursuant to Section 54 (1) (b) of the Reserves Act 1977, for a period of 1 day less than 20 years, subject to the following conditions:

1. That the Council accept with regret the surrender of the informal lease held by South Christchurch Tennis Club over part of Sydenham Park.
2. Public notification of the proposed lease being undertaken.
3. Approval being obtained from the Minister of Conservation.
4. That the Sydenham Rugby Football Club Incorporated to obtain all necessary Resource and Building Consents before any development commences upon the site.
5. That the applicant submit a colour scheme for the building to the Parks & Waterways Manager or their designate's approval, prior to commencing work upon the site.
6. The lease terms being negotiated by the Property Manager in consultation with the Parks & Waterways Policy & Leasing Administrator.
7. The lease/construction area being maintained by the Sydenham Rugby Football Club Incorporated in a safe and tidy condition at all times.
8. That all costs associated with the development and subsequent maintenance of the associated buildings and structures upon the site be paid for by the Sydenham Rugby Football Club Incorporated.
9. That the Sydenham Rugby Football Club Incorporated show proof of having obtained \$1,000,000 public liability insurance to the Parks & Waterways Policy & Leasing Administrator before commencing work upon the site.

10. That before any tenders are let or work commences upon the site discussions are to be held with the Parks & Waterways Manager's designate, the Parks & Waterways Area Advocate (Beckenham Service Centre), to ascertain the Council's requirements through the development phase of the construction of facility.
11. That a bond of \$2,000 be paid by the Sydenham Rugby Football Club Incorporated, or successful principal contractor, to the Christchurch City Council, Parks & Waterways Area Advocate (Beckenham 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.
12. That the changing rooms be made available to other park users, when not required by the Sydenham Rugby Football Club Incorporated for their use. The Sydenham Rugby Football Club Incorporated is not to unreasonably withhold permission for the changing rooms' use by third parties.
13. That the Sydenham Rugby Football Club Incorporated may make a reasonable charge for this use by third parties, which may include utilities' use cost, fair wear and tear, depreciation costs, and a small percentage added to cover the costs of administration. All such charges made shall be approved annually by the Parks & Waterways Manager.

**Chairperson's**

**Recommendation:**

I support the staff recommendations. The SRFC benefit and also, potentially, other park users.