

1. APPLICATION TO BUILD NEW OFFICES AT PORRITT PARK FOR CANTERBURY HOCKEY ASSOCIATION

General Manager responsible:	General Manager Community Services
Officer responsible:	Community and Recreation Manager
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PURPOSE OF REPORT

1. The purpose of this report is to enable the Council to consider an application by the Canterbury Hockey Association to erect a new office building on the site of their existing office building at Porritt Park.

EXECUTIVE SUMMARY

2. In October 2003 the Board considered and approved an application by the Canterbury Hockey Association to relocate a house from Riccarton to Porritt Park subject to a number of terms and conditions. At that time the board expressed concern about the nature of the building and its effect on the site and recommended that the Property and Major Projects Committee be requested to investigate options to accommodate office space in stage 1 or 2 of the Porritt Park grandstand development. Subsequent to that approval, the Canterbury Hockey Association later advised that they had withdrawn their application and have since been considering alternative options for providing additional office space.
3. The proposed building is to be located on the site of the existing offices. Its design is in keeping with the style of the grandstand (ie the roof line is similar). The dimensions of the new offices will be 8m x 12m (100m²) as opposed to the existing structure 5m x 5m (25m²) and will contain a boardroom, three individual office areas and a reception area. Users of the building will still utilise the facilities of the main grandstand.
4. Since proposing the relocation option in October 2003, Canterbury Hockey has considered a number of different options and sites within Porritt Park. Owing to cost and issues of access and security the site of the existing offices is the most favoured option. Attached are a site plan and plans for the proposed building.
5. Over the past 12 months the Community and Recreation Unit and Greenspace Unit have been working through options for improvements to car parking for Porritt Park and the Kerrs Reach facilities. This has been an issue for the past few years with complaints being received from users and residents regarding the car parking. Two options have been prepared and are currently being costed before the Council undertakes the public consultation process. A meeting has been held with Canterbury Hockey and the rowing and canoe clubs to canvass their opinions on the two options and they were all in favour of making improvements to the car parking in this area. To avoid dealing with the car parking in isolation of the impact on the rest of the park, the plans have been prepared by a landscape architect and cover the overall landscaping of Porritt Park as well.

FINANCIAL AND LEGAL CONSIDERATIONS

6. Clause 16.1 of the lease requires the tenant to obtain the written consent of the landlord before placing any additional buildings or structures on the premises.

BOARD RECOMMENDATION

That the Council approve the application by the Canterbury Hockey Association to construct a building inside its present leased area at Porritt Park (as shown on the attached plan) to be used for office accommodation subject to the following conditions:

1. The Canterbury Hockey Association to obtain all necessary resource and building consents before any development commences on the site.
2. The Canterbury Hockey Association is to submit a colour scheme for the building to the Community and Recreation Manager or designate for approval, prior to commencing work on the site. The proposed colour scheme is to match the existing buildings within the leased area.
3. The leased/construction area being maintained by the Canterbury Hockey Association in a safe and tidy condition at all times.

4. All costs associated with the development and subsequent maintenance of the associated buildings and structures on the site being met by the Canterbury Hockey Association.
5. Before any tenders are let or work commences on the site, discussions are to be held with the Community and Recreation Unit designate and the Parks and Waterways Area Advocate (Burwood/Pegasus) to ascertain the Council's requirements through the development phase of the construction of the facility.
6. A bond of \$2,000 is to be paid by the Canterbury Hockey Association to the Christchurch City Council via the Community and Recreation Unit before work commences on the site, such bond to cover any items not reinstated to the Council's satisfaction as a result of the construction of the new building. The bond less any expenses incurred by the Council will be refunded to the payee on the completion of the work.
7. The existing office building being removed from the site.