

## 15. CHRISTCHURCH ARCHERY CLUB - RAWHITI DOMAIN

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The purpose of this report is to seek approval of the Board to put forward the commencement date of a lease of part of Rawhiti Domain to the Christchurch Archery Club.

### BACKGROUND

In 1997 the Council approved an application by the Archery Club to extend the lease area by a further 83 square metres to accommodate an addition to the clubrooms to provide indoor training and storage facilities. All consents (Reserves Act and other Statutory) were obtained and the building addition was completed in August 1999.

A new lease for a term of 19 years to cover the increased site (building footprint) was to be signed to give tenure to the additional area. This lease was due to commence 1 April 1999. The new lease as yet has not been signed and the Club has requested that the term commence this year and not retrospectively.

### RELEVANT CURRENT POLICY

The Burwood/Pegasus Community Board has delegated authority to grant leases or licences on reserves pursuant to Sections 54, 56, 58A, 73 and 74 of the Reserves Act 1977. In this case the Club has been granted a lease by the Council in terms of Section 54(1)(b) of that Act and the approval sought relates only to the commencement date of the lease term.

### LEASE ISSUES

Since the addition to the Club premises was approved in 1997 ongoing discussions have been held with the Club on the terms and conditions of their lease and although the Club has paid rent, to date the lease has not been signed. The primary reason for the lease not being completed has been the issue of providing formed vehicle access, more particularly the route the access should take, and car parking to service the clubrooms. This issue laid in abeyance while planning for other park considerations/uses were addressed. As part of the consent to establish clubrooms on Rawhiti Domain the Club was to provide car parks for members' use. To comply with the City Plan the Club is required to provide a total of eight car parks. Matters have moved on and the point has now been reached where all issues the Club had with the lease conditions (except commencement date) have been resolved.

The Council has engaged a contractor to construct a driveway (from Golf Road) and a 32 space car park. This work is expected to be completed by the end of August. The Club will contribute \$5,000 to this work in 2002/03 to satisfy its car park obligation.

The Club contends that because the Council has not resolved the access and parking issues until now that it is only right the Club should get the full 19 year term of its lease by commencing the term this year. The legal advice is that the Council should ratify the commencement date.

### CONCLUSION

The Club has confirmed that it will sign a lease on the Council's generic sports deed of lease (with modifications that have been negotiated by the Property Unit in consultation with the Parks and Waterways Unit). There is no objection to the lease commencement date being brought forward which in effect increases the term as initially intended by three years.

#### Staff

**Recommendation:** That the lease to the Christchurch Archery Club Incorporated of its building footprint (253m<sup>2</sup> approximately) on Rawhiti Domain commence 1 July 2002 and run for a maximum term of 19 years.

#### Chairperson's

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