

5. HALSWELL PONY CLUB - SURRENDER OF LEASE

Officer responsible Parks & Waterways Manager	Author Rod Whearty, Parks and Waterways Area Advocate, Telephone 941-6510
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The purpose of this report is to accept an application from the Halswell Pony Club to surrender their present lease over approximately 4.2 Hectares of Halswell Domain, Upon which they have a clubroom facility and jumps.

BACKGROUND

Board members will recall the report to the August 2002 Board Meeting recommending that the Parks Gardens and Waterways Committee approve an application from the Canterbury Agricultural and Pastoral Association to sub-lease an area of Canterbury Park to the Halswell Pony Club.

The Parks Gardens and Waterways Committee endorsed the Boards recommendation and approved the A and P Associations application at their meeting held on the 7 August 2002 allowing the relocation of the Halswell Pony Club to Canterbury Park to proceed.

The Halswell Pony Clubs lease of part of Halswell Domain commenced on the 1 April 1987 for a period of 33 years, which is not due to expire until 31 March 2020. The lease has a right of renewal for a further 33 years, until 2053.

LETTER OF SURRENDER

The Halswell Pony Club have written to the Parks and Waterways Unit making application to surrender their existing lease of part of Halswell Domain effective from the 2 September 2002 subject to the Club being granted approval to relocate and sublease an area of Canterbury Park.

The necessary relocation approvals have been obtained and the lease surrender is now able to proceed.

FUTURE USES OF THE SITE

Significant additions to Halswell Domain are being made as a result of adjacent residential subdivision. The Halswell Domain and Sports Association was formed about the time the adjacent land was being started to be subdivided, to work closely with the Council to clearly identify user requirements, and to assist with planning and designing the Halswell Domain extension to ensure that the local communities needs are met.

The Halswell Domain and Sports Association has representatives from all the sports clubs based upon the park, and representatives from the Halswell Residents Association. This group has had regular meetings with Parks and Waterways Staff and elected members over the past 2-3 years providing feedback and input into the design and layout of the park.

Currently the park is almost exclusively focused towards active recreation or organised sports and therefore opportunities for passive recreation, have been very limited up to now. The surrendered area provides a valuable opportunity to develop this part of the park, for more passive types of activities, and as a result will not be available for organised sports fields. The Halswell Domain and Sports Association is very supportive of developing some passive areas upon the park.

Part of the 4.2 hectare leased area, which the club is surrendering, is required for the construction of a stormwater retention basin. One of the conditions associated with the subdivisional consent for stage 2 of "Halswell on the Park" subdivision, requires the developer to construct retention basins within the surrendered area to reduce stormwater discharge at peak flows.

Allowing developers of adjacent land to construct retention basins within existing reserves is not uncommon. There are good environmental outcomes from this, while these retention basins also offer additional passive recreational opportunities upon our parks.

There are two other club proposals to utilise part of the area surrendered by the Halswell Pony Club, which are outlined below:

1. The first proposal is from the Halswell Rugby League Club to use the Halswell Pony Clubs existing building for storage and associated club activities. The Pony Club has already sold their building to the Halswell Rugby League Club, subject to Council approval, and approval of the lease by the Department of Conservation.

2. The second proposed activity for using part of this area is from the Canterbury Society of Model Engineers who wish to relocate from their present site in Andrews Crescent Spreydon, to establish a miniature railway.

All of the above proposals were presented and discussed at a meeting of the Halswell Domain and Sports Association at the Halswell Bowling Club held on 2 July 2002. The Canterbury Society of Model Engineers outlined their proposal, which was well received. The location of the model railway in this location, was unanimously supported by those present and was seen to be in keeping with the passive concept for that part of the park.

The purchase of the Halswell Pony Clubs building by the Halswell Rugby League Club and the Model Engineers proposal will be covered in separate reports in this Order Paper.

Staff

- Recommendation:**
1. That Riccarton/Wigram Community Board accepts the surrender of the lease held by the Halswell Pony Club over approximately 4.2 hectares on Halswell Domain.
 2. That Riccarton/Wigram Community Board thanks the Club for the opportunities they have provided to local residents and children over the years and trusts that their new facilities at Canterbury Park will enable the club to continue their worthwhile contribution to the community, whilst ensuring the long term future of the club.

Chairman's

- Recommendation:** That the officer's recommendations be adopted.