

6. HALSWELL RUGBY LEAGUE CLUB LEASE APPLICATION FOR ADDITIONAL BUILDING

Officer responsible Parks and Waterways Manager	Author Rod Whearty, Parks and Waterways Area Advocate, DDI 941-6510
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The purpose of this report is to approve an application from the Halswell Rugby League Club (HRLC) to lease approximately 70 square metres of Halswell Domain, upon which the former Halswell the old Halswell Pony Club building is located. This area includes a small area around the building. The HRLC have purchased the building off the Halswell Pony Club, this purchase being subject to Council approval, public advertising of the leasing proposal as required by the Reserves Act 1977, and approval of the Department of Conservation. The Community Board have delegated authority from Council to make this decision.

HALSWELL RUGBY LEAGUE CLUB APPLICATION AND PROPOSED USE

The HRLC has made application to the Parks and Waterways Unit to obtain a lease over the part of Halswell Domain that the building they have recently purchased is situated upon. The HRLC has had an association with the Domain since the early 1960's, currently having a clubroom and external changing facilities located upon the park. The club currently has approximately 150 members, and receives strong support from the local Halswell community.

The club proposes to use the new building for equipment storage and the formation of a new indoor weight training facility. The club purchased the building because of its location upon the park, which will enable the club to provide much needed additional training opportunities for members.

The increase in residential development recently in the Halswell area (which will be ongoing for some years to come) will place further demands on the resources of the HRLC, and therefore the acquisition of additional facilities will enable the club to cater for the expected increased demand.

The extension of Halswell Domain as a result of recent subdivision in the adjacent areas, enables a further 2 full sized winter sports fields to be constructed on the eastern side of the area previously leased to the Halswell Pony Club. It is proposed to allocate these additional fields to rugby league.

In future the HRLC will be using fields that are physically separated from one another, and therefore this building which is centrally located between the two playing areas will provide a convenient location for indoor training activities and the storage of equipment.

The HRLC have been having informal discussions with the Canterbury Society of Model and Experimental Engineers (CSMEE) regarding the CSMEE having some interim use of the building prior to the additional sports fields becoming available and the CSMEE establishing their own facilities upon the park.

NEW LEASE REQUIRED

Although Halswell Rugby League Club have a lease for their existing facilities, legally, it is not possible to vary an existing lease agreement to accommodate this additional area. A new lease agreement to cover this additional area of land will need to be entered into. 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 HRLC a lease of the area applied for, for an initial period of approximately six years until 1 December 2008, to coincide with their current lease of the area upon the Domain upon which their clubrooms are built, with a right of renewal for a further period up to a maximum total period of one day less than 20 years. This will give the opportunity to combine the 2 leases that the HRLC will have with the Council into one lease at the time of renewing their present lease, which will save future administration costs etc. for both parties.

CONCLUSION

The HRLC is an active and thriving club, which provides opportunities for many local residents and children in the Halswell area. The clubs application for leasing the land occupied by the existing building is well justified. The Parks and Waterways Unit supports the HRLC's application.

Staff**Recommendation:**

That the Riccarton/Wigram Community Board acting under delegated authority from Council, approve the Halswell Rugby League Clubs application to lease approximately 70 square metres of Halswell Domain upon which is located the former Halswell Pony Club building, pursuant to section 54 (1) (b) of the Reserves Act 1977. The period offered being for an initial term of approximately 6 years until 1 December 2008 with a right of renewal for a total maximum period of one day less than 20 years, subject to the following conditions.

1. Public notification and subsequent approval by the Minister of Conservation.
2. The lease terms and conditions being negotiated by the Property Manager in consultation with the Parks and Waterways Policy and Leasing Administrator.
3. The leased area is to be maintained in a safe and tidy condition at all times by the applicant, or principal contractor.
4. All costs associated with the preparation and issue of the lease and subsequent maintenance of the building is to be the responsibility of the Halswell Rugby League Club.
5. Any landscaping of the building required by the Parks and Waterways Manager is to be completed by the applicant at their expense.
6. This approval will lapse if the club has not formalised the lease agreement within two years of approval being granted.

Chairperson's**Recommendation:**

1. That the officer's recommendations be adopted.
2. That another condition be added stating that the shipping container be removed.