

4. RICCARTON DOMAIN WINTER BOWLING CLUB - SURRENDER OF LEASE

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The purpose of this report is to enable the Board to accept an application from the Riccarton Domain Winter Bowling Club to surrender their existing lease over approximately 2534 square metres on Upper Riccarton Domain, upon which they have clubrooms and two all weather greens.

BACKGROUND

Board members will recall that the Riccarton Domain Winter Bowling Club put forward a proposal to surrender their existing lease of part of Upper Riccarton Domain and relocate to the Riccarton Racecourse Bowling Club on Racecourse Road, if the Council was able to assist with funding a proposal to establish an all weather green at the Riccarton Racecourse site.

The necessary Council contribution of \$105,000 was obtained through contributions from the Riccarton Wigram Community Board (\$40, 000) and (\$65,000) from operational savings as part of the 6 month budget review process for the 2001/02 financial year.

The Council's financial commitment was subject to the following conditions.

1. That all Council funding commitments are to be held by Council until such time the Clubs have made all the necessary financial, legal and lease arrangements to be able to undertake and complete the development.
2. The Riccarton Racecourse Bowling Club and the Riccarton Domain Winter Bowling Club raise sufficient funds to fully complete the project, after obtaining any necessary lease extensions, statutory consents and approvals to undertake the development.
3. The Riccarton Domain Winter Bowling Club surrendering their existing lease of part of Upper Riccarton Domain, once they are in a position to proceed with their development on the new site. The former Winter Bowling Club site upon Upper Riccarton Domain is to be retained as freely available public open space.
4. The Club may remove any improvements from their existing leased area at their cost prior to surrendering their lease and there shall be no compensation or contribution to the Club by Council for any of their improvements to their former leased area.
5. All approvals including any Council funding commitments are to be withdrawn if the development is not completed within 2 years of when the Councils full funding commitment is available.
6. That the above Council commitments are the full and final Council contribution in respect of this project.

The Riccarton Racecourse Bowling Club was recently granted Resource Consent approval for the proposed green at Racecourse Road. The Resource Consent application was considered and approved by an external and independent commissioner due to the Councils financial involvement in the project.

LETTER OF SURRENDER

The Club has written to the Parks and Waterways Unit making application to surrender their existing lease of part of Upper Riccarton Domain effective from the 30 September 2002 subject to the Club being advanced the funds as agreed.

The Sockburn Community Advocate and Parks and Waterways Advocate recently met with club representatives and are satisfied that the Clubs have met all the Councils conditions and the Councils financial contribution has been handed over to the Riccarton Winter Bowling Club. The Council is now able to accept the clubs application to surrender their lease agreement over part of Upper Riccarton Domain.

FUTURE USE OF THE SITE AND ISSUES ON UPPER RICCARTON DOMAIN

Board members will recall that this proposal came about as a result of consultation associated with the proposed extension of the Riccarton Domain Tennis Club (RDTC). It is important to note that the key objective for relocating the Bowling Club was to improve visibility and sight lines into the park from Yaldhurst Road as part of the Councils "Safer Parks" Policy.

The recommendation of the Riccarton Wigram Community Board and Council was that the area vacated by the Bowling Club was to be retained as freely available public open space.

Whilst the Bowling Club proposal was treated on its own merits and not directly related to the RDTC proposal, it does provide some alternative development opportunities for the park which indirectly impacts on the RDTC's application.

The additional open space created upon the park by the Bowling Club relocating provides an opportunity to reach a compromise between those residents who are opposed to further extensions of the RDTC's lease area over the park and those who are supportive of the proposed Tennis Club extension.

The relocation of the Bowling Club now offers additional opportunities for the park and significantly changes some aspects of the earlier consultation that was undertaken. Residents preferred location for the new playground and replacement toilet block may well change. For example, many opted for the Sayers Crescent end of the park for the new playground due to the limited opportunities and restricted area available at the Yaldhurst Road end of the park under the previous scenario.

There is also the issue of the trees on the Domain to be addressed. Board members will recall the deputation from a local resident concerned about the safety of some of the trees situated in the park. An independent Arborist recently carried out an extensive survey and assessment of all the trees in the Domain on behalf of the Parks and Waterways Unit, which will be presented to the Board in the near future.

The Parks and Waterways Unit would like to undertake some further consultation with local residents regarding the future development and management of the park. The intention is to look at all the issues as part of one consultative process rather than repeatedly going back to the community on individual issues. The consultation with local residents will focus on finding a satisfactory resolution to the RDTC's proposal as well as resolving the other issues outlined earlier.

Staff

- Recommendation:**
1. That Riccarton/Wigram Community Board accept the application by the Riccarton Domain Winter Bowling Club to surrender their lease of approximately 2534 square metres on Upper Riccarton Domain.
 2. That Riccarton/Wigram Community Board on behalf of Council, thanks the Riccarton Domain Tennis Club for the opportunities it has provided to local residents over the years to play bowls, and wishes them every success with their new facilities at the Riccarton Racecourse site.

Chairman's

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