

2. PLEASANT POINT YACHT CLUB EXTENSIONS

RR 9699

Officer responsible Parks Manager	Author John Allen, Team Leader Consents
Corporate Plan Output: Customer Services, Suboutput: Leases (9.4.8)	

The purpose of this report is to gain Council approval to extend the Pleasant Point Yacht Club's lease over part of Rat Island Reserve in South Brighton on which to build an extension to their present clubrooms to store their rescue craft.

HISTORY

The Pleasant Point Yacht Club was established in 1921 being located on the present site at Rat Island since 1929. During this time club members have made numerous improvements to the reserve providing members of the local community with the opportunity to sail in organised events under the watchful eye of the club rescue craft. The club is family orientated with a proportion of family members. Over the past two years the club has run two boat building schemes which have resulted in the completion of 24 new firebug sailing dinghies. With these new boats and their owners joining the club, plus the resurgence in the fleet in general, the management committee has found it necessary to consider the club's future rescue boat needs.

A subcommittee was formed to evaluate the future options for the club's primary rescue vessel. The current rescue launch "Kiwa" is 30 years old and is coming to the end of its life in terms of providing reliable rescue and committee boat facilities to the club. The subcommittee has identified a need to house Kiwa's replacement ashore as a means of reducing maintenance and enhancing security, hence the application to provide storage facilities attached to their present building. The proposal is to increase the footprint of the current building by expanding the boat storage part of the clubrooms over the grassed area at the south-east corner. This would effectively make the footprint of the building almost a true rectangle. The proposed extension would be completed in concrete block with corrugated iron roofing in keeping with the current building. The extension would be completed predominately using club members' labour, the club having funding available to undertake this project which would be started within the two year timeframe of obtaining Council permission to undertake the project.

PRESENT SITUATION

The area of the club's present lease is that which is covered by the buildings ie the clubrooms/boat storage building and starters box, an area of approximately 321m². The proposed extension is 65m², therefore it is proposed to extend the lease area by this amount making a total of 386m².

LEGAL ISSUES

Rat Island Reserve is gazetted as a recreational reserve under the 1977 Reserves Act, and therefore the leasing and licensing of part of the reserve to the Pleasant Point Yacht Club will be undertaken under the provision of Section 54.1(b) (Leasing Powers in Respect of Recreation Reserves).

Rat Island Reserve is a crown reserve set aside for recreational purposes, the Council being appointed to control and manage the reserve on the crown's behalf (Gazette Notice 1979, page 1769). This grant does not extend to the leasing of the reserve, this remaining the responsibility of the crown.

The author of this report has discussed the above issue with Department of Conservation officers who agree that this Reserve should be classified as Recreational Reserve, under section 16 of the Reserves Act 1977. Once classified, the reserve without further authority being required, will be vested in the Christchurch City Council enabling the Council to grant leases over the reserve in accordance with Section 54 of the Reserves Act.

It will be necessary for the club to obtain, amongst other things, planning consent for the proposed extension to their present building, because part of it is situated within 20 metres of the Estuary.

- Recommendations:**
1. That the Council recommend to the Minister of Conservation that Rat Island Reserve (2.0400 hectares, more or less being Rural Section 35646, situated in Block XII, Christchurch Survey District SO Plan 14806) be classified as a recreational reserve in accordance with Section 16 of the Reserves Act 1977.
 2. That the Council approve extending Pleasant Point Yacht Club's lease area by 65m² under Section 54.1(b) of the 1977 Reserves Act on which to extend their present building for boat storage, subject to the following conditions:
 - (a) The obtaining of ministerial consent to the lease extensions.
 - (b) The club obtaining all necessary planning and building consents before work commences on the site.
 - (c) The extension being constructed of the same materials as the present building.
 - (d) All costs associated with the preparation of the lease documentation, obtaining all statutory consents and resulting development, being paid for by the club.

- (e) The club having a landscape plan prepared for the embellishment of the building upon the site, this plan to be submitted to the Parks Manager for prior approval before commencing construction on the site. All costs associated with preparing the plan, and completing its implementation on the site to being paid for by the club.
- (f) The club contacting the Area Parks Officer at Linwood Service Centre prior to commencing work on the site to ascertain Council's requirements for undertaking work on the reserve.
- (g) The applicant paying a bond of \$2,000 to the Council prior to commencing work on the site, the bond less any costs incurred by Council will be refunded once the development is complete.
- (h) The applicant keeping the site clean, tidy and safe at all times.
- (i) Council's permission will lapse if construction has not commenced within two years of Council granting permission.
- (j) That the Property Manager in association with the Parks Manager be authorised to complete the lease extension documentation.