

13. PORRITT PARK - LEASE APPLICATION BY CANTERBURY HOCKEY FOUNDATION TRUST

A report from the Team Leader Consents (Parks) outlined a proposal to lease a further 8,600 square metres of Porritt Park to the Canterbury Hockey Foundation Trust on which to construct a second artificial turf at Porritt Park. The Board **decided** to recommend to the Parks and Recreation Committee:

1. That the Council endorse officers' actions to rationalise the Titles for Porritt Park, redefine the banks of the Avon River, and stop the existing unformed legal road.
2. That the Council lease approximately 2.48 hectares of Porritt Park to the Canterbury Hockey Foundation Trust, upon which the existing facilities are established and on which to construct a further artificial hockey turf, pursuant to section 601 of the Local Government Act 1974 and section 61(2) of the Reserves Act 1977, for a period of 20 years less 1 day, subject to the following conditions:
 - (a) The prior surrender of the existing deed of lease by the Canterbury Hockey Association.
 - (b) The Canterbury Hockey Foundation Trust is to obtain all necessary Resource and Building Consents before any development commences upon the site.
 - (c) The applicant is to submit a landscape plan and fencing plan to the Parks Manager for approval before commencing work upon the site. The applicant is to complete the work required to complete the implementation of the plan at their cost.
 - (d) The lease terms are to be negotiated by the Property Manager in consultation with the Area Parks Officer (Consents) and Leisure Manager.
 - (e) The construction area is to be maintained by the Canterbury Hockey Foundation Trust in a safe and tidy condition at all times.
 - (f) All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site are to be paid for by the Canterbury Hockey Foundation Trust.
 - (g) Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager's designate, the Area Parks Officer - Linwood Service Centre and the Leisure Manager's designate to ascertain the Council's requirement through the development phase of the construction of the facility.
 - (h) A bond of \$3,000 is to be paid by the Canterbury Hockey Foundation Trust or successful principal contractor to the Council's Area Parks Officer - Linwood Service Centre before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
 - (i) The Canterbury Hockey Foundation Trust is to provide at their cost a further 35 onsite car parks (replacing those lost by the development) in the area specified in the approval. Any designated cycleways lost due to carpark and roading realignments, are to be constructed at the applicant's cost.
 - (j) The Council's Legal Services Manager is to be satisfied that the Deed of Trust for the Canterbury Hockey Foundation Trust provides for a proper and binding lease between the Council and the Trust on conditions satisfactory to the Council.

- (k) The lease rental is to be \$5,000 per annum with a review every five years. Conditions of the review process are to be identified in the new lease document.
 - (l) All legal costs associated with the preparation and execution of the Lease and Licence documents are to be at the applicant's cost.
3. That the residents be notified of the proposed development, and be invited to make comment upon the proposals to fulfil the requirements of the Council's Seeking Community Views Policy.
 4. That the lease of the artificial surface at Nunweek Park be assigned from the Canterbury Hockey Association to the Canterbury Hockey Foundation Trust.
 5. That the Council be released from its guarantee for the loan to the Canterbury Hockey Association by Westpac Trust and the Community Trust.
 6. That the application by the Canterbury Hockey Foundation Trust to erect eight lighting towers around the proposed second artificial turf at Porritt Park be approved by the Parks Manager.