

2. HORNBY DOMAIN BOWLING CLUB EXTENSION - HORNBY DOMAIN

Officer responsible Parks Manager	Authors Anne Cosson Area Parks Officer, DDI: 372-2510 John Allen, Area Parks Officer (Consents), DDI: 371-1699
Corporate Plan Output: Consents: Sub Output: leases (9.4.8)	

The purpose of this report is to submit an application from the Hornby Domain Bowling Club, to extend its lease area to allow for a minor extension to its present building. This report was before the Riccarton/Wigram Community Board at its meeting on 1 November 2000. The Board unanimously supported the proposal.

The Hornby Domain Bowling Club is located on Hornby Domain, having occupied the site since 1918. Over the years, as the club has grown, various additions and alterations have been made to the club's facilities.

The club began with a single green. Further land was purchased in the 1950s, which enabled the club to erect its current rooms. In the early 1990s, after further land purchases and the closure of the old Council nursery at the rear of the domain, a second green was built. The continued growth of the club (membership now exceeds 100) has necessitated a further extension to the clubrooms; hence this application.

Both the Hornby Tennis and Hockey Clubs have used the facilities for a number of years.

In August 1997, the Council approved an application from the club to increase the existing floor space of the building by 53% and to re-locate the facilities within the building. However, the club was unable to raise the necessary funds for this large extension. Permission for this work has now lapsed, as approval was conditional upon construction commencing within two years of consent being granted.

The club now wish to build a much smaller extension, which will include the reconstruction of the existing toilets. The new facilities will include a locker-room and male, female and disabled toilets.

The extension will affect a small area outside the club's present lease area. The club presently uses this area for the storage of a small amount of soil for the greens. The area is not used for any other purpose at present.

The club's present lease is for a period of 33 years, with a right of renewal for a further term of 33 years. The Resource Management Act 1991 requires that any new leases granted by the Council (or any other organisation) be for a period of one day less than 20 years unless the lease is registered - a practice not followed by the Council, because, amongst other things, of the substantial additional costs involved. The present lease expires on the 30 June 2000 and it is recommended that area on which the club intend to build the extension be leased for this same term.

Hornby Domain is classified as a Recreation Reserve under the Reserves Act 1977 and has a management plan prepared by the former Papanui County Council, which is still operative. Under the provisions of the management plan the sport of bowls is a recognised activity. The proposed building extension is not in conflict with the plan objectives which provide for building extensions if they do not reduce the effectiveness of the existing recreational open space. There are already a number of buildings on the domain and these incremental changes will not have any impact on the existing recreational open space. Because the proposal complies with the management plan, the application will not need to be advertised, nor will it require the consent of the Minister of Conservation.

Recommendation: That, pursuant to section 54(1)(b) of the Reserves Act 1977, the Council lease approximately 30 square metres of Hornby Domain to the Hornby Domain Bowling Club Inc for the purpose of constructing an extension to the existing pavilion, for the period ending 30 June 2020 so as to coincide with the end of the first review period of the main lease (30 June 2020), subject to the following conditions:

1. The Hornby Domain Bowling Club obtaining all necessary resource and building consents before any development commences on the site.
2. The extension being painted the same colour as the existing building.
3. The lease terms being negotiated by the Property Manager in consultation with the Area Parks Officer (Consents).
4. The leased/construction area being maintained by the Hornby Domain Bowling Club, and its contractors in a safe and tidy condition at all times.
5. All costs associated with this development, and subsequent maintenance of the associated buildings and structures on the site being paid for by Hornby Domain Bowling Club.

6. Before any tenders are let or work commences on the site, discussions being held with the Parks Manager's designate, the Area Parks Officer – Sockburn Service Centre to ascertain the Council's requirements through the development phase of the construction of the facility.
7. A bond of \$2,000 being paid by the Hornby Domain Bowling Club or successful principal contractor to the Christchurch City Council/Area Parks Officer – Sockburn Service Centre before work commences on the site. Note: The bond, less any expenses incurred by the Council, will be refunded to the payee upon the completion of the work.
8. The lease agreement will terminate, with no compensation payable to the lessee, should the larger adjacent leased area be surrendered or terminated for any reason.