

2. NEW BRIGHTON SURF LIFE SAVING CLUB

Officer responsible Parks and Waterways Manager	Author Lewis Burn, Property Services Officer, DDI 371-1522
---	--

The purpose of this report is to obtain the approval of the Council to grant a new lease to the New Brighton Surf Club to give effect to a right of renewal being exercised by the club under its existing lease. The Burwood/Pegasus Community Board, at its meeting of 30 July 2001, resolved to recommend the granting of the new lease.

BACKGROUND

The New Brighton Surf Life Saving Club's premises occupy part of a title held by the Council in fee simple at 190 Marine Parade, being part of the Coastal Regional Park. The lease, which was issued under the provisions of the Public Bodies Leases Act 1969, will expire on 30 November 2001. This lease contains a perpetual right of renewal for terms of 21 years. To renew the lease for a further term of 21 years would require subdivision consent. In discussions with the President of the surf club it was proposed that a new lease be issued under the provisions of Section 601 of the Local Government Act 1974 in exchange for the existing agreement. The new lease will be for a term of 20 years less one day, without right of renewal. This will mean subdivision consent will not be required. A term of this duration will be long enough to see out the economic use of the building.

CLUB STATUS

The club is an incorporated society, established in the 1950s. Membership is in excess of 100 and growing. The club has been the host club for the Canterbury Surf Life Saving Championships and is one of five venues selected for the New Zealand Surf Life Saving Championships. In addition to the recreational opportunities available, the club provides tuition in emergency care/resuscitation to an advanced level, pool supervision and ambulance officer skills. Also, the club co-ordinates search and rescue after hours for the pier and during school holidays. The club is a top ten performer in championships for rescue boat and lifeguard services. The club holds a good level of equipment and financially is in good heart. Over the next 12 to 24 months the club intends to undertake capital improvements to the building to address deferred maintenance and bring the building up to a good state of repair.

COMMENT

A proposal to sublease part of the site to CHTV to site a television repeater mast gave rise to the need to address renewal of the surf club's lease at this time. The TV mast proposal is being separately reported to the present meeting and has been the subject of a public consultation process conducted by the Burwood/Pegasus Community Board. This report is to address only the matter of renewing the lease of the club premises. It is proposed that the rent be set at \$100.00 plus GST per annum, which is the minimum ground rental applicable to non-profit organisations under the Council's charging policy for open space and park land, which was adopted with the 2002 Financial Plan. The rental under the existing lease is \$0.10 pa.

Parks and Waterways (Regional Parks - Coastal) have no issue with renewal of the lease, provided public foot access is preserved over existing driveways and the paved areas on the seaward side of the surf club building.

- Recommendation:**
1. That, pursuant to the provisions of Section 601 of the Local Government Act 1974, a new lease be granted to the New Brighton Surf Life Saving Club of its premises at 190 Marine Parade, as presently developed and occupied, for a term not exceeding 20 years less one day, on the terms and conditions as contained in the generic document and to the satisfaction of the Parks and Waterways and Property Managers.
 2. That the club meet the Council's standard lease preparation charge of \$300.00 plus GST and disbursements (if any).