

7. NORTH CHRISTCHURCH PIGEON CLUB - APPLICATION TO EXTEND LEASED AREA OF MARSHLANDS DOMAIN

Officer responsible Parks and Waterways Manager	Author Chris Fourie, Parks and Waterways Area Advocate, DDI 372-2240 John Allen, Policy and Leasing Administrator, DDI 371-1699
---	--

The purpose of this report is to submit an application from the North Christchurch Pigeon Club to extend the area it currently leases at Marshlands Domain.

The application was supported by the Burwood/Pegasus Community Board at its 3 September meeting.

BACKGROUND

The North Christchurch Pigeon Club has a membership of over 60 people, 15 of whom are pigeon flying members. All are well supported by members of their families, who are usually involved in helping to look after the health and well-being of the pigeons. Children provide significant backup support for their parents in the provision of care for the family pigeons, especially in the afternoons and Saturdays when many of the parents have work commitments. The current premises have become quite crowded because of the level of involvement by children.

A Code of Ethics has been produced as a result of recent discussions between the Ministry of Agriculture Animal Welfare Unit and the New Zealand Racing Pigeon Federation. Adhering to the Code requires a specific race preparation and hampering area, commonly called a "hampering room", to be built. The current building of 112m² has been used by the group for approximately 15 years, but needs extending to cater for today's requirements and conditions. The club therefore proposes to construct a 48m extension on the eastern end of the clubrooms. The extension will match the existing building, ie concrete block walls and corrugated iron roof.

LEGAL ISSUES

It will be necessary for the club to enter into a new lease agreement for the enlarged area, which will necessitate the club surrendering the present agreement before the new lease agreement is issued. The present lease is for a period of 21 years from 23 June 1987. The new lease agreement will be based on a generic document and will be for a period of one day less than 20 years (maximum non-registered lease period).

Marshlands Domain is 2.0234 hectares in area, being Lot 1 DP 10965 comprised in certificate of title 450/43, being vested in the Council as Recreation Reserve (Gazette 1972 page 1982).

The Council is able to lease parts of Marshlands Domain subject to the provisions of Section 54(1)(b) of the Reserves Act 1977.

Recommendation: That, pursuant to Section 54(1)(b) of the Reserves Act 1977, the Council lease a further 48 square metres of Marshlands Domain to the North Christchurch Pigeon Club on which to construct an extension to the Club's existing building, for a period of one day less than 20 years, subject to the following conditions:

1. Public notification and subsequent approval by the Minister of Conservation.
2. The club obtaining all necessary Resource and Building Consents before any development commences upon the site.
3. The colour scheme for the extension being the same as for the existing building. If a new colour scheme is to be used for the total building, it is to be submitted to the Parks and Waterways Manager for approval prior to on-site construction work commencing.
4. The club submitting a landscape plan to the Parks and Waterways Manager for approval before commencing work on the site.
5. The club surrendering its present lease dated 23 June 1987 prior to the new lease being issued.

6. The lease terms being negotiated by the Property Manager in consultation with the Parks and Waterways Policy and Leasing Administrator.
7. The lease/construction area being maintained by the club in a safe and tidy condition at all times.
8. All costs associated with the development, subsequent maintenance of the building on the site, and the implementation of the landscape plan being the club's responsibility.
9. Before any tenders are let, or work commences on the site, discussions being held with the Parks and Waterways Area Advocate, Shirley Service Centre, to ascertain the Council's requirements through the development phase of the construction of the facility.
10. A bond of \$2,000 being paid by the club or successful principal contractor to the Christchurch City Council Parks and Waterways Area Advocate, Shirley Service Centre, before work commences on the site. The bond less any expenses incurred by the Council will be refunded to the payee upon completion of the work.