

9. WESTMINSTER PARK LICENCE TO OCCUPY FORMER SOCCER CLUB ROOMS

General Manager responsible:	General Manager, City Environment Group
Officer responsible:	Transport & Greenspace Unit Manager
Author:	David Rowland, Property Consultant, 941 8053

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to grant Graeme C Spinks, a licence to occupy the former Westminster Soccer Club Rooms on Westminster Park for the purpose of Judo training and instruction pursuant to Section 54(1) of the Reserves Act 1977 for an initial term of 12 months, including a right of renewal for a further 12 month term.

EXECUTIVE SUMMARY

2. For some time Graeme C Spinks has occupied the former Westminster Soccer Club Rooms for Judo training and instruction. It is appropriate that a formal licence to occupy be put in place giving Spinks rights of tenure until development plans for the park are finalised.
3. The Board (under delegated authority) is able to approve the licensing of these premises to Spinks given that the activity is an existing use and the effects of the use will be the same or similar in character, intensity and scale.

FINANCIAL AND LEGAL CONSIDERATIONS

4. The granting of such a licence is provided for under Reserves Act delegation from the Department of Conservation and a market rental is to be negotiated with the tenant.

STAFF RECOMMENDATIONS

It is recommended that the Shirley/Papanui Community Board:

- (a) Approves the granting of a Licence to Occupy under Section 54(1) of the Reserves Act 1977 to Graeme C Spinks for a term of one year with a right of renewal for a further one year term over the former Westminster Soccer Club Rooms located on Westminster Park being part of Lot 43 DP 8664.
- (b) Grants authority to the Corporate Support Manager to conclude and administer the licence on terms and conditions satisfactory to the Council.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendations be adopted.

BACKGROUND

5. The future of this building has not been determined however, full consideration will be given when development plans and public consultation is undertaken for the park.
6. The term of 12 months has been determined due to the formation of a sports trust "Westminster Sports Inc" which has commenced preliminary dialogue with Council staff relating to future planning and occupation of an area of the park. The Trust's vision is "To enhance and encourage the participation of our members and the community by providing appropriate facilities and leadership."
7. The Trust has a membership of some 2,750 and is an umbrella organisation for Christchurch Football Club, Christchurch Football Squash Club, Western Association Football Club, Canterbury Judo, Canterbury Lacrosse and the Christchurch Football Netball Club.
8. Action has been taken to ensure that the building is fit for purpose and that a Building Warrant of Fitness is held. Basic maintenance has been completed. Off-street car parking is more than adequately provided on adjacent Council land.