

28. PROPOSED LEASE TO BURNSIDE SQUASH RACKETS CLUB INCORPORATED

General Manager responsible:	General Manager, Environmental Services, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
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PURPOSE OF REPORT

1. The purpose of this report is to obtain the approval of the Board, under delegated authority, to grant a new lease to Burnside Squash Rackets Club Incorporated. The new lease is to incorporate clubroom extensions and will contemporaneously surrender the existing lease, the initial term having expired on 31 August 2003.

EXECUTIVE SUMMARY

2. Burnside Park was vested in the Waimairi County Council as Recreation Reserve under the Reserves and Domains Act 1953 and is now administered under the Reserves Act 1977.
3. The Burnside Squash Club has been long established on Burnside Park. The previous lease was for a 21 year term with a further right of renewal; it was entered into in 1982 and varied in 1990 to incorporate extensions to the clubrooms.
4. In 2005 the Christchurch City Council approached Squash Canterbury with a proposal to conduct the 2008 World Masters Squash Championship. Burnside Squash Rackets Club Incorporated was subsequently selected as one of the host clubs, but to ensure their facility is suitable certain alterations must be undertaken.
5. The club's total membership is 269 including 70 junior members. The statement of financial position as at 30 September 2006 shows a surplus of \$3,618 over expenditure with assets exceeding liability including cash reserves in the order of \$27,435.
6. The alterations are shown on the **attached** plan and over all show the proximity of the clubrooms to Avonhead Road. The alterations to the west side of the building are within the footprint currently leased. The alterations on the Avonhead Road frontage increases the size of the leased area by approximately 20m².
7. These alterations will not only ensure that the squash clubs facilities meet acceptable standards to host an international squash tournament they will also enhance the visual aspect of the clubrooms from Avonhead Road.
8. Under normal circumstance it would take some months to complete administrative procedures such as Board approval, public notification and consent of the Minister of Conservation, these processes would delay commencement of the alterations and create undue pressures for completion of the works in time for the World Masters Squash Championships.
9. The club has been able to locate a builder who can commence work in October of this year. To ensure that this matter can be progressed in a timely manner the period for public notification in The Press is running concurrently with this report to the Board.
10. In anticipation that objections (if any) can be fairly dealt with the consent of the Minister will then be sought. Prior discussions have been held with Department of Conservation staff, at this early stage they are supportive of the proposes alterations.

FINANCIAL IMPLICATIONS

11. There are no financial costs for the Council. A rental is being charged in accordance with Council's charging policy for sports club ground leases. The Club will be responsible for the costs of putting the new lease in place.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

12. N/A.

Have you considered the legal implications of the issue under consideration?

13. The power of Council to grant such leases has been delegated to the Community Board. Public Notification of the new lease is required in terms of Section 119 (1) (b) of the Reserves Act 1977.
14. The notification referred to in paragraphs 9 and 13 is taking place contemporaneously with this report due to time constraints.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

15. N/A.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

16. N/A.

ALIGNMENT WITH STRATEGIES

17. The continued occupation by this club of Burnside Park is generally in line with the Council's Recreation and Sports Strategy.

Do the recommendations align with the Council's strategies?

18. As above.

CONSULTATION FULFILMENT

19. The Reserves Act 1977 requires the Council to publicly notify its intention to issue a new lease to Burnside Squash Rackets Club Incorporated. The procedure for consultation is set out in the Reserves Act 1977. The public has one month from the date of publication of the notice in which to make an objection or submission.
20. If objections to the proposal are received and are unable to be satisfied, then these are heard by a hearings panel of the Council. The Department of Conservation retains a prior right to approve or decline the lease following the outcome of the hearings panel process.

STAFF RECOMMENDATION

It is recommended that the Board:

1. Grant a lease to the Burnside Squash Rackets Club Incorporated of 763m² or thereabouts of Recreation Reserve contained within Certificate of Title CB12A/978 for a term of 20 years including renewals on the Council's standard terms and conditions for the purposes of promoting and of playing squash subject to:
 - (a) public notification under the Reserves Act 1977 and no sustainable objections being received.
 - (b) the approval of the Department of Conservation being obtained.
 - (c) the applicant meeting all costs associated with the granting of the new lease.
2. Accept the surrender of the clubs existing lease contemporaneously with the grant of the new lease.