

8. HAGLEY PARK – SURRENDER OF UNITED BOWLING CLUB LEASE AND PROCESS FOR FUTURE LEASE OF SITE

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Asset and Network Planning Unit Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the Hagley/Ferrymead Community Board recommendation to the Council to accept the surrender of the United Bowling Club's lease on Hagley Park, and to provide information and seek endorsement on the process being followed to lease the site to other parties.



EXECUTIVE SUMMARY

2. The United Bowling Club who have leased part of North Hagley Park for 106 years (since 1904) have surrendered their lease effective from when the lease they had with the Council ended on 30 June 2010. Please see attached the club's letter of surrender dated 18 December 2009, (refer **Attachment 1**) and a plan on which is shown the leased site (refer **Attachment 2**).
3. The reason that the Club decided not to renew their lease was because of their elderly membership, not being able to attract new members, partly because of the location of the club's premises not being in a residential area, and the resulting increase in costs to maintain the premises with a falling membership. The Club has not used their second green for a number of years. The majority of members have joined up with the Barrington Bowling Club, thereby strengthening this Club's membership.
4. Outlined below for the information of Board members and Councillors is information about the process officers are working through with a number of interested parties to lease the former site to other sports clubs, this being undertaken in accordance with the direction of the Hagley Park Management Plan and its policies.
5. Once the details of who is going to lease the former United Bowling Club site have been finalised, a further report will be placed before the Board and the Council for their consideration and approval of the granting of a lease(s) to the sports bodies involved.

FINANCIAL IMPLICATIONS

6. There are no financial implications to the Council with the work being undertaken by staff to assist interested clubs to sort out and dovetail their requirements for use of the area. This work may include the facilitation of the formation of partnerships between different clubs. All this work is, covered within existing Council budgets. The prospective lessees will pay for the public advertising, the Minister of Conservation approval, and Council legal fees incurred in approving the lease(s) and putting them in place, these processes taking place after a further report is prepared for Board and Council consideration.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Yes, see the previous section.

LEGAL CONSIDERATIONS

8. The leases over the site will be granted under section 54 of the Reserves Act 1977, being subject to public advertising of the granting of the leases for one calendar month, and the approval of the Minister of Conservation.

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9. Officers when working with sporting organisations and clubs wishing to lease part of Hagley Park are mindful of the need to work within the policies as set out in the Hagley Park Management Plan and especially, but not only, to the policies set out in section 13 Organised Recreation, section 17 Buildings and Structures, and section 30 Leases and Licences and Rights to Occupy.
10. Clause 24 of the lease that the United Bowling Club had with the Council requires the Council to ensure that any incoming lessee pays the outgoing lessee the value of their improvements, (buildings etc), on the land as determined by the lessor (Council) this infrastructure belonging to the lessee. The Council only leases vacant unimproved park and reserve land to lessees on which to build their infrastructure. Council officers facilitate this process using independent valuations, being mindful of the very small market these facilities are able to be sold to (sports clubs), because of the necessary constraints placed on such sales on the land by the Reserves Act 1977.

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

11. Yes, see the previous section.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. The LTCCP's strong communities strategic directions section prioritises: providing accessible and welcoming public buildings, spaces and facilities; providing parks, public buildings, and other facilities that are accessible, safe, welcoming and enjoyable to use; working with partners to reduce crime, help people avoid injury and help people feel safer; providing and supporting a range of arts, festivals and events; and protecting and promoting the heritage character and history of the city.
13. The LTCCP's healthy environment strategic directions section prioritises: providing a variety of safe, accessible and welcoming local parks, open spaces and waterways; providing street landscapes and open spaces that enhance the character of the city; and protecting and enhancing significant areas of open spaces within the metropolitan area.
14. The LTCCP's liveable city strategic directions section prioritises: improving the way in which public and private spaces work together.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

15. Yes, see the previous section.

ALIGNMENT WITH STRATEGIES

16. This work is aligned with the Christchurch Active Living Strategy, by supporting the general publics' mental stimulation through active participation in sport.
17. This work also supports the Christchurch Visitor Strategy by adding another attraction that visitors both to Christchurch and the park can experience, and participate in.
18. The work is in alignment with the Council's Strategic Direction to support Strong Communities. It encourages residents to enjoy living in the city and to have fun, thereby supporting Christchurch as being a good place to live.
19. This work is in alignment with goals 1 and 2 of the Physical Recreation and Sports Strategy 2002, Goal 1 – Facilities and Environment, a safe physical environment that encourages participation in recreation and sport. Goal 2 – Availability and Accessibility, a wide range of physical recreation and sport activities that are made available to all citizens of Christchurch and beyond.

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20. This work is in alignment with goal five and goal six of the strengthening communities' strategy. Goal five- ensuring communities have access to community facilities that meet their needs, goal six - increasing participation in community recreation and sport programmes and events.

Do the recommendations align with the Council's strategies?

21. Yes, see the previous section.

CONSULTATION FULFILMENT

22. Formal public consultation will be required in accordance with the requirements of section 54(2) of the Reserves Act 1977, this being after Council has conditionally granted a lease or leases to the sports clubs who have applied to use the former United Bowling Club leased site.

APPLICANTS

23. Council officers are working with four applicants who already have a close affiliation with the park, three of which are located within premises on the park, namely Christchurch Petanque Club, United Croquet Club, and United Tennis Club, while the fourth applicant is the High School Old Boys Rugby Club who presently have clubrooms in Ayr Street, their home grounds being across Deans Avenue in North Hagley Park.
24. The aforementioned applicants and the executive of the United Bowling Club are aware that it will take some time for all the details to be worked through before reporting back to the Board and Council, officers are not expecting to be in this position before February 2011.
25. Officers are working with all parties to ensure that the best harmonious association occurs between all parties who wish to lease part of the former United Bowling Club site, being mindful of the policies contained within the 2007 Hagley Park Management Plan, and the overall recreation objectives of the Christchurch City Council.

STAFF RECOMMENDATION

That the Hagley/Ferrymead Community Board recommend to the Council:

- (a) That the Council accept United Bowling Club's wish to not to enter into a new lease of their former Hagley Park site, and support a letter being written to the Club extending best wishes to all members in their future sporting endeavours.
- (b) That the Council endorse officers' actions to find new lessees for the former leased site thereby ensuring that the maximum recreational benefit is derived of this opportunity, both for the potential lessees and for the greater recreational benefit of the City as a whole.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.