

9. PARKLANDS COMMUNITY CENTRE - PARKLANDS UNITED SPORTS CLUB INCORPORATED - LEASE

General Manager responsible:	General Manager Community Services, DDI 941-8607
Officer responsible:	Manager Community Facilities
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PURPOSE OF REPORT

1. The purpose of this report is to seek the approval of the Burwood/Pegasus Community Board to issue a new lease to the Parklands United Sports Club Incorporated to occupy part of the Parklands Community Centre for the purposes of sports clubrooms and community meeting rooms.
2. The second purpose of this report is to seek the Community Board's approval for the Parklands United Sports Club to grant a Licence to Occupy to the Council for the purpose of the temporary relocation of exercise programmes operated by the Council's Recreation and Sports Unit due to the closure of the Queen Elizabeth II Sports Complex resulting from the extensive damage caused by the February 2011 earthquake.

EXECUTIVE SUMMARY

3. The Parklands Community Centre was gazetted in 1988 as a local purpose (community centre) reserve being Lot 1 DP 51630, located at 75 Queenspark Drive. The proposed lease premises is what was the original sports club prior to the extension of the now community centre and comprises approximately 324 square metres of the community centre facility.
4. The lease between the Council and the Parklands United Sports Club Incorporated (the "Club") for the sports clubrooms expired on 30 June 2011 and the Club has requested a new lease. The **attached** plan shows the location of the sports clubrooms within the Parklands Community Centre.
5. The proposed lease is for a term of six years with one further right of renewal of six years making a total term of 12 years if the right of renewal are exercised.
6. An annual rental of \$6,268 plus GST has been negotiated with the Club with three-yearly rent reviews; the previous annual rental being \$6,000 plus GST.

FINANCIAL IMPLICATIONS

7. An independent market rental valuation was completed for the proposed lease premises and suggested that a commercial market rental of \$32,400 could be returned if the premises could be operated with a range of alternative uses, such as profitable businesses.
8. The Council's Sporting Bodies Leases Charging Policy does not apply to sports clubs and not-for-profit organisations that occupy Council facilities on reserve land.
9. The Club is responsible for the cost of electricity, interior maintenance and the preparation and execution of any lease documents.

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

10. Yes.

LEGAL CONSIDERATIONS

11. The Community Board has delegated authority to approve the granting of a lease under Section 61(2A)a of the Reserves Act 1977. A new lease is not able to be issued until such time as the requirements of the Reserves Act have been met.
12. Section 61(2A)a of the Reserves Act 1977 - this section of the Act empowers the Council to grant a Lease to any person, body, voluntary organisation or society for the following purposes – community building, playcentre, kindergarten, plunket room, or other like purposes. Such a Lease may be granted for a term of up to 33 Years.

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

13. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. 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. The fulfilment of the Club's ambitions by approving this lease will maintain the enjoyment and experience club members and the general public can obtain at the adjoining community centre and neighbouring park.

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

15. Yes.

ALIGNMENT WITH STRATEGIES

16. This lease is aligned with the Christchurch Active Living Strategy, by supporting members' mental stimulation, physical exercise, and enabling its members and the community to participate in organised sport promoted by the Club.

17. The approval of this lease 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.

Do the recommendations align with the Council's strategies?

18. Yes.

CONSULTATION FULFILMENT

19. A formal notification process under the Reserves Act 1977 is not required as the intended lease use is consistent with the classification for local purpose (community centre) use. Consultation is not required under the Reserves Act 1977.

STAFF RECOMMENDATION

That the Burwood/Pegasus Community Board under delegated authority from the Council resolve to:

- (a) Approve the granting of a new lease to the Parklands United Sports Club Incorporated over part of the Parklands Community Centre in which the existing clubrooms are located, being approximately 324 square metres of Lot 1 DP 51630, located at 75 Queenspark Drive, a local purpose (community centre) reserve of 3614 square metres, for a period of up to 12 years broken into two six-year periods with right of renewal at the end of the first period of six years. The right of renewal being subject to the Council being satisfied that the terms and conditions of the lease have been complied with, and that there is sufficient need for the sports, games, or other community and recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.
- (b) Approve the granting of a Licence to Occupy between the Parklands United Sports Club and the Christchurch City Council (Recreation and Sports Unit) for the use of the leased premises for the purpose of exercise and recreation classes when the premises is not in use by the Club.
- (c) Authorise the Corporate Support Unit Manager to conclude and administer the terms of the lease and licence.

BACKGROUND

20. The Parklands United Sports Club is an incorporated society established to promote sport in the Parklands area. The Club now supports four codes being Football, Netball, Cricket and Touch.
21. The Parklands United Sports Club previously had clubrooms behind the current Plunket Rooms and relocated to the former community centre so that the Council could make additions to the centre, combining the community centre, Parkview Lounge and new additions into one multi-purpose facility.
22. The Club has carried out renovations to the leased premises making it suitable space for their clubrooms.
23. The Club's membership includes 81 organised sports teams with the age of players starting as young as four and extending to senior team members.
24. The clubrooms are utilised on Friday, Saturday and Sundays providing a safe family atmosphere for members to come and socialise with members and visiting teams. The Club organises social activities and makes the rooms available for family celebrations and community meetings and recreational activities.
25. The Club was approached by the Council's Recreation and Sports Unit to use the leased premises during the week for organised exercise and recreational activities on a temporary basis as a result of damage to the facilities at the Queen Elizabeth II centre. Both parties have negotiated satisfactory terms and conditions that will see the continuation of fitness classes in the eastern suburbs. The licence agreement has been prepared by the Council's Legal Services Unit.