

11. CASHMERE TARGET SHOOTING CLUB INCORPORATED – PROPOSED LEASE AT 54 COLOMBO STREET – SUPPLEMENTARY REPORT

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| General Manager responsible: | General Manager City Environment, DDI 941-8608 |
| Officer responsible: | Unit Manager, Transport & Greenspace |
| Author: | Tony Hallams, Leasing Consultant |

PURPOSE OF REPORT

1. The purpose of this report is to provide supplementary information to the Spreydon/Heathcote Community Board following a resolution passed by the Spreydon/Heathcote Community Board at a meeting on 3 September 2010 under Section 15 of the Agenda, that:
 - (a) The report on the proposed lease at 54 Colombo Street with the Cashmere Target Shooting Club Incorporated be re-presented to the incoming Board in November 2010, for consideration.
 - (b) The re-presented report to include the following additional information:
 - (i) Future Cashmere Target Shooting Club Incorporated requirements.
 - (ii) Conditions regarding the relationship of the building to the physical landscape.
 - (iii) Considerations in relation to the Heathcote/Opawaho Linear Plan.
 - (iv) Specific details of the lease arrangements.
 - (v) Do the lease arrangements trigger any issues on conservation/reserve land?
 - (c) A copy of the 3 September 2010 meeting is attached (**Attachment 1**) as background information.

EXECUTIVE SUMMARY

2. The Cashmere Target Shooting Club Incorporated have a clubhouse of 260 metres squared which sits on Council fee simple owned land at 54 Colombo Street.
3. The Cashmere Target Shooting Club Incorporated has occupied the site since 1927 and the current tenancy is on a month to month basis through a Deed of Licence granted by the Council on 1 August 2005.
4. The Cashmere Target Shooting Club Incorporated seek the approval of the Spreydon/Heathcote Community Board for the granting of a new lease in conjunction with the approval to place a metal shipping container 12 metres by 3.5 metres on the site linked to the existing building for use as an airgun range.

SUPPLEMENTARY INFORMATION

5. The Spreydon/Heathcote Community Board has requested further information:
 - (a) Future Cashmere Target Shooting Club Incorporated requirements.
 - (b) Conditions regarding the relationship of the building to the physical landscape.
 - (c) Considerations in relation to the Heathcote/Opawaho Linear Park Plan.
 - (d) Specific details of the lease arrangements.
 - (e) Do the lease arrangements trigger any issues on conservation / reserve land?

Future Club Requirements

6. The Cashmere Target Shooting Club Incorporated seeks a long-term lease of the site, and security of tenure through a lease, to undertake maintenance works on the clubhouse/rifle range, including providing disabled access. The Cashmere Target Shooting Club Incorporated also seeks to install a shipping container with a pitched roof, which will be integrally linked to the main clubhouse and form part of any new lease area. The shipping container is intended as an air rifle range and will comply with all statutory requirements.

Conditions regarding the relationship of the building to the physical landscape

7. This proposal has been considered by the Council's Senior Landscape Architect, Jennifer Dray, and is supported as harmonising with the existing built environment on the site. A copy of the concept drawing supported by Council staff is attached (**Attachment 2**). The intended installation of a shipping container will be clear of the water main easement strip at the side of the land parcel the Cashmere Target Shooting Club Incorporated building is located on.

Conditions in relation to the Heathcote/Opawaho Linear Park Plan

8. Jennifer Dray, Senior Landscape Architect, has assessed the proposal including an on site meeting with Cashmere Target Shooting Club Incorporated committee members, and deemed the proposal including the addition sought does not contravene the plan.

Specific details of the lease arrangements

9. The Cashmere Target Shooting Club Incorporated currently occupies the site through a Deed of Licence granted on a month to month basis from 1 August 2005. If the Board accepts the staff recommendation that a new lease is granted, then at the first renewal phase, and subsequent renewal phase if applicable, the Cashmere Target Shooting Club Incorporated will be obligated to demonstrate its viability at that point in time through the production of audited financial reports for the previous five years, the provision of current insurances held, and to demonstrate adequate Cashmere Target Shooting Club Incorporated membership numbers for the current and previous five years. This is current best practice process in the Council for lease renewal matters.

Do the lease arrangements trigger any issues on conservation of reserve land?

10. The clubhouse/rifle range footprint currently sits upon land held as fee simple and not bound by the requirements of the Reserves Act 1977, and as such will not require specific public consultation if the Spreydon/Heathcote Community Board approves the proposal and a new lease. The intended shipping container addition will sit on the same land. Public consultation has been undertaken during the public submission process for the new Heathcote/Opawaho Linear Plan.

STAFF RECOMMENDATION

It is recommended that the Spreydon/Heathcote Community Board:

- (a) Approve the granting of a new lease to the Cashmere Target Shooting Club Incorporated over part of Lot 18, Deposited Plan 2527 under Certificate of Title 7B/589 in the Canterbury Land Registry for a period of up to 33 years, broken in to three 11 year periods with rights of renewal at the end of the first two periods of 11 years.
- (b) Approve that any rights of lease renewal exercised by the Cashmere Target Shooting Club Incorporated are subject to the Council being satisfied with the lease terms and conditions being complied with, and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.

- (c) Authorise the Corporate Support Manager, in association with the Policy and Leasing Administrator (Network and Planning – Greenspace) to conclude and administer the terms of the lease, including the renewal provisions detailed in (b) above.
- (d) Agree the Council's obligations under Section 4 of the Conservation Act 1987 have been considered, and determine that this issue does not require specific consultation with Te Runanga.

CHAIRPERSONS RECOMMENDATION:

For discussion.