

Officer responsible Parks Manager	Author John Allen, Area Parks Officer (Consents)
Corporate Plan Output: Consents. Leases. P 9.4.8	

The purpose of this report is to present an application from the New Brighton Board Riders' Club Incorporated to lease a room underneath the access ramp to the pier for the purpose of establishing club rooms.

CLUB HISTORY

The New Brighton Board Riders' Club was formed in 1964 by a group of local surfers who predominantly surfed in the area either side of the New Brighton Pier. They are one of the longest surviving board riding clubs in Australasia, having a current membership of 50, whose ages range from 14 to 49 years. Approximately half their members are in the Junior division (under 18). The club's objectives are to promote, elevate, and encourage surfing in Canterbury, mainly in the Brighton area, with the main emphasis being on encouraging and assisting junior surfers.

The club intends to share its facilities with the New Brighton Long Boarders Club (approximately 50 members).

CLUB CONNECTIONS WITH THE PIER

The club previously occupied the old beach equipment hire building, which was situated on the foreshore south of the children's playground. This building was demolished to make way for the redevelopment of the garden area to the north of the new pier terminus building.

The club has been involved in the fund raising for the New Brighton Pier since the inception of the idea to rebuild the pier. The club was the second biggest contributor to the New Brighton Pier through the building of a show home in the new North Shore subdivision at Waimairi Beach. The house was built almost entirely with donated materials from local businesses, labour being supplied by the New Brighton Long Boarders Club. The house was used as a show home for a few months after completion before being sold for \$275,000. After paying for the section and the few materials the club was unable to get donated, the profit of \$160,000 was donated to the Pier Promotion Trust. The club's efforts accumulating in this donation spanned one year.

THE CLUB ROOMS

The area the club wish to lease is positioned under the access ramp to the south of the pier, situated between the men's toilets to the north and the Council storage room to the south. The room is approximately 5 metres wide by 10 metres long. It has four porthole style windows and double entrance doors on the roadside of the building and two large rectangle windows opening onto the beach. The building is presently an unlined empty shell with access to power and water. All improvements to the building will be carried out at the club's expense.

CLUB ROOMS USAGE

The combined clubs members surf the sea, and hold contests all year round. They would use the facilities for running competitions, holding club meetings, coaching courses and video evenings. The New Brighton Board Riders' events are usually held on Saturdays whilst the Long Boarders and South Shore Board Rider events are predominantly held on Sundays. During the week the clubrooms would be used for general use such as meetings and after work competitions.

With the redevelopment of the area it is envisaged that the sound shell area will be used for markets, stalls and entertainment days. The club facilities could be made available to organisers of such events, if required.

LEASING ISSUES

The area of land on which the ramp to the pier is built is owned by the Council and is held as fee simple land. A lease can be granted to any other organisation under Section 601 of the Local Government Act.

The shell of the room being leased to the applicant will remain in Council ownership, the interior fitout and its maintenance being the responsibility of the applicant. The negotiation of the lease including the rental charged to the applicant for leasing the site will be undertaken by the Property Manager in association with the Parks Manager, and should take into account the large donation made towards the construction of the pier.

A site plan showing the leased area is attached.

Recommendation: That the Council grant to the New Brighton Board Riders' Club Incorporated a lease pursuant to Section 601 of the Local Government Act over the 50 square metre room situated under the southern ramp to the pier between the men's toilets and Council storage room subject to the following conditions:

1. The lease being for a period of ten years, at a rental to be negotiated by the Property Manager, in consultation with the Parks Manager.
2. All costs associated with the preparation of lease documents being the applicant's responsibility.
3. A detailed plan being submitted to the Parks Manager for his approval, prior to the installation of shutters on outside windows on the seaside or the portholes on the land side.
4. A plan being submitted to the Parks Manager for his prior approval showing the fitout of the room, prior to commencing work on the site.
5. Any planning or building consents required being obtained by the club at its cost prior to commencing work upon the site.

6. All costs associated with this application and resulting development being paid for by the applicant.
7. The applicant furnishing proof of having obtained \$1 million public liability insurance to the Area Parks Officer (Consents) before commencing fit out of the site.
8. The applicant depositing a copy of the formal agreement of occupation between the New Brighton Board Riders' Club and the New Brighton Long Boarders.

The above report was considered by the Burwood/Pegasus Community Board at its meeting on 2 August 1999. The Parks Manager's recommendation was supported by the Board subject to two further conditions, namely:

1. Alcohol not being supplied or consumed on the premises without prior consent from the Council as landlord, and when consent is granted it be subject to such conditions as the Council shall determine.
2. A clause being included in the lease recognising the contribution of the New Brighton Long Boarders to the fundraising for New Brighton Pier.

Chairman's

Recommendation: That the recommendation of the Burwood/Pegasus Community Board be adopted.