

14. MINI GOLF IN NORTH HAGLEY PARK

RR 9444

Officer responsible Craig Oliver, Parks Manager	Author John Allen, Area Parks Officer Consents
Corporate Plan Output: Customer Services, Output – Consents, sub output – Leases. (9.4.8)	

The purpose of this report is to ask the Council to consider relocating the 700 square metre area that Council has agreed (subject to various conditions) to lease to Steven Godfrey (Putt in the Park) for the construction and operation of a mini golf course at North Hagley Park. The site currently approved is situated between the Botanic Gardens Armagh Street car park and Victoria Lake, west of the Christchurch Model Yacht Club. The new site proposed is in the South West corner of the present North Hagley Bowls Club leased area.

BACKGROUND

The North Hagley Bowls Club has asked the Council to agree to the surrender of its lease. This is the subject of a separate report to the present meeting. The surrender of the Bowling Club's lease has presented an opportunity for the location of the mini golf course to be sited upon the present North Hagley Bowls Club leased area, and being serviced from the existing Bowling Club pavilion on the site.

The pavilion was originally built for the RSA Bowling Club shortly after World War II, it being financed by money donated by the Citizens of Christchurch, on the proviso that if the RSA Bowling Club, latterly called the North Hagley Bowls Club, no longer required the building, or the club was dissolved then the building would revert to the ownership of the Citizens of Christchurch.

If the Council accepts the surrender of the lease, it is then up to the Council to decide how it wishes to use this building for the benefit of the Citizens of Christchurch in the future. There are a number of issues concerning the present maintenance, and future use of the building that will have to be further investigated before a full report can be placed before the Parks and Recreation Committee and the Council to address the future use of the building.

The building itself is considered to be of architectural merit being a good example of such buildings built shortly after World War II.

MINI GOLF RELOCATION

The relocation of 700 square metres on which to develop the mini golf course from the present agreed site to the North Hagley Bowls Club site has a number of advantages which are outlined below.

1. This proposal would ensure that all the land in North Hagley Park presently available for general public use is retained.
2. The site is more open in nature, not having large trees situated upon it, and consequently maintenance costs to the lessee for tree debris removal (fallen leaves etc) will be greatly reduced.
3. The relocation of the mini golf course onto the Bowling Club area will negate the necessity for an extension to be made to the Christchurch Model Yacht building for equipment storage and office area that the present proposal requires.
4. Existing fencing and small non-descript vegetation can be removed, thereby enabling the public to view the area, and further make better public use of the area, which up till now has been used by bowlers only.

Because of the configuration of the new site the course may take over 700m².

The principles behind the design of the course will be retained namely the course will be planted with shrubs and flowers and views of Lake Victoria remain unobstructed.

The storage area and offices for the mini golf course can be located on the ground floor of the present bowling club building at the western end in what is now the ladies lounge/changing area. A plan showing the layout of the ground floor of the existing club rooms will be tabled at the meeting.

LEGAL ISSUES

The Council resolution of 10 December 1998 did not specify the exact position for the mini golf course. Approval was given for the applicant to lease a 700 square metre area situated between the Armagh Street Botanic Gardens car park and Victoria Lake to the west of the Model Yacht Club building. The Council's approval to grant a lease is subject to the public notification procedures under the Reserves Act. The exact location and area to be leased should be clearly defined prior to public notification.

Internal legal advice has been sought concerning the change of the proposed lease site from that originally described in the document entitled "Request for Proposal for Constructing and Operating a Mini Golf Course at North Hagley Park". The Legal Services Unit has confirmed that the terms and conditions by which the requests were sought mean that the Council has no legal obligation to go back to the unsuccessful proposer.

The proposal has been discussed at length with Steven Godfrey who supports and is in full agreement with the new location as the site to be leased for the construction of a mini golf course.

Upon approval of the new site by the Council the proposal will be released for public consultation highlighting the existing uses and the lesser impact on green open space in Hagley Park.

- Recommendation:**
1. That the Council approve the south west corner of the existing North Hagley Bowls Club as the site proposed to be leased to Stephen Godfrey to establish and operate a mini golf course subject to:
 - (a) The Deed of Lease to the North Hagley Bowls Club being formally surrendered.
 - (b) The conditions of the Council's resolution of 10 December 1998 being complied with.
 - (c) The design configuration being to the satisfaction of the Parks Manager.
 - (d) Public consultation under the terms of the Reserves Act 1977.
 2. That the Council approve the inclusion of the office and storage facilities store for the proposed mini golf course being housed on the ground floor at the western end of the existing North Hagley Bowls Club pavilion within the terms of any lease to Stephen Godfrey.

Chairman's Recommendation: That the above recommendation be adopted.