

8. HEATHCOTE CRICKET CLUB LEASE

Officer responsible Parks Manager	Author Area Parks Officer Consents, John Allen
Corporate Plan Output: Consents p9.4.8	

The purpose of this report is to seek Council approval to grant a lease to the Heathcote Cricket Club Inc, over its existing buildings and adjacent areas on Heathcote Domain. The area it is proposed to lease to the club includes its club rooms, a terrace overlooking the sports field, practice wickets, and groundsman's storage shed.

BACKGROUND

The cricket club building, which is owned by the club, is situated on part of the Heathcote Domain which has frontage onto Bridle Path Road. Attached to the club building and separated by a fire wall is the Heathcote Community Centre, which is licensed to the Playcentre Association Inc.

The club has operated on the Domain since 1929, occupying its present building since the early 1970s. The club extended its premises in the late 1980s. It has 85 playing members and 30 social members and operates from the third week in September to the first week in April. Practices are held on Thursdays, some Fridays, with the main games being held on Saturdays. Some friendly games are held on Sundays along with family barbecues. The premises are hired out infrequently to members and local organisations such as Rotary.

The club does not have a current lease and does not appear to have had a lease in the past. It is a requirement of the Reserves Act 1977, that a lease be put in place. Once a lease is in place, the club will have secure tenure of the site. Originally the club obtained approval from the former Heathcote County Council to lease the site. Officers have discussed with Department of Conservation staff the need to publicly advertise the intention to lease an area of 330 square metres to the club, given that the Council is essentially tidying up an administrative oversight. Department of Conservation officers advise that even although the club's facilities are already upon the site, the advertising requirements of the Act must still be adhered to.

LEGAL AND PLANNING ISSUES

Heathcote Domain (PT. RS 41625, Res 4946, and RS 41631) is a Gazetted recreation reserve (NZ Gazette 1985, p.2166 and 1989 p.2836) comprising a total of 3.5119 ha. The club's facilities situated on the park are consistent with the Reserves Act status (recreation reserve) of the land, the zoning of Public Reserve in the Transitional City Plan (Heathcote Section) and Open Space 2 zoning in the Proposed City Plan. The area to be leased (marked as "21") is shown on the attached plan S2894/1.

The above report was before the Hagley/Ferrymead Community Board at its meeting on 2 August 2000. The Board supported the proposed lease to the Heathcote Cricket Club.

Recommendation: That, pursuant to Section 54(1)(b) of the Reserves Act 1977, the Council grant a lease to the Heathcote Cricket Club (Inc) over approximately 330m² of Heathcote Domain, as shown in plan S2894/1, for a period of one day less than 20 years subject to the following conditions:

1. Public notification of the Council's intention to lease the area being given, and the approval of the Minister of Conservation being obtained.
2. The leased area and improvements thereon being maintained in a safe and tidy condition at all times by the Heathcote Cricket Club Inc.
3. The club being responsible for the ongoing maintenance and upkeep of the building.
4. The club producing evidence of having \$1,000,000 public liability insurance.
5. The lease terms and conditions being negotiated by the Property Manager in consultation with the Area Parks Officer, Consents.
6. The costs associated with the preparation and issue of the lease being the responsibility of the club.
7. The lease being revoked in the event of the club ceasing to use Heathcote Domain and/or pavilion.

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