

10. LEANDER CLUB – SUB-LEASE

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Corporate Plan Output: Parks Unit: Customer Services Consents 9.4.8	

The purpose of this report is to obtain the Council’s formal consent to a sublease from the Canterbury and Union Rowing Clubs to the new tenant of the restaurant/function centre in the rowing clubs’ building at Kerrs Reach, known as the Leander Club.

BACKGROUND

The Leander Club as it is known, on the second floor of the Canterbury and Union Rowing Clubs’ building at Kerrs Reach has been in operation for many years. The site is leased under the provisions of the Public Works Act to the combined rowing clubs until 30 September 2012. The rowing clubs own the building. The rowing clubs’ lease allows for the sub-letting of the premises with the prior written consent of the Council. The previous sub-tenant approved by the Council in 1998, Dog Day Investments Limited, has wound up its interest in the business and the plant and chattels have been sold to Scullers Bar 2000 Limited. The directors and shareholders of this company, which was incorporated on 7 February 2000, are Christine Anne Aldersley and Robert Danny Williams. There are no current charges on record for this company. Application has been made through the sub-tenant’s solicitor, to enter into a new formal sub-lease with the rowing clubs for a maximum term including renewals of seven years to commence as from 1 March 2000.

RESOURCE CONSENT/LIQUOR LICENSING

A resource consent is held for the “Leander Club” premises to be used for the purposes of a restaurant and to provide for functions as a place of entertainment subject to a number of conditions including noise level restrictions. The hours of operation are limited to between:

7.00am and 11.00pm Sunday

7.00am and 12 midnight Monday to Thursday inclusive

7.00am and 1.00am the following morning, Friday and Saturday.

A temporary liquor licence for these hours is held by Mr Williams until 12 July 2000 pending the granting of a full on licence.

A full assessment of the applicant company’s financial position or its suitability as a sub-tenant has not been carried out. However, there is little risk to the Council as the building belongs to the rowing clubs who will remain responsible to the Council for performing the terms and conditions of the head lease with the Council. These conditions include the operation of the liquor licence in accordance with the Council’s requirements governing such activities. From the rowing clubs’ perspective Scullers Bar 2000 Limited have so far proved to be suitable tenants. It would be unreasonable for the Council to withhold its consent to the sub-lease, which effectively is in operation.

Recommendation: That the Council consent to a sublease of the premises known as the Leander Club from the Canterbury and Union Rowing Clubs to Scullers Bar 2000 Limited for a total term of seven years from 1 March 2000 subject to:

1. The terms and conditions of the Council's lease with the rowing clubs.
2. Compliance with the resource and liquor licence consents.
3. All costs incurred by the Council in granting its consent to the sub-lease being the responsibility of the applicant.

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