

8. HORNBY DOMAIN BOWLING CLUB EXTENSION ON HORNBY DOMAIN

Officer responsible: Parks Manager	Authors: Anne Cosson Area Parks Officer, John Allen Area Parks Officer (Consents)
Corporate Plan Output: Consents: Sub Output: leases (9.4.8)	

The purpose of this report is to enable the Riccarton/Wigram Community Board to make a recommendation to the Parks and Recreation Committee upon an application received from the Hornby Domain Bowling Club, to extend their lease area by a small amount to allow for a small extension to their present building.

Background

The Hornby Domain Bowling Club is located upon Hornby Domain, having occupied the site since 1918. Over the years, as the club has grown, various additions and alterations have been made to the club's facilities.

The club began with a single green, further land being purchased in the 1950's, enabling the club to erect its current rooms. Later again, after further land purchases, and the closure of the old Council nursery at the rear of the domain, a second green was built in the early 1990's. The continued growth in membership of the club (now exceeding 100 members) has necessitated the clubrooms be extended, hence this application.

Both the Hornby Tennis, and Hockey Clubs have used the facilities for a number of years, continuing to do so.

An application was received from the Hornby Bowling Club in August 1997 to extend their existing floor space by 53% and to re-locate their existing facilities within the building. Council granted permission for this to occur in August 1997. The club has been unable to raise the necessary funds for this large extension. Permission for this work has now lapsed, construction having to begin within two years of council granting permission.

The Bowling Club now wishes to build a much smaller extension, which will include the reconstruction of the existing toilets. The new facilities will include a locker-room, male, female, and disabled toilets. See attached plan.

The extension will affect a small area outside their present lease area, which other than the Bowling Club storing a small amount of soil for the greens upon, the area is unused at present.

The Bowling Clubs present lease is for a period of 33 years, with the right of renewal for a further term of 33 years. The 1990 Resource Management Act requires that any new leases granted by the council, (or any other organisation) are required to be for a period of one day less than 20 years unless the lease is registered, a practice not followed by Council, because amongst other things the substantial additional costs involved. The present lease expires on the 31st June 2000, and therefore officers will be recommending that the proposed lease of the area the club intend to build the extension upon, be leased for this same term.

Hornby Domain is classified as a Recreation Reserve under the Reserve Act 1977 and has a Management Plan prepared by the Papanui County Council, which is still operational. Under the provisions of the operative management plan the sport of bowls is a recognised activity. The proposed building extension is not in conflict with the plan objectives which provide for building extensions if they do not reduce the effectiveness of the existing recreational open space. The Domain already has a number of buildings upon it, These incremental changes will not have any impact upon the existing recreational open space, and therefore the proposed extension will not need to be advertised, nor the consent of the minister of conservation sought, because in the management plan this situation was foreseen.

- Recommendation:**
1. That Council leases approximately 30 square metres of Hornby Domain to the Hornby Domain Bowling Club Inc pursuant to section 54(1)(b) of the Reserves Act 1977 on which to construct an extension of the existing pavilion, for a lease period ending on the 30th June 2020 so as to coincide with the end of the first review period of the main lease (30th June 2020) subject to the following conditions:
 - (a) The Hornby Domain Bowling Club to obtain all necessary resource and building consents before any development commences upon the site.
 - (b) The extension is to be painted the same colour scheme as the existing building.
 - (c) The lease terms being negotiated by the Property Manager in consultation with the Area Parks Officer (Consents)
 - (d) The leased/construction area being maintained by the Hornby Domain Bowling Club, and it's contractors in a safe and tidy condition at all times.
 - (e) All costs associated with this development, and subsequent maintenance of the associated buildings and structures upon the site being paid for by Hornby Domain Bowling Club.
 - (h) Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager's designate, the Area Parks officer – Sockburn Service Centre to ascertain the Council's requirement through the development phase of the construction of the facility.
 - (i) A bond of \$2,000 is to be paid by the Hornby Bowling Club or successful principal contractor to the Christchurch City Council/Area Parks Officer – Sockburn Service Centre before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.

- (j) The Lease agreement will terminate with no compensation payable to the lessee should the larger adjacent leased area be surrendered or terminated for any reason.