

10. BURNSIDE PARK – LEASE APPLICATION, FORMER NURSERY BUILDING

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Corporate Plan Output: Consents – Leases (9.4.8)	

The purpose of this report is to have the Committee consider an application made by the Waimairi Lions Club (Inc) (The Club) to lease the former nursery building in Burnside Park, from the Council. The Club wish to refurbish the building to bring it up to a standard suitable for community use, this to include use by the Waimairi Lions Club and other like minded service clubs.

THE APPLICATION

The Club in their application indicated that they will accept the responsibility for upgrading the building, both internally and externally to a standard suitable for community use. The club estimates that the total cost of the upgrade would be approximately \$73,000. The club suggest that they be charged a nominal annual rental of \$520 per annum to lease the building, in recognition of the substantial financial outlay the club will make to refurbish the building to bring it up to the necessary standard.

HISTORY AND LOCATION

The building was purposely built by the former Waimairi District Council, as the potting shed/administration building for the Nursery which was situated in Burnside Park. After amalgamation the nursery's operations were moved to the Linwood site, the large tree nursery being consolidated to the Harewood nursery site. Since then the building has become derelict. Vandals have broken virtually all the windows and wrecked the interior fittings such as the toilet and hot water cylinder. Fires have also been lit in the building. The building has since been secured denying unauthorised access to the building.

The building itself is structurally sound being made of a painted brick exterior, with aluminium windows capped with a colorsteel roof. The timber framing on the inside of the building is sound. This building presently has a current asset net book value of \$74,250, the Council having to find this money should it be decided to write off the building and remove it from the site. The building can't be shifted because of the type of construction, being built on a concrete floor.

The building is situated south east of the former caretakers residence in Burnside Park being defined in a space which has a large well kept hedge giving shelter from the southerly wind on the south-west side. The Avonhead Road boundary is fenced, having two pedestrian gates and paths from the road into the area.

On the east side of the site there are 33 sealed car-parks which, depending upon other resource consents issued upon the park, may be available to fulfill the upgraded building car-parking requirement. The children's play area is located in the sheltered southern corner of the site together with seats and picnic tables, which the Lions Club see as complementing the proposed community use of the building.

OTHER FACILITIES LOCATED UPON BURNSIDE PARK

Currently there are four sports club buildings, with clubrooms situated on Burnside Park, which may have some facilities available for community use, as outlined below.

- Rugby/Squash
- Tennis
- Soccer/Cricket
- Bowling

All of these buildings are two storied, having their entertainment facilities situated on the second floor of the building, except for the Bowling Club, which has an indoor bowling rink, and a committee room on the ground floor, which they do make available to the community for hire.

The old nursery building is single storied, which provides very easy access for the disabled and infirmed to the building. Concrete ramps are already in place for at least two of the doors to the building.

COMMUNITY FACILITIES IN BURNSIDE AREA

The following is a list of community facilities which have been identified in the Burnside area in proximity to Burnside Park:

- Avice Hill Art and Craft Centre in Memorial Avenue (CCC)
- Roydvale School in Roydvale Avenue
- Kendal School in Kendal Avenue
- Burnside High School in Greers Road
- Westburn School in Grahams Road
- Merrin School in Merrin Street
- St Christopher's Church in Avonhead Road
- Elim Church in Grahams Road
- Russley Golf Course in Memorial Avenue
- Six sports clubs in Burnside Park - they being Burnside Rugby and Squash, Fendalton Tennis, Burnside Soccer and Cricket, and Burnside Bowling Clubs.

These facilities have been noted in the Council's recently conducted city-wide review of community facilities.

It has not been identified as yet if the above listed facilities are in fact available for hire to the community, or if there is time available to cater for more use by the community. The need for further facilities in the community has also yet to be identified.

St Christopher's Church in Avonhead Road has written in support of the application by Waimairi Lions to convert the old nursery building in Burnside Park to a facility able to be used by the community (letter **attached**). They indicate in their letter that they foresee a demand for the Burnside Park facility arising from:

- Many requests from various groups/organisations for meeting space, which they are currently unable to accommodate.
- Their own music and play group referred to in the letter is planning to expand their operations to five mornings per week. They would look at utilizing a facility such as is being planned at Burnside Park because of the park/ playground environment, plus ease of parking which would give them additional facilities not currently available to the same degree at St Christopher's.
- Senior citizen and disabled groups seeking a user friendly environment, e.g. vehicle and wheelchair access in a park like setting.
- Private functions e.g. small wedding receptions etc.
- Regular meeting rooms for community groups, for example they recently declined a request from a garden club for monthly meeting accommodation.

Based upon the church's experience there would seem to be a need for further community facilities in the Avonhead/Burnside area.

Waimairi Lions have had informal discussions with other like minded service clubs, some of which have indicated that they would be interested in using such a facility if it was available.

FUNDING AND PREVIOUS COMMUNITY WORK UNDERTAKEN FOR THE COUNCIL

The Club has estimated that it will cost approximately \$73,000 to undertake the redevelopment of the building. Recently the club made application to the Fendalton/Waimairi Community Board for a contribution of \$28,000 from community board funds towards the cost of undertaking the refurbishment of the building. The Board has conditionally set aside \$10,000 from its 2001/02 project funds to give to the club for refurbishment of the building to bring it up to community use standard, and is subject to any other funding and leasing approvals and compliance with Council Management Guidelines for community facilities.

The Club recently successfully completed the purchase and construction of the footbridge over the Styx Mill River in Styx Mill Reserve for the Council.

LEGAL ISSUES

The area of park on which the nursery building is situated is Lot 232 DP 17066 of 2.4028 hectares, it being vested and classified as a Recreational Reserve in the Christchurch City Council.

The Council is unable to lease recreational reserve to the Waimairi Lions Club for the purposes requested and therefore it will be necessary to change the classification of this part of Burnside Park to Local Purpose (Community Buildings) Reserve to enable a lease to be offered under Section 61 of the Reserves Act.

The area that the change of classification would apply to would be that occupied by the playground, picnic tables, the old nursery building, the carparks which would service the building, and the grassed and treed landscaping between. The area of Burnside Park where the change of classification would apply is approximately 7,000 square metres. It will be necessary to advertise the Council's intention to change the classification of this part of the park, (prior to the Council resolving in this direction), because the intended use of the building for community purposes is different from its former use as a nursery building.

LEASE ISSUES

Officers have indicated to the club that if at some time in the future they decide not to continue with the lease of the site, then the building would revert to the Council's ownership at no cost to the Council, this point being acknowledged by the club's sub-committee investigating this proposal.

CONCLUSION

The Club has indicated that they are prepared to undertake the refurbishment of the building, which is estimated to cost \$72,000, and its ongoing future maintenance at their cost. If the Waimairi Lions at some time in the future decide not to renew their lease, the building will revert to Council ownership at no cost to the Council. Whilst there are other community type buildings in the area, the ones situated on the park in the immediate vicinity except for the bowling club, have their function rooms etc on the second floor. A letter has been received from St Christopher's Church in Avonhead Road indicating that at times there is a shortage of community type facilities in the Avonhead/Burnside area.

If the Council decided to clear the building off the site the Council would have to find \$74,250 before it was able to write off the net book value of the building

Officers are of the view that the Council should lease the former Burnside Park nursery building to the Waimairi Lions Club for conversion into a community facility.

Recommendation: That the Board recommend to the Parks and Recreation Committee that the Council lease the Former Nursery building on Burnside Park, an area of approximately 189 square metres to the Waimairi Lions Club Inc to enable them to refurbish it as community facility. This lease is to be pursuant to Section 61(2) of the Reserves Act 1977 for a period of 10 years with the right of renewal for a further period of one day less than 10 years subject to the following conditions: -

1. The Waimairi Lions Club to obtain all necessary Resource and Building Consents before any development commences upon the site.
2. The lease terms being negotiated by the Property Manager in consultation with the Parks and Waterways Policy and Leasing Administrator. These negotiations are to take into account the community nature of the applicants proposal, and the significant financial outlay required to bring the building up to community use standard.
3. The leased/construction area being maintained by the Waimairi Lions Club in a safe and tidy condition at all times.
4. All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site being paid for by the Waimairi Lions Club.
5. The Waimairi Lions Club is to show proof of having obtained \$1,000,000 public liability insurance to the Parks and Waterways Policy and Leasing Administrator before commencing work upon the site.

6. The Waimairi Lions Club is to show proof of having an Occupational Safety and Health Hazard Plan in place, before commencing operations upon the site to the Parks and Waterways Policy and Leasing Administrator.
7. Before any tenders are let or work commences upon the site, discussions are to be held with the Parks Manager's designate, the Parks and Waterways Area Advocate to ascertain the Council's requirement through the development phase of the construction of the facility.
8. The successful outcome of the change of classification of approximately 7000 square metres of Burnside Park from Recreational Reserve to Local Purpose (Community Buildings) Reserve.
9. In the event of the Waimairi Lions Club surrendering their lease of the building, it is to revert to Council ownership at no cost to the Council

The Community Advocate Fendalton, comments:

"This local initiative has been discussed with representatives of the Lions on a number of occasions over the past few months and there is no doubt as to the enthusiasm shown to create a suitable outlet for community use.

Inherent in early discussions with the Lions was the uncertainty as to "needs" in this particular part of the community. The Lions have, however, as a result of their research, identified a number of uses for such a facility. While the report above states that there is uncertainty as to whether adjacent facilities (listed) can provide an opportunity for the uses now identified, the reality is that the availability of School and Church halls does not provide the suitable space areas, or the flexibility of use, that is required by the Lions customers.

In line with the Community Board's support this initiative should be recommended for adoption by the Parks and Recreation Committee."

Chairman's

Recommendation: That the foregoing recommendation be adopted.