

18. NORTH CHRISTCHURCH PIGEON CLUB - APPLICATION TO EXTEND LEASED AREA OF MARSHLANDS DOMAIN

Officer responsible Parks and Waterways Manager	Author Chris Fourie - Parks and Waterways Area Advocate, DDI 372-2240 John Allen - Policy and Leasing Administrator, DDI 371-1699
Corporate Plan Output: Consents - Leases 9.4.10	

The purpose of this report is to enable the Community Board to recommend to the Parks and Recreation Committee that the Council grant the North Christchurch Pigeon Club an extension of 48 square metres to its present leased area at Marshlands Domain upon which to extend the present building to house a race preparation and hampering area.

PROPOSED BUILDING EXTENSION

The Club proposes to construct the 48 square metre building extension on the east end of the present clubrooms (see attached Site Plan and elevations). The extension will be built of the same materials (concrete block wall and a corrugated iron roof) to match the existing building. There will be a requirement for the Club to undertake some landscaping of the outside of the proposed extension, to integrate the proposed extension into the surroundings at the Club's cost.

CLUB BACKGROUND

The North Christchurch Pigeon Club has a membership of over 60 people, 15 of whom are pigeon flying members. All are well supported by members of their families, who are usually involved in helping to look after the health and well-being of the pigeons. Children provide significant backup support for their parents in the provision of care for the family pigeons, especially in the afternoons and Saturdays when many of the parents have work commitments. The current premises have become quite crowded because of the level of involvement by children.

A Code of Ethics has been produced as a result of recent discussions between the Ministry of Agriculture Animal Welfare Unit and the New Zealand Racing Pigeon Federation. Adhering to the Code requires a specific race preparation and hampering area, commonly called a "hampering room", to be built. The current building which covers an area of 112 square metres has been used by the group for approximately the last 15 years, but needs extending to cater for today's requirements and conditions.

LEGAL ISSUES

It will be necessary for the Club to enter into a new lease agreement for the enlarged area, which will necessitate the Club surrendering the present agreement before the new lease agreement is issued. It is not possible to vary the present agreement when a change to the lease area is being made. The present lease is for a period of 21 years from 23 June 1987. The new lease agreement will be based upon a generic document, which all existing leases will eventually be upgraded to, and will be for a period of one day less than 20 years (maximum non-registered lease period).

Marshlands Domain is 2.0234 hectares in area, being Lot 1 DP 10965 comprised in certificate of title 450/43, being vested in the Council as Recreation Reserve (Gazette 1972 page 1982).

The Council is able to lease parts of Marshlands Domain subject to the provisions of Section 54(1)(b) of the Reserves Act 1977.

Recommendation: That the Board recommend to the Parks and Recreation Committee that the Council lease a further 48 square metres (building extension footprint) of Marshlands Domain to the North Christchurch Pigeon Club on which to construct an extension to the Club's existing building for a "hampering room" pursuant to Section 54(1)(b) of the Reserves Act 1977 for a period of one day less than 20 years subject to the following conditions:

1. Public notification and subsequent approval by the Minister of Conservation.
2. The North Christchurch Pigeon Club is to obtain all necessary Resource and Building Consents before any development commences upon the site.
3. The colour scheme for the extension is to be the same as for the existing building. If a new colour scheme is to be used for the total building, it is to be submitted to the Parks and Waterways Manager for approval prior to on-site construction work commencing.
4. The applicant is to submit a landscape plan to the Parks and Waterways Manager for approval before commencing work upon the site. The applicant is to complete the work required to complete the implementation of the approved plan at the applicant's cost.
5. The North Christchurch Pigeon Club is to surrender the Club's present lease dated 23 June 1987 prior to being issued with a new lease.
6. The lease terms being negotiated by the Property Manager in consultation with the Parks and Waterways Policy and Leasing Administrator.
7. The lease/construction area is to be maintained by the North Christchurch Pigeon Club in a safe and tidy condition at all times.
8. All costs associated with the development, and subsequent maintenance of the building upon the site are to be paid for by the North Christchurch Pigeon Club.
9. Before any tenders are let, or work commences upon the site, discussions are to be held with the Parks and Waterways Manager's designate, the Parks and Waterways Area Advocate, Shirley Service Centre, to ascertain the Council's requirements through the development phase of the construction of the facility.
10. A bond of \$2,000 is to be paid by the North Christchurch Pigeon Club or successful principal contractor to the Christchurch City Council Parks and Waterways Area Advocate, Shirley Service Centre, before work commences upon the site. The bond less any expenses incurred by the Council will be refunded to the payee upon completion of the work.

**Chairperson's
Recommendation:**

That the abovementioned recommendations be adopted.