

10. SHAW AVENUE SCOPE WOMEN'S BOWLING CLUB - SURRENDER OF LEASE

Officer responsible
Parks and Waterways Manager

Author
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The purpose of this report is to enable the Council to consider an application from Shaw Avenue Scope Women's Bowling Club to surrender its lease over approximately 2,420 m² of Rawhiti Domain.

The Bowling Club has a pavilion, groundsman shed, storage shed and the bowling green and surrounds.

The Bowling Club is applying to surrender the lease because of falling membership. Presently there are 13 fully paid members and four associates. Subscription income from this number of members is not sufficient to cover the club's annual operating costs.

The deed of lease between the Council and the Bowling Club was signed on 10 May 1982 for a period of 21 years (terminates on 10 May 2003).

The central New Brighton area is serviced by the New Brighton Bowling Club, which is located on Mafeking Street, New Brighton.

The bowling club is solvent. However, after the surrender of the lease the bowling club will liquidate.

Section 20 of the lease states that all assets the bowling club is not able to remove from the site revert to the ownership of the Council without any compensation payable to the bowling club. However, the Council has a responsibility under the First Schedule of the Reserves Act 1977 to ensure that any incoming lessee pays to the outgoing lessee, if not liquidated, a value as determined by the lessor for the assets being transferred. In reality this value is usually based upon the indemnity value of the assets.

POSSIBLE FUTURE USES

The Management Plan for Rawhiti Domain is presently being reviewed. Officers consider that the future use of this building should be looked at in association with this review. Rawhiti Domain is held by the Council as a Recreation Reserve subject to the provisions of the Reserves Act 1977. The future use of this site based on the present classification would need to be for a recreational purpose, with the buildings and support structure being necessary for this recreational use to occur.

However, there is an opportunity for the Management Plan process to change the classification of part of Rawhiti Domain in which the present leases of the Bowling Club, St Johns Ambulance, New Brighton Silver Band and the Scouts leases are located to the Local Purpose (Community Buildings) Reserve. This change of classification would enable a wider range of community groups to lease this building from the Council for a wider range of purposes than recreation. It is therefore suggested that the possible change of part of Rawhiti Domain from Recreation Reserve to Local Purpose (Community Buildings) Reserve be promoted through the Management Plan process.

Once this classification has been finalised, a process similar to the one being used for the New Brighton Tennis Club complex can be followed. This involves calling for registrations for proposals to lease the site and evaluating them against the criteria as set out in the Request for Proposal. This will result in an organisation being chosen to lease the building and possibly the bowling green area, depending on the organisation chosen. If the organisation chosen does not require the bowling green area this will be returned to Rawhiti Domain for public use.

The above report was before the Burwood/Pegasus Community Board at its September meeting. The Board supported the staff recommendation.

- Recommendation:**
1. That the Council accept with regret the surrender of the lease held by the Shaw Avenue Scope Women's Bowling Club over part of Rawhiti Domain.
 2. That the Council thank the Bowling Club for the services it has provided to the New Brighton women's sporting community for many years.

3. That the possible change of classification of part of Rawhiti Domain from Recreation Reserve to Local Purpose (Community Buildings) Reserve be discussed through the Management Plan process.
4. That a registration for proposal process similar to the process being followed for the former New Brighton Tennis Club site be undertaken once the classification issue has been resolved through the Management Plan process.

Chairman's

Recommendation:

That the above recommendation be adopted.