

13. **CASHMERE TARGET SHOOTING CLUB INCORPORATED- PROPOSED LEASE AT 54 COLOMBO STREET**

<b>General Manager responsible:</b>	General Manager City Environment Group, DDI 941-8608
<b>Officer responsible:</b>	Transport & Greenspace Manager
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**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Spreydon/Heathcote Community Boards approval to grant a new lease over land at 54 Colombo Street to the Cashmere Target Shooting Club Incorporated for the continued occupation of their existing club house, which includes a small bore shooting range.

**EXECUTIVE SUMMARY**

2. The Cashmere Target Shooting Club Incorporated (The Club) seek a new 33 year lease to continue occupying the site in place of the current Deed of Licence which was granted by the Council on 26 September 2005, and which currently only enables the Club to occupy the site on a month to month basis.
3. The Club was originally formed as the Cashmere Defence Club in the early 1900's and undertook its activities at various sites before settling on the current site in 1927 at the rear of 54 Colombo Street, the Club name then being changed to the Cashmere Miniature Rifle Club. At some time in the 1980's the Club name was further changed to the Cashmere Small Bore Rifle Club, and then at some time in 2003 to the Cashmere Target Shooting Club Incorporated to align with the New Zealand parent body known as Target Shooting New Zealand(TSNZ).
4. The club house incorporating the range is 260metres<sup>2</sup>. It is detailed in the **Attachment 1** to this report, Drawing R PS 235-01. The main use of this facility is for members to meet and engage in social activities associated with small bore target shooting, to educate general members of the public including scouts, business houses and social clubs in safe firearms use, and to use a range accommodating four firing points. The number of firing points, and the time it takes for each group to complete their targets restricts Club membership, although as the result of a recent Club promotion on their website [www.cashmereshooting.org.nz](http://www.cashmereshooting.org.nz) there has been an excellent response from members of the public using the Clubs range for sighting their .22 calibre rifles. The Club in future seeks to build a 10 metre air rifle range to offer a place where supervised members of the public can be trained in the safe handling of the firearm and be provided with an opportunity to enter competitive air target shooting. The Council will not be able to permit any ground level expansion of the existing building at any time, as the existing and intended occupation of the clubroom and range is constrained by the 450 millimetre water supply and storm water main pipes that run either side of the existing building feeding from the Christchurch City Council pumping station on an adjoining parcel of land. Electrical cabling serving external lighting is also located in close proximity to the building. The Club is aware that any proposal to add an additional level to the building will require them obtaining the necessary consents.
5. The Club membership categories include full member, casual member, social member, school member, and family member.
6. The premises do not have any history of noise complaints associated with activities at the site.

**FINANCIAL IMPLICATIONS**

7. The Club has submitted copies of its financial accounts dating back to 2005, and membership numbers over the last five years, which are summarised below. Club finances appear relatively sound with regular expenditure on maintenance of the building.

8. When the range is being used a maximum of four members can only participate at any time in a twenty minute period, hence the low number of Club members. The Club membership numbers for 2009 were 17 senior members, eight Cashmere High School pupil members, and an average of three casual members per night. These numbers sit close to the average for the last five years. Six other clubs averaged eight visits to the Club, and another two groups made 15 visits, giving a total number of 585 visitors to the Club in 2009. These numbers sit close to the average for the last five years.
9. Whilst the average annual membership figure for the last five years is relatively low in comparison to other types of sports venues and activities considered by the Council officers are of the view that membership, casual use, and educational activities associated with the handling and use of firearms is such and of sufficient numbers to adequately support the Club maintaining their present facilities.
10. The Club's financial accounts dating back to 2005 have been reviewed. Officers have formed the view that to date the Club has been relatively financially sound in maintaining assets and membership numbers.
11. Under the Councils Sports Club Leases Charging Policy lease charges are reviewed every three years. The rent under the new lease will be charged at the rate set by the Council for the period 2007-2010.

**Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

12. The proposal will not impinge on LTCCP budgets, with staff time required to put in place a new sports club lease being budgeted for in existing budgets. The cost of compiling a new Deed of Lease by Council Legal Services staff will be on charged to the Club.
13. The rent will be assessed in accordance with the Councils Sports Club Leases Charging Policy and will not have any adverse financial implications for the Council.

**LEGAL CONSIDERATIONS**

14. The existing building footprint is on Fee Simple land being Part Rural Section 138, Part Lot 18, Deposited Plan 2527, and as such is not subject to the Reserves Act 1977. The Council may approve the proposal under the General Governance provisions of the Local Government Act 2002.
15. The existing sports premises are recognised in the current Mid- Heathcote River/Opawaho Linear Park Master Plan.
16. For the purposes of the proposal it is necessary for the Council to consider the requirements of Section 4 of the Conservation Act 1987, its obligations having to give effect to the Treaty of Waitangi. There are no cultural materials, or fresh water fisheries of importance to Ngai Tahu within the area of the subject land currently licensed to the Cashmere Target Shooting Club Incorporated, and the site is not identified as a site of significance to the Tangata Whenua in the Christchurch City Plan. Council officers have therefore considered the Council's obligations under Section 4 of the Conservation Act 1987, determining that this issue does not require specific consultation with Te Runanga o Ngai Tahu.

**Have you considered the legal implications of the issue under consideration?**

17. Yes, see paragraphs 11-13 above. If the Board approves the proposal the Corporate Support Manager may conclude and administer the lease.

#### **ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

18. The proposal is aligned with the LTCCP's Strong Communities Directions section. The fulfilment of the Clubs ambitions by the Board approving the proposal will maintain the enjoyment that Club members and visitors currently enjoy at the site.
19. The proposal is aligned with the LTCCP's Healthy Environment Strategic Directions section. The approval of the proposal will ensure the continuance of the character of the park/open space areas of 54 Colombo Street for people's enjoyment.
20. The LTCCP's Liveable City Strategic Directions section prioritises improving the way in which public and private spaces work together. The approval of this application will maintain the private infrastructure on the park thereby maintaining the way it interrelates with the public open space it is situated upon, which in turn will add to the value of the experiences both club members and visitors can have at the site.

#### **Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

21. Yes, refer to paragraphs 15 – 17 above.

#### **ALIGNMENT WITH STRATEGIES**

22. This application is aligned with the Christchurch Active Living Strategy by supporting member's mental stimulation, physical exercise, and enabling the general public under supervision to gain another experience in life by being instructed in firearms safety and discharging firearms.
23. This application also supports the Christchurch Visitor Strategy by maintaining an attraction that visitors both to Christchurch and the Club premises can experience under supervision.
24. The approval of this application is in alignment with the Council's Strategic Direction to support Strong Communities. It encourages residents to enjoy living in the City and to have fun, thereby supporting Christchurch as being a good place to live.

#### **Do the recommendations align with the Council's strategies?**

25. Yes, refer to paragraphs 19 – 21 above.

#### **CONSULTATION FULFILMENT**

26. Because the Club has occupied the site since 1927 and there is no change in activity or scale associated with the granting of a new lease it is considered that the Council does not have to publicly advertise the proposal or consult with the community.

#### **STAFF RECOMMENDATION**

It is recommended that the Spreydon /Heathcote Community Board:

- (a) Approve the granting of a new lease to the Cashmere Target Shooting Club Incorporated over part of Part Lot 18, Deposited Plan 2527 under Certificate of Title 7B/589 in the Canterbury Land Registry, (as detailed on Drawing R P S 235-01), for a period of up to 33 years broken into three, eleven year periods with rights of renewal at the end of the first two periods of 11 years.
- (b) Approve that any rights of lease renewal exercised by the Cashmere Target Shooting Club Incorporated are subject to the Council being satisfied with the lease terms and conditions being complied with, and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.

- (c) Authorise the Corporate Support Manager, in association with the Policy and Leasing Administrator (Network Planning Unit), to conclude and administer the terms of the lease, including the renewal provisions in (b) above.
- (d) Agree that the Council's obligations under Section 4 of the Conservation Act 1987 have been considered, and determine that this issue does not require specific consultation with Te Runanga, for the reasons set out in paragraph 13 above.

**CHAIRPERSONS' RECOMMENDATION**

For discussion.