

1 GLEN EDEN BOWLING CLUB SITE LEASE FOR PRE-SCHOOL

PURPOSE OF THE REPORT

The purpose of this report is to gain Community Board approval to lease the former Glen Eden Bowling Club site to a Ministry of Education pre-school provider for use as a pre-school and to undertake the required re-classification of the Reserve to allow for the lease to proceed.

BACKGROUND

He Wero O Nga Wahine approached Council staff in August 2004 as a community group seeking available land and/or a community building to be funded by the Ministry of Education for the establishment of a Teenage Parents School. They were advised that the only currently available community lease/space was the Glen Eden Women's Bowling Club, which owns the club rooms on Westview Reserve (a Recreation Reserve classified under the Reserves Act 1977). As the club is amalgamating with another bowling club they are looking to sell their building to a group with a view to them either relocating the building or applying to Council to stay on the site and lease the land. He Wero O Nga Wahine was advised that any interested group would need to apply to lease the land from Council, meet the requirements of the Reserves Act 1977, and obtain the approval of Waitakere City Council.

The Reserves Act 1977 does not allow for schools on reserves (under any classification) and therefore a lease of part or all of Westview Reserve for the Teenage Parents School was not legally possible. A report was presented to full Council on 15 December 2004 outlining that if the Council supported the use of the reserve for a Teenage Parents School, then revocation of the reserve status, and preferably also, a Designation by the Ministry of Education for a school site, or alternatively a rezoning of the site in terms of the District Plan would be required.

The following resolution was passed at that meeting:

"That the Glen Eden Women's Bowling Club be advised that a school use on the Westview Reserve is not permitted under the Reserves Act at the present time, and that any use of the building on the Reserve would need to be for a purpose provided for under the Reserves Act.

That staff pursue the possibility of establishing the Proposed Teen School elsewhere in the City."

2334/2004

Following the above resolution, the Ministry of Education re-evaluated their needs in the area and came back to Council with a proposal to lease the old Glen Eden Bowling Club site for use as a pre-school. The letter attached at page A117 outlines the proposal from the Ministry of Education. If a lease was approved by Council, then the Ministry will be able to apply for funding to support a pre-school provider leasing the area and purchasing the Glen Eden Bowling Club building and undertaking any site works for the pre-school.

STRATEGIC CONTEXT

Westview Reserve is close to the Glen Eden Town Centre area and identified as a Local Park under the Parks Strategy 1999.

The park is currently landlocked and is accessed via Janet Clews Place. The park is within a 1km radius of the Glen Eden Town Centre, currently has poor access and, anecdotally, is little used by the local community. It does however, fulfil a role in providing an area of green space in an area identified for further intensification, and is adjacent to

Council Housing for Older Adults and provides an area of amenity for surrounding residents.

ISSUES

Under the Reserves Act 1977, a pre-school can be located on a Local Purpose Reserve (Community Buildings). Given the land-locked nature of the current reserve and its low usage as a passive recreation reserve it is considered that the leasing of part of the reserve (approximately half of the reserve area) for a pre-school, with the remaining area left as passive open space will fulfil the local use needs while ensuring there is active surveillance and activity within the reserve.

Westview Reserve is classified under the Reserves Act 1977 as a recreation reserve. In order to allow the lease to a pre-school to proceed under the Reserves Act, the part of the reserve they occupy must be reclassified as a local purpose (community buildings) reserve. The area it is proposed to reclassify will be the footprint of the bowling club building and an area surrounding it. The area proposed for reclassification is shown on the plan attached at page A118.

The Community Leases Policy provides for a standard five year lease term (with a provision that the lease may be renewed for a further five year term if Council continues to be happy with this use) and it is proposed that a lease of this term should be granted at the standard rental which has been applied to kindergartens, play centres and pre-schools under that policy.

RESOURCES

The Ministry of Education intends to apply for funding through the Ministry of Education's Discretionary Grant Scheme to support the pre-school including purchase of the old Glen Eden Bowling Clubrooms and associated alteration work that may be required. Applications for this Grant scheme close on 29 April.

A standard yearly rental will be applied to this lease.

CONCLUSION

The leasing of the old Glen Eden Bowling Club site to a pre-school provider will ensure that there is community use and activity within a land-locked Local reserve and it considered to be an appropriate use in the context of its close proximity to the Glen Eden Town Centre and provision of passive surveillance of the adjacent Recreation Reserve area (a function that was previously provided by the Bowling Club).

A re-classification of part of the Reserve from Recreation to Local Purpose (Community Buildings) is required in order to facilitate the lease.

RECOMMENDATIONS

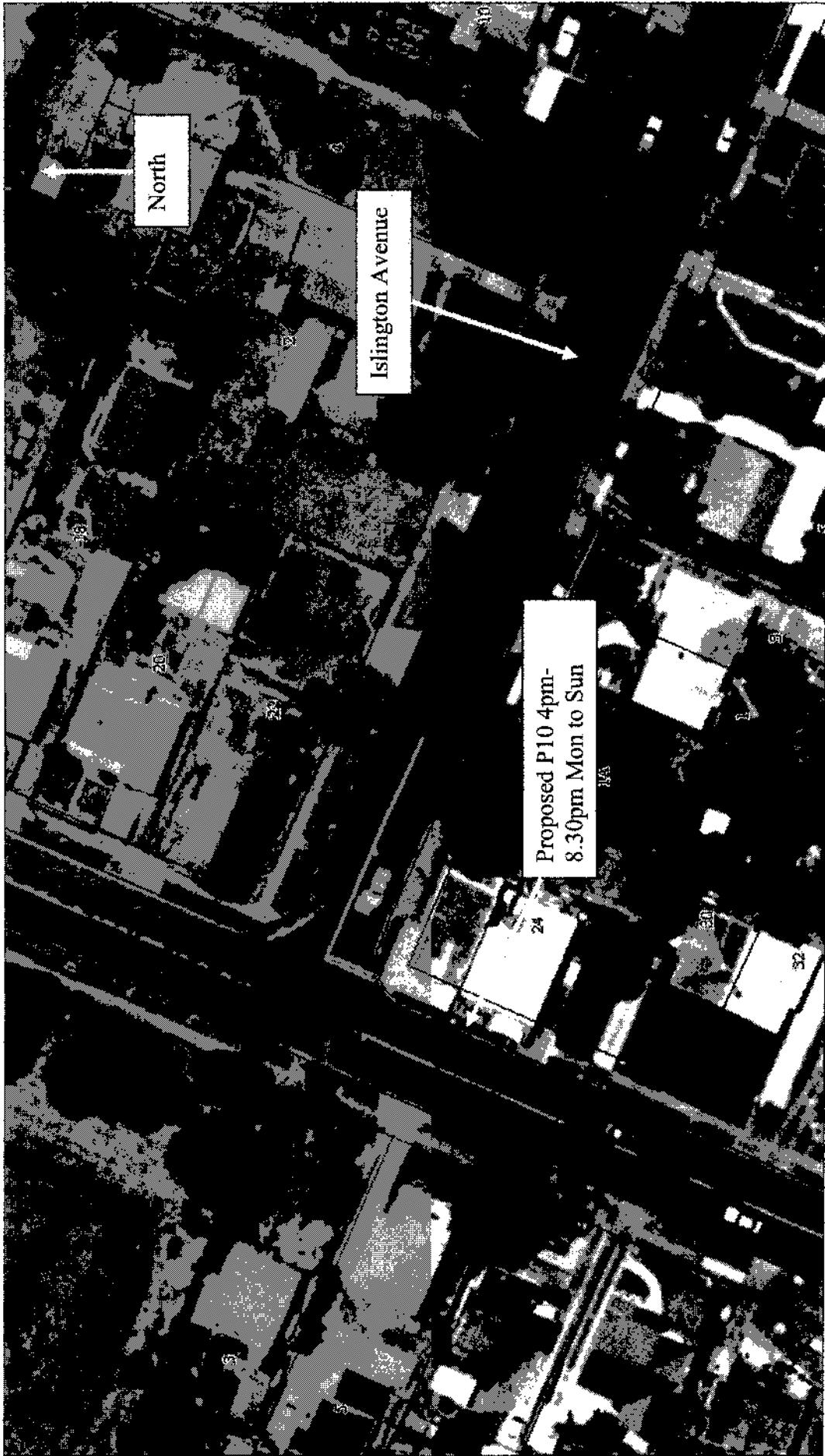
1. That the Board approves the public notification of the intention to reclassify the part of Westview Reserve (part Lot 4, DP 49712; part Lot 2, DP 52708 and part Allotment 744 Parish of Waikomiti) as shown on the plan attached at page A118 as a local purpose (community buildings) reserve under section 24 of the Reserves Act 1977 for the purpose of granting a lease to the pre-school pending confirmation of funding from the Ministry of Education.
2. That this Board recommends to Council that the Chief Executive be given authority in the absence of any objections or submissions on the reclassification to apply to the Department of Conservation for the reclassification of the part of Westview Reserve (part Lot 4, DP 49712; part Lot 2, DP 52708 and part Allotment 744 Parish of Waikomiti) as shown on the plan attached at page A118 under Section 24 of the Reserves Act 1977 as a Local Purpose (community buildings)

reserve as specified in Section 23 of that Act for the purposes of granting a lease to the pre-school.

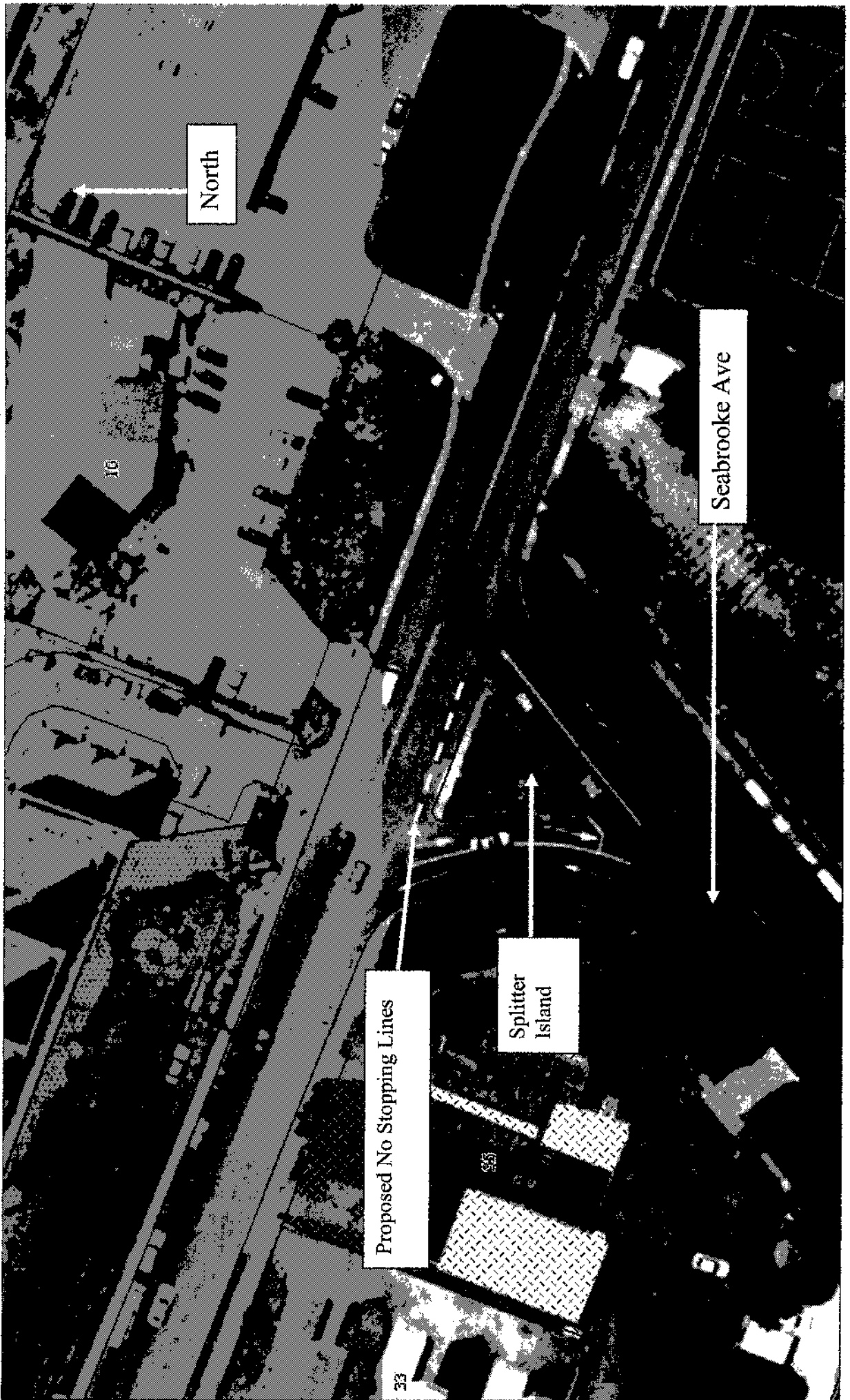
3. That the Chief Executive be given authority to negotiate and execute a lease under Section 61(2A)(a) of the Reserves Act 1977 with the pre-school for the lease area shown on the map attached at page A118 on Westview Reserve.

Report prepared by: Renee Lambert, Service Manager: Parks Planning.

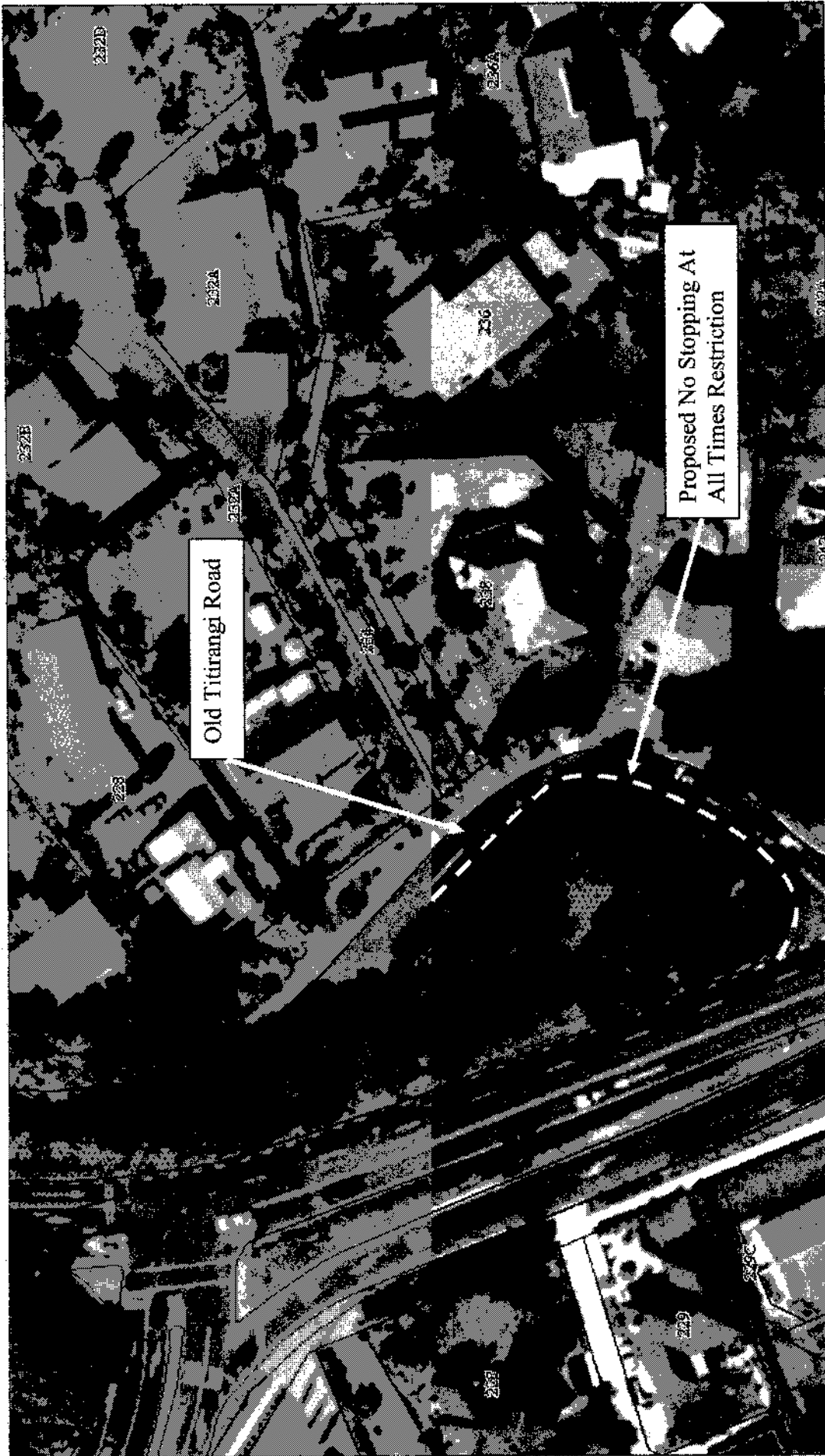




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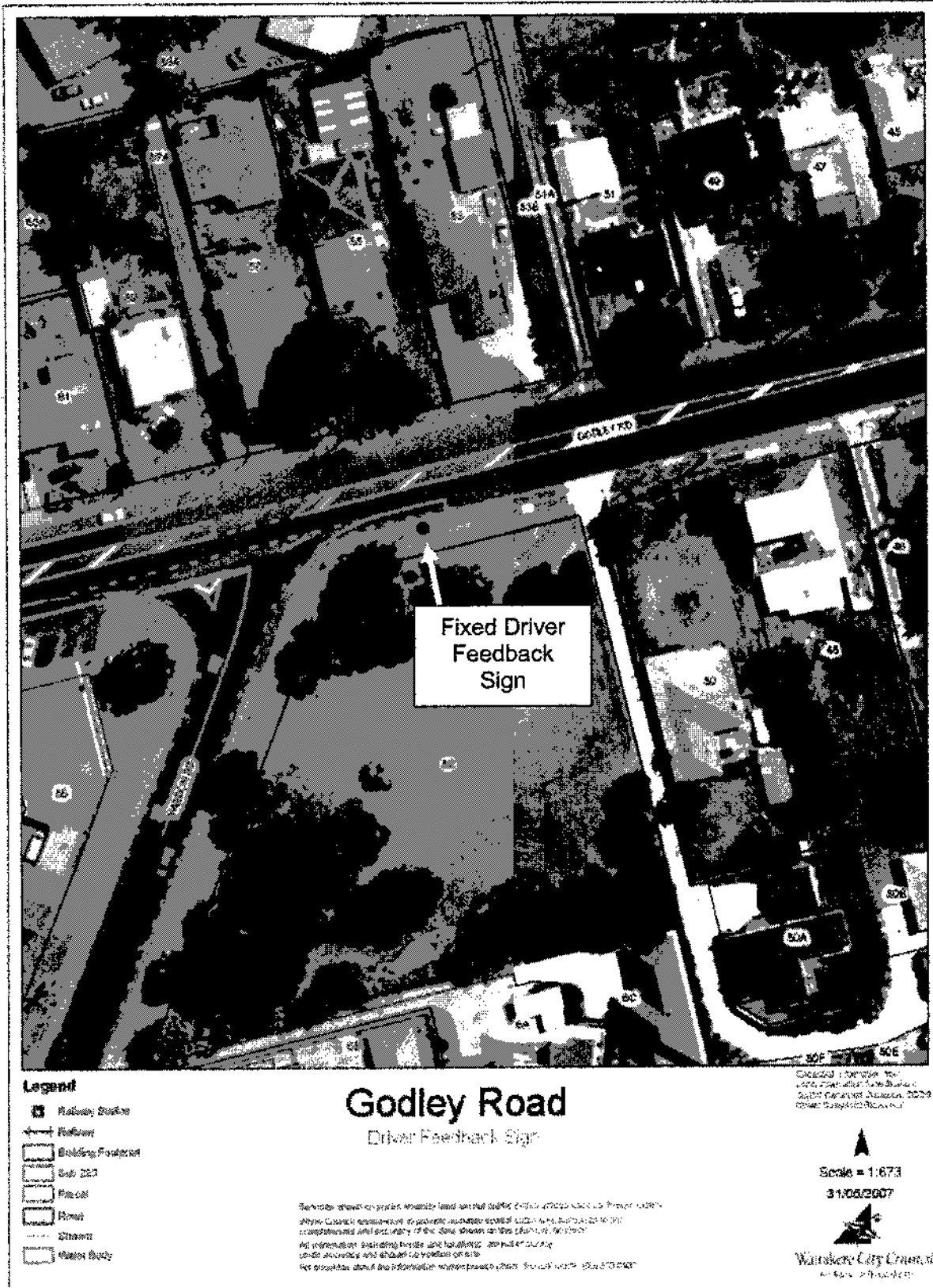
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Attachment A



AGG

Attachment B



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