

1. FERRYMEAD LAND ISSUES: CONSULTATION PROCESS

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Corporate Plan Output: Surplus Property	

The purpose of this report is to outline the background to the processes associated with the consultation undertaken in obtaining the Council's approval to negotiate a lease with Mr Geoff Saunders for a golf course and driving range on Council-owned land behind the Ferrymead Historic Park.

HISTORY OF EVENTS

In June 2000 the Council resolved to give the Property Manager delegated authority to conclude lease negotiations with Mr Geoff Saunders for a golf course and driving range on land at Ferrymead.

The history of events prior to this resolution is as follows:

- December 1997/January 1998 – a Ferrymead Park newsletter made reference to the proposed new entrance road to the Ferrymead Historic Park and the fact that Mr Saunders wished to establish a golf driving range and golf course on land at Ferrymead.
- February 1999 – a public report to the Hagley/Ferrymead Community Board was presented providing information on Ferrymead land issues generally and advising that surplus property could be available for disposal/development.
- April 1999 – a further public report to the Hagley/Ferrymead Community Board dealing with possible surplus land. This report stated that private individuals had expressed interest in the surplus land but these parties were not named because of commercial sensitivity.
- September 1999 – a report to the Projects and Property Committee with a copy to the Community Board for information seeking authority to call for registrations of interest to determine an appropriate use for the balance land at Ferrymead not required by internal units of the Council.
- January/February 2000 – public advertisements placed in the newspaper calling for proposals for the development of the balance land and associated adjoining land.
- April 2000 – the request for proposal document closed, with Mr Saunders and Mr Clive Boulton registering an interest in the development of the subject land.
- June 2000 – a report to the June Council meeting, when the Council resolved to conclude a lease with Mr Saunders generally in accordance with his proposals to develop a golf course and driving range subject to obtaining all necessary consents. It should be noted that copies of all Standing Committee agendas are sent to all Community Advocates.

In association with the Property Unit working through all steps of the property decision making flowchart there was at the same time an extensive consultation process undertaken on planning issues with Variation 37 which proposed a change to various zones within the Heathcote Valley area generally. This process included meetings with the Heathcote community in February 1999 and reports were prepared stating that there was interest from various Council Units and private individuals in the land owned by the Council surrounding the Ferrymead Historic Park.

CURRENT SITUATION

Since the Council resolution in June to negotiate with Mr Saunders in relation to his proposals there have been a number of meetings including an on-site meeting with Mr Saunders and his project manager, Water Services staff and Property Unit staff to work through the design issues particularly in relation to the location of the driving range.

These discussions are continuing and an undertaking was given to Mr Saunders in writing at the end of October that a design team would be established including Mr Saunders' project manager, Water Services personnel, Property Unit staff, and Parks staff to work through the design issues and arrive at a suitable solution for Mr Saunders' proposal.

SUMMARY

All steps set out in the property decision making flowchart have been closely followed in regard to seeking proposals for the development of the Council owned land at Ferrymead not required by internal Council units.

The Property Unit considers that the most appropriate course of action from here is to convene a meeting with Mr Saunders and the Heathcote Valley Community Association so that any issues they wish to discuss can be incorporated in the design workshop to be established with the project team that will be working on the design issues associated with the golf course and driving range in particular. This will be arranged.

It is not considered that the strategic plan for the whole of the Heathcote Valley floor will be compromised by proceeding to work through the design issues with Mr Saunders and his golf course and driving range proposal. It must be remembered that once design issues have been finalised they will still be subject to Mr Saunders obtaining the necessary resource consent.

At its November meeting the Committee asked for information on the likely effects of the proposal on the environment, particularly the estuary and Heathcote Valley floor wetlands. It is considered that these issues can be dealt with in the design workshops to be undertaken once more information is available on the design of the driving range in particular. Officers will continue with the lease negotiations.

The Projects and Property Committee will be updated in the New Year with regard to these issues.

Recommendation: That the officers be requested to continue negotiations with Mr Saunders for a lease for a golf course and driving range on Council-owned land behind Ferrymead Historic Park, on the basis that the issues raised by the Heathcote Valley Community Association will be addressed at a meeting between the Association and Mr Saunders.