

10. SPENCER PARK CAMPING GROUND – RELOCATION OF HOUSE FROM ENGLISH PARK

Officer responsible Leisure Manager	Author Lyll Matchett, DDI 371-1293
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The purpose of this report is to seek Council approval to the sale and relocation of the residence at English Park to a suitable site at the Spencer Park Camping Ground.

In accordance with clause 20.1 of the lease agreement, the lessee, Mr Trevor Inwood (Christchurch Holiday Parks), is required to obtain the landlord's written consent to place additional buildings or structure on the premises.

The house at English Park, which is of weatherboard construction, was set up by Canterbury Soccer as a flat plus office and meeting rooms and is in relatively good condition. The building is suitable for relocation and has been inspected by a transporting firm. The opportunity exists to relocate the building to Spencer Park to a site adjacent to the lodge building and convert it into two tourist flats. This location is also near required services for electricity and sewer. This would then provide complementary accommodation for the lodge building which is regularly used by large groups and organisations and is considered a worthwhile addition to the camp at no cost to the Council.

Mr Inwood has indicated that he would pay for the relocation and renovation costs provided the building becomes his asset. The Property Unit has advised that there is little demand for relocated houses at present and that values for sale of houses for relocation have been in the vicinity of \$1,200-\$3,000. The current book value of this house is \$10,000. However, provision had been made for the fully writing off of this building as part of the redevelopment costs. The estimated costs of relocating and setting up the house for use for accommodation purposes will be in excess of \$20,000. Mr Inwood is prepared to pay a nominal sum for the building to clarify future ownership. As it is being relocated to another Council facility there is an overall benefit being provided for the users of the camping ground.

The tender documents for the English Park construction provided for the separate relocation of this house.

- Recommendation:**
1. That approval be granted for the lessee, Mr Trevor Inwood, to relocate the residence at English Park to the Spencer Park Camping Ground in accordance with Clause 20.1 of the lease agreement, subject to the following conditions:
 - (i) The English Park residence being offered for sale to Mr Inwood of Christchurch Holiday Parks for relocation to Spencer Park Camping Ground for the sum of \$2,000.
 - (ii) The siting of the building being as per the tabled plan and to the approval of the Leisure Manager.
 - (iii) The appropriate building consents and permits and insurances being obtained.
 - (iv) The building being repainted a similar colour to the other buildings within three months of relocation.
 - (v) All costs associated with the relocation and renovation being at the expense of the Christchurch Holiday Parks.
 2. That the remaining \$10,000 book value for the English Park house be written off.