

## 8. PARKLANDS COMMUNITY CHURCH

<b>General Manager responsible:</b>	General Manager Community Services
<b>Officer responsible:</b>	Community and Recreation Manager
<b>Author:</b>	David Rowland, Property Consultant, DDI 941-8053

### PURPOSE OF REPORT

1. The purpose of this report is to advise the Board and the Council that the building located on Council Reserve land at 77 Queenspark Drive, currently owned and occupied by the Parklands Co-operating Church, is to revert to Council ownership effective from 1 February 2006.

### EXECUTIVE SUMMARY

2. The North Canterbury Joint Regional Committee for Co-Operating Ventures have advised that they wish to surrender their lease over Reserve land at 77 Queenspark Drive, Parklands. The Joint Regional Committee own the improvements erected on the site. However the lease makes specific provision that "On termination .... or surrender or otherwise the land and the lessee's building and any other building thereon shall revert to the Council without compensation payable to the lessee or otherwise".
3. From 1 February 2006 the Council will assume ownership of the building and it then will be available for either Council operational use or alternatively local community groups.

### FINANCIAL AND LEGAL CONSIDERATIONS

4. The building is located on the Parklands Reserve immediately adjacent to the Parklands Community Centre in Queenspark Drive and has an underlying zoning of O2.
5. By accepting the ownership of the Church building Council will be required to budget operating costs such as rates, insurance and future interior and exterior building maintenance. Funding to the end of June 2005 will be covered from the Community and Recreation budget and provision for standard operating costs such as rates, insurance and security will be provided for in the 2006/07 budgets.
6. The lease is specific in that no compensation is payable for the building improvement however Council will assume ownership of "chattels" currently in the building. These are being agreed with the Joint Regional Committee and have a value not greater than \$5,000. The Council unit accepting final "ownership" (the Community and Recreation Unit) will be able to fund this expenditure.

### STAFF RECOMMENDATION

It is recommended that the Council pursuant to clause 2 (b), of the Deed of Lease between the Council and Church Property Trustees, accepts effective from 1 February 2006 the surrender of the lease and reversion of the building located on the site at 77 Queenspark Drive, Parklands without compensation being payable except for the assessed chattels.

### CHAIRPERSON'S RECOMMENDATIONS

1. That the abovementioned recommendation be adopted.
2. That the Board recommends that when registrations of interest are requested, that priority be given to groups that will provide benefit to the Parklands community.

## BACKGROUND

7. Late in 2003 representatives of the Parklands Co-operating Church advised that the church was no longer able to attract a congregation and would close. They at that stage anticipated this would happen by early 2004. The attached plan shows that the building forms an integral part of the total Community Centre complex and given this and the age and form of construction the buildings demolition or disposal by removal is not an option. There is no other purchaser apart from the Council for the building given the restraints of being located on the Reserve.
8. The lease was originally entered into under the Reserves Act 1977 by the former Waimairi County Council for a term of 33 years from 1 April 1988 at 10 cents per annum. The un-expired term subject to the surrender is 15 years.
9. Council staff have for some time been in discussion with the church representatives and have now formally been advised that all partners in the co-operating venture have now agreed that the Parklands Co-operating Church facility should now be transferred to the Council.
10. A deed of surrender has been submitted to the Church Property Trustees as the lease holder on behalf of the various church groups and the documentation reflects that no compensation will be payable.
11. This property will be processed internally by the Property Consultancy Team in terms of the property decision-making flow chart. This process will determine the highest and best use for the building should there be more than one interested party.
12. As part of the property decision-making process the Community and Recreation Unit will work with the Property Consultancy Team to call for expressions of interest from community organisations who consider the facility an appropriate site from which to deliver community or social services and outcomes. The Unit has developed a process/criteria to gather information regarding all aspects of the community group, from governance structures and financial status, to ability to contribute to the LTCCP Community Outcomes and Council Strategic Directions. As a result of this process the Unit will then forward a recommendation proposing a preferred tenant/agency or alternate community usage. It should be noted that staff have ascertained that there is considerable interest locally in this facility now that ownership and control is to revert to the Council.
13. Community and Recreation Unit, Engagement Team staff consider that the adjacent Parklands Community Centre offers local user groups adequate casual and term access and that the ex-Co-operating Church building would best suit and house an agency/organisation as a permanent base from which to deliver local services. The ultimate end-use for the premises as mentioned above will be determined following the property decision-making flow chart and the facility may well end up being managed as part of the Community and Recreation Unit's Community Facilities portfolio.