



Christchurch City Council

PARKS AND RECREATION COMMITTEE AGENDA

WEDNESDAY 8 APRIL 1998

AT 4.00 PM

IN THE NO 2 COMMITTEE ROOM, CIVIC OFFICES

Committee: Councillor Gordon Freeman (Chairman), The Mayor, Ms Vicki Buck, Councillors Carole Anderton, Graham Berry, David Buist, Graham Condon, David Cox, Ishwar Ganda and Gail Sheriff.

Principal Adviser
Alistair Graham
Telephone: 371-1881
Fax: 371-1267

Committee Secretary
Julie Sadler
Telephone: 371-1438
Fax: 371-1786

- PART A - MATTERS REQUIRING A COUNCIL DECISION
- PART B - REPORTS FOR INFORMATION
- PART C - DELEGATED DECISIONS

INDEX

- PART C 1. APOLOGIES
- PART B 2. DEPUTATIONS BY APPOINTMENT

PARKS SECTION

- PART A 3. CHRISTCHURCH KART CLUB RR 7428
- PART B 4. PROPOSAL TO RELEASE GRASS CARP AND SILVER CARP INTO VICTORIA LAKE, ALBERT LAKE AND KIOSK LAKE - HAGLEY PARK RR 7466

8. 4. 98

- 2 -

**PART A 5. WAKEFIELD AVENUE PROPOSED RESERVE PURCHASE
FILL AND RECREATIONAL USE RR 7417**

PART A 6. APPLICATION FOR EASEMENT OVER TRIPP RESERVE RR 7263

PROMOTIONS SECTION

PART A 7. SHOWTIME CANTERBURY ECONOMIC IMPACT STUDY RR 7422

PART A 8. EVENTS FUNDING POLICY RR 6955

LEISURE SECTION

PART A 9. ASCOT GOLF COURSE DRIVING RANGE RR 7243

**PART A 10. SPENCER PARK APPLICATION TO RELOCATE
ADDITIONAL BUILDING RR 7425**

**PART B 11. INTERNATIONAL PARALYMPIC WORLD SWIMMING CHAMPIONSHIPS,
QEII SPORT AND LEISURE COMPLEX - 12-17 OCTOBER 1998 RR 7426**

PART B 12. PERFORMANCE OF ASSOCIATIONS RENTING LEASED FACILITIES RR 7424

PART C 13. RESOLUTION TO EXCLUDE THE PUBLIC

1. APOLOGIES

2. DEPUTATIONS BY APPOINTMENT

(a) INTRODUCTION OF GRASS CARP TO LAKE VICTORIA, HAGLEY PARK

Mr Matthew Turnbull and Ms Eugenie Sage of the Forest and Bird Society will make submissions regarding the proposal to introduce grass carp to Lake Victoria, Hagley Park. Clause 4 refers.

(b) MINI GOLF COURSE PROPOSAL, HAGLEY PARK

Mr Stephen Godfrey will present a proposal for developing and operating a miniature golf course in Hagley Park.

(c) SUMNER CROQUET CLUB LAND

Mr John Freeman will address the Committee in support of the proposal to purchase the above land for reserve purposes. Clause 5 refers.

(d) QEII PARK - GOLF DRIVING RANGE AND ASCOT GOLF PARK

Mr James Draper of NZ Premier Golf Driving Range will speak in support of his company's application to assign the above lease. Clause 9 refers.

PARKS SECTION

3. CHRISTCHURCH KART CLUB

RR 7428

Officer responsible Park Manager	Author Robyn Taylor, Area Parks Officer
Corporate Plan Output: Consents and Applications	

The purpose of this report is to seek approval to extend the Christchurch Kart Club track located at the Carrs Road Raceway and to explore the possibility of reconstituting the previous Carrs Road Raceway Sub Committee to investigate the eventual relocation of the club adjacent to Ruapuna Raceway.

BACKGROUND

The Christchurch Kart Club is located on Christchurch City Council reserve land which is zoned Recreation One in the Paparua Section of the Transitional District Plan. In the Proposed City Plan, the reserve is open space 3 zone. In both the Transitional and Proposed Plans, the reserve is surrounded by a rural zone.

3 Cont'd

In 1995, the Christchurch Kart Club made application to the Council to extend their raceway at Carrs Road. This application was approved subject, amongst other things, to the work being completed within two years. This extension was postponed as it was considered that the club may move to a more suitable site adjacent to Ruapuna Raceway. The earlier approval has now lapsed.

At the Parks and Recreation Committee meeting of 22 March 1996, a sub-committee comprising the Chairman and Councillors Buist, Cox, Ganda and Wright was appointed to assess the implications of relocation of the Kart Club. After investigation, the sub-committee concluded that:

1. The Christchurch Kart Club's present lease of the site should be respected.
2. The club's activities were not creating a sufficient nuisance to justify relocating the activity to another site at the present time.
3. As the residential development moved closer to the raceway, the club's activities could become a greater problem to the local community, and the relocation issue could be revisited at that stage.

The issue of urban growth and motorway alignment are still unresolved.

CURRENT APPLICATION

The Christchurch Kart Club request that extensions are once again considered as they require a short term solution to enable them to host the 1999 New Zealand Sprint Championships and the NZ Sprint Grand Prix Titles this coming Christmas/New Year and again in the year 2000. The club has expressed its intention to have a kart racing facility of an international standard operational by the year 2000.

The club's Track Sub-Committee have re-evaluated the extension and other works as proposed in 1995 and are now proposing to:

1. Extend the track by 150 metres, rather than the 180 metres as initially proposed.
2. Repair some of the track surface including the pit entry.
3. Provide a security area for post race technical inspection within a part of the unused raceway.
4. Upgrade the safety fences.
5. Repair, but not upgrade the children's play area.

No building extensions are now proposed, such as the extension to the control tower on top of the clubrooms.

3 Cont'd

Initially, the extension would have brought the track 100 metres closer to the Westlake residential development. The modifications to the proposed extensions have reduced this to approximately 50 metres.

It is estimated by the Christchurch Kart Club that the extension and upgrade will cost approximately \$80,000. This is to ensure that they are able to secure top national kart meetings over the next three years. The club wish to begin the extensions to the raceway immediately.

Under the provision of both the Transitional and Proposed City Plans, an extension to the raceway track is a permitted activity subject to compliance with the noise standards under the Proposed Plan relating to the raceway. Depending on the level of contouring required, there may be an earthworks consent required for the track extensions.

RELOCATION ISSUE

Residential subdivision has been allowed to within 400 metres of the east boundary of the Raceway. This has resulted in complaints from local residents regarding the noise form the Kart Club. The Westlake Precinct Group notified the Office of the Ombudsmen regarding the Council's failure to enforce the noise levels in its District Plan and regarding non-reply to correspondence. This has since been discontinued due to the Office of the Ombudsmen having received no further correspondence from the Westlake Precinct Group following the Council's release of information to them.

Pressure is also evident from land owners who want the club to relocate to another site so that rezoning and residential subdivision of the rural zone can take place. Ruapuna Park is the option preferred by Council staff and the club, as it would consolidate the city's motorsport activities in an area remote from residential development.

The option of purchasing 4 ha of land adjacent to Ruapuna Park situated on the corner of Leggett and Hasketts Road was considered by the Council at its June 1996 meeting. This was declined because the Council did not see kart relocation as being necessary at that time.

Fulton and Hogan have since been negotiating to purchase these two properties beside Ruapuna as well as possible use of the Justice Department land at the back of Ruapuna for the purpose of removing shingle. Council Parks Officers have been discussing with Fulton and Hogan the possibility of acquisition of this land after it has been quarried. It is proposed that this area, once quarried, could be landscaped into amphitheatres in preparation for Council acquisition. This area could be ideal for the development of a Kart circuit and car park extension for Ruapuna. It is estimated by Fulton and Hogan that quarrying will take approximately two years with possible acquisition by the Council of the land being within the years 2000/2001.

This would provide a long term solution for the Christchurch Kart club, consolidate the city's motorsport activities in an area remote from residential development and minimise noise to the surrounding area with the activity being beneath the surrounding ground level.

3 Cont'd

CONCLUSION

The Christchurch Kart Club has held off necessary improvements to their facilities since 1995, pending relocation investigations. The Council decided in June 1996 not to pursue the club's relocation at that time.

The club has applied for the minimum level of improvements to enable them to host international standard events. They still support medium term relocation. It is considered that the club's improvements are reasonable and should not significantly increase the nature of their existing use of the reserve, noise etc. Further local opposition to the Kart Club's current activities would be significantly reduced if the Council can pursue and negotiate a reasonable timetable for their eventual relocation with all relevant parties, eg 2-5 years. An agreed timetable is important to enable any approved residential subdivision to proceed and thereby realise capital to assist in the club's eventual relocation.

With a view to progressing a longer term relocation of the club it would appear that there should be discussion between all parties involved. To this end there could be merit in reconvening the earlier sub-committee to initiate early discussions on the relocation proposal and to determine the financial implications involved in any such relocation.

- Recommendation:**
1. That the Christchurch Kart Club's short term extension be approved, subject to all necessary consents being obtained.
 2. That the previous Carrs Road Raceway Sub-committee be reconstituted to facilitate discussions with representatives from the local resident, Kart Club, Fulton and Hogan and Council Officers to consider a relocation strategy for the Christchurch Kart Club.

The Chairman comments:

On Sunday 22 March I visited the site during a race meeting. I also took the opportunity to assess the effect of the club activities on the adjacent residences. I did not consider that the activity created a nuisance to local residents.

Chairman's

Recommendation: That the above recommendation be adopted.

4. PROPOSAL TO RELEASE GRASS CARP AND SILVER CARP INTO VICTORIA LAKE, ALBERT LAKE AND KIOSK LAKE - HAGLEY PARK

RR 7466

Officer responsible Parks Manager	Author Warwick Scadden, Horticultural Operations Team Leader
Corporate Plan Output: Consents, pp 9.4.8	

The purpose of this report is to provide Councillors with the background on an application which has been made to the Department of Conservation for consent to release Grass Carp and Silver Carp into Victoria Lake, Albert Lake and Kiosk Lake within Hagley Park and the Botanic Gardens.

BACKGROUND INFORMATION

In 1997 Agriculture New Zealand Limited were commissioned to conduct an audit of the weed, disease and pest control options for the Botanic Gardens, Hagley Park and Mona Vale. Among the investigations was the method used to control oxygen weed and algal bloom within the lakes. Weed control in Victoria Lake had been achieved in the past by the use of a weed cutter boat and more recently by the use of 'Torpedo' an aquatic form of Diquat.

The report noted that oxygen weed had been a major problem in Western Springs (Auckland) to the extent that the lake was almost covered with it. Grass carp had been introduced into the lake with great success to the extent that Grass Carp are now used extensively in Auckland to control oxygen weed and other water weeds. It was recommended that the Parks Unit investigate the use of Grass Carp and Silver Carp in areas such as Victoria Lake.

The following steps have been taken:

- (a) The authorities managing Western Springs water areas were contacted to seek information on the issues relating to using carp for control of water weeds.
- (b) Resulting from these investigations, Mr Gray Jamieson, of NZ Water Management was consulted to prepare a risk assessment report for the introduction of Grass Carp and Silver Carp into Victoria Lake, Albert Lake and Kiosk Lake.
- (c) Public notification was made in December and January in the Christchurch Press, of the application for consent to release Grass Carp and Silver Carp in Victoria Lake, Albert Lake and Kiosk Lake.

Six submissions have been received by the Department of Conservation and these are to be heard at a hearing at the Department of Conservation office, 133 Victoria Street, Christchurch on 21 April 1998 commencing at 9.00 am.

A report will be prepared on the outcome of the submissions and hearing by the Department of Conservation to the Minister of Conservation approximately one month from the date of the hearing, with the appropriate recommendation.

Chairman's

Recommendation: That the information be received.

**5. WAKEFIELD AVENUE PROPOSED RESERVE PURCHASE
FILL AND RECREATIONAL USE**

RR 7417

Officer responsible Parks Manager	Author Dean Aldridge, Planning Technician
Corporate Plan Output: New Assets Reserve Purchases	

The purpose of this report is to provide the information requested by the Parks and Recreation Committee at its March meeting relating to the costs of filling the Wakefield Avenue site to the standard necessary for year round use, together with an indication of the likely level of use of the proposed reserve.

Committee members will recall the report on this issue, presented at the March Parks and Recreation Committee meeting, showed that a majority of Sumner residents returning comments on a letterbox-drop wanted the Council to purchase the Sumner Croquet site for a public reserve. As a result of discussion on that issue, the report was deferred and the Parks Manager was requested to report back to the committee on the cost of bringing the property up to the standard necessary for year round use, together with an indication of the likely level of use of the proposed reserve.

This report addresses those two issues.

COST OF FILL

The Parks Unit has received a quotation (tabled) from a local excavating and cartage contractor, Keith Beardsley, for filling of the site, which states:

“We undertake to fill the low lying area to any given height at no cost to the Christchurch City Council. Any clearing or additional machine hire will be charged to the Council at agreed rates.”

Therefore the cost of filling the reserve would not be an issue.

LIKELY LEVEL OF USE OF THE PROPOSED RESERVE

The level of use of the proposed reserve would in part be dependent on what facilities are provided, and this would be the subject of a design plan circulated to the community for further consultation, as was mentioned in the March report. However we do have some idea about what the residents would most like to be provided as this was one of the questions in the letterbox-drop delivered to the community. According to these results, it seems the croquet club could retain two greens and the club house, thereby taking up about half of the proposed reserve area. The club’s lease tenure could be reviewed after say five years following the development of the remaining area.

Other popular uses for the proposed reserve included a garden/passive area, picnic area, seating, children’s play area, petanque court, volleyball/basketball/netball court (all could be provided on the same surface). Since these were all popular options requested by the local community, it seems reasonable to assume that if these items were provided the reserve’s level of use would be very high. All of these options could be accommodated on land not used by the croquet club with a good landscape design.

5 Cont'd

Another point to consider would be the amount of infill housing and intensive developments such as the Cave Rock apartments. As reported at the March meeting of this committee, the sub-committee appointed to investigate this issue found that Sumner is not well served in terms of flat park areas with St Leonards Square being the only such reserve in the suburb. Sumner continues to attract new residential infill developments, not only increasing demand for recreation reserves, but also the value of land. The combination of rising property values and the scarcity of suitable land led the majority of the sub committee to the conclusion that the present proposal represented a good opportunity to secure for reserve purposes what is virtually the last area of green open space in Sumner. In the ensuing four or five months that situation will not have improved, and it is submitted that the proposal before the committee still represents good value for citizens of Sumner.

Given the fact that there would be no costs associated with filling the area to any desired height and the obvious potential for intensive use of the reserve as indicated in submissions reported at the March meeting of this committee and repeated here, the Parks Unit agrees with the Parks and Recreation sub committee and believes that the purchase should proceed.

The report to the July 1997 meeting of the Committee on the proposal is attached.

The owners of the property have been most co-operative throughout the negotiations by allowing the Council extensions of time for further investigation and public consultation on this issue. As nine months have now elapsed since the proposal was first considered by the Committee, the Church Property Trustees would like the Council's decision on the property purchase by 30 April.

- Recommendation:**
1. That the Wakefield Avenue land be purchased from the Church Property trustees for reserve purposes at the price of \$305,000 (GST inclusive) subject to the trustees meeting the costs of the survey and legal work to be undertaken on their behalf by the Council.
 2. That a design be prepared for the area, utilising existing public submissions, and comments on the design be invited via a further leaflet to local residents and interested groups.

Chairman's

- Recommendation:** That the Wakefield Avenue land be purchased from the Church Property trustees for reserve purposes at the price of \$305,000 (GST inclusive) subject to:
1. The trustees meeting the costs of the survey and legal work to be undertaken on their behalf by the Council.
 2. The filling of the site to the standard specified by the Parks Manager being at no cost to the Council.
 3. The reserve design plan providing for full utilisation of the reserve for a range of recreation purposes.

6. APPLICATION FOR EASEMENT OVER TRIPP RESERVE

RR 7263

Officer responsible Parks Manager	Author Property Services Officer, Bill Morgan 3/8/179
Corporate Plan Output: Neighbourhood Reserves - Parks Unit	

PURPOSE OF REPORT

An application has been received from the owner of 70B Avonhead Road for a stormwater and sewer easement through Tripp Reserve to service a five lot subdivision being undertaken on his property. As the land is subject to the Reserves Act 1977 it will be necessary to obtain the Council's consent in accordance with Section 48 of the Act to the proposed easement.

PROPOSAL

As indicated above, the Council has been approached by the owner of the property situated at 70B Avonhead Road to acquire easements over Tripp reserve and these are depicted on the attached plan as parcels "N" and "P" which will service the five lots of the proposed subdivision. At the present time an existing stormwater easement runs along the western boundary to the reserve and the application is to connect the subdivision to the stormwater outfall across the area as depicted as parcel "N". In addition, consent is sought to run the sanitary sewer along the southern boundary of the reserve to connect with the outfall in Tripp Place. This is shown as parcel "P" on the plan. While the sanitary sewer line will service a private subdivision, it should be noted that because the pipe exceeds 150mm diameter the Council will accept responsibility for its maintenance up to the property boundary and as such an easement will not be required over the line although the Council's approval is required to allow it to be installed across the reserve.

In considering the application the developer was asked to consider alternative proposals but none of these are viable given that the agreement of seven private owners would be required to locate the pipelines through their properties. Tripp Place and the reserve run along the southern side of the Avon River, the reserve being on the northern side of Tripp Place and Corfe Street. The proposed sanitary sewer is located to the southern side of the reserve and along the northern boundary of the property located at 6 Tripp Place. The reserve along this boundary is currently unplanted, is level in contour and can easily be reinstated to its present condition following the completion of the works. This matter has been discussed with the adjoining owner who has no objections to the proposal.

Given that the proposed easements present the developer with the least line of resistance and are a cheaper option, the Council engaged the services of Ford Baker, Registered Public Valuers, to assess the compensation payable for the easement. A sum of \$9,500 including GST has been assessed and accepted by the owners. In addition the applicants are to meet all survey and legal costs associated with the granting of the easement and will be required to restore the ground to its original condition following completion of the works.

6 Cont'd

As the proposal will not materially alter or permanently damage the reserve it is not necessary to publicly advertise the intention and given that the Council will assume responsibility for the future maintenance of the pipeline through parcel "P" once it has been laid the advertising requirements of the Reserves Act can be dispensed with. The Department of Conservation's consent will still, however, be required and is currently being applied for, subject of course, to the Council's agreement being obtained.

This report has been referred to the Riccarton/Wigram Community Board for information.

- Recommendation:**
1. That the Council consent to the granting of an easement to drain stormwater over parcel "N" depicted on the attached plan.
 2. That approval be given for the laying of the sanitary sewer pipeline across parcel "P" on the attached plan.
 3. That all work be undertaken under the supervision of the Parks Unit and that the ground be restored to its original condition following completion of the works.
 4. That the developers pay the sum of \$9,500 including GST for the easement as well as meeting all legal and survey costs associated with its creation.
 5. That the Department of Conservation's consent be obtained to the easement.

Chairman's Recommendation: That the above recommendation be adopted.

PROMOTIONS SECTION

7. SHOWTIME CANTERBURY ECONOMIC IMPACT STUDY

RR 7422

Officer responsible Communications and Promotions Manager	Author Julie Battersby
Corporate Plan Output: City Promotional Activity	

The purpose of this report is to present the findings of the Showtime Economic Impact Survey initiated by the Communications and Promotions Unit in November 1997.

BACKGROUND

Of the annual key festivals core funded by the Christchurch City Council, it has always been believed that Showtime Canterbury, and previously Cup Carnival Week, has provided the greatest economic value to the city.

7 Cont'd

The Communications and Promotions Unit, as co-ordinators of the festival, commissioned researchers to identify the economic impact to the city and seek information on behaviour and visitation patterns of attendees at the 1997 Showtime Canterbury events.

This research was conducted by Stephen Espiner and Anne Hindson who had previously completed an economic impact study on the World Golden Oldies Rugby Festival in 1995 for the City Council.

RESEARCH OBJECTIVES

The objectives of the research were to evaluate economic impact and assess the potential for enhancing the economic impact to the city.

The research included:

- Determining the profile of those attending the hallmark events of Showtime Canterbury
- Providing an assessment of the behavioural and visitation patterns of both local and out of town visitors around Showtime Canterbury events
- Determining event expenditure at the Showtime hallmark events by both locals and visitors
- Estimating total expenditure by out of town visitors and to evaluate the economic impact of the Showtime Hallmark events on the Christchurch economy.

KEY FINDINGS

The number of people surveyed was 1151, with just over thirty per cent from outside metropolitan Christchurch.

Of the 32% of visitors from outside the Christchurch metropolitan area, the greatest representations were from:

- Central Canterbury (31.5%)
- South Canterbury (15.6%)
- North Island (14.0%)

65% of visitors were between 15 and 44 years of age.

Results showed overwhelmingly (80%) that visitors from outside Christchurch visited the city specifically to attend the Showtime Festival.

The direct value added impact, which represents the actual income retained in the community after cost, is calculated at 13.5 million dollars.

The direct economic output generated by the Showtime events surveyed is estimated at 28.6 million dollars. (The multiplier effect represented by applying a multiplier to the direct economic output is 53.5 million dollars).

7 Cont'd

CAPITALISING ON THE OPPORTUNITY IN FUTURE

The specific findings from this survey indicate that Showtime Canterbury provides a vehicle to encourage greater visitation to the city during the month late October to mid November each year.

Accommodation: There is still accommodation room capacity available in the city during Showtime Canterbury to attract out of town visitors. By encouraging the growth of the festival we can increase occupancy.

International Linkage Opportunity: At the December meeting of the Council, Councillors agreed in principle to the alteration of the annual date definition for Canterbury anniversary day. Assuming this becomes reality, the hallmark events of Showtime Canterbury will fall immediately following the annual Melbourne Cup. This will provide opportunity to develop packages between Melbourne and Christchurch to take in both racing carnivals.

Domestic Tourism Opportunity: Research indicated that a total of 32% of attendances at Showtime Canterbury hallmark events were from outside of Christchurch, with 14% being from the North Island. To grow this figure, additional promotion of Showtime Canterbury will need to be targeted outside of the Christchurch area.

Industry Partnerships: The growth of Showtime Canterbury could be encouraged through initiating greater joint venturing with the hallmark events and the local retail and business sector.

- Recommendation:**
1. That the report be received.
 2. That staff develop for the Council's approval a marketing plan to capitalise on opportunities for growth.

Chairman's

Recommendation: That the above recommendation be adopted.

8. EVENTS FUNDING POLICY

RR 6955

Officer responsible Communications and Promotions Manager	Authors Susan Selway and Julie Battersby
Corporate Plan Output: Events and Festivals: Vol II pp 7.5 text 4	

The purpose of this report is to recommend an amendment to the Council's policy for funding of Festivals and Events. At the March meeting of the Council the policy was referred back to the Committee for amendment to allow flexibility in evaluation of the core funded festivals to ensure we continue to meet the needs of the community. Committee members will recall discussing the guidelines for implementation at the March 1998 Committee meeting. The guidelines for implementation for festival evaluation have been attached for information.

8 Cont'd

BACKGROUND

A number of recommendations relating to festival and event funding were adopted by Council in June 1997, including a policy for festivals and events funding.

In addition, the Council also agreed the following:

- (i) *That festivals receiving core funding in the 1997/98 Annual Plan are given funding on a three year rolling basis subject to satisfactorily meeting Council objectives, as defined in its evaluation and monitoring strategy.*
- (ii) *That the first formal evaluation after twelve months be used to assess festivals funding for the next three year period and applied annually thereafter.*
- (iii) *That the Communications and Promotions Unit consult with the events industry in relation to the strategy for monitoring and evaluation of festivals and events.*

CONSULTATION

Consultation has taken place with members of the industry and issues raised relating to the implementation strategy have been addressed.

FESTIVALS AND EVENTS FUNDING POLICY

The amendments to the policy are presented in bold italics below.

CHRISTCHURCH CITY COUNCIL FESTIVALS AND EVENTS POLICY

The Christchurch City Council is committed to a lively and dynamic city which is enhanced by a range of events and festivals that:

- increase the well-being of residents
- attract economic benefits through growth in the number and length of stay of visitors
- promote the establishment of industry related business activity and employment opportunities for residents
- ***maintain Christchurch's position as a leader in events***

The outcomes of this policy will be to:

- meet the needs of residents and visitors for enjoyment, sport, recreation, art and culture
- promote healthy lifestyles of residents through participation in events;
- provide a great place to live where residents are provided with both free and paid entertainment of a standard that meets or exceeds their expectations
- improve residents and visitors understanding of the cultural diversity of the city

8 Cont'd

- enhance the Unique Identity (as described in the Council's strategic objectives of Christchurch, both nationally and internationally)
- grow business in the city in related industries
- provide employment opportunities for technical, artistic and sports related residents
- provide related Christchurch businesses with the opportunity to expand their products and/or services into other parts of New Zealand and internationally
- increase the number and length of stay of visitors to the city; and
- improve the understanding and respect for Christchurch both nationally and internationally
- *maintain a vibrant and dynamic calendar which encourages cutting edge events*

The roles the Council will have in this policy are:

- provider: directly organising and funding festivals and events
- funder: providing financial resources to external events providers
- advocate: representing the interests of the local events industry
- evaluation: measuring the success of Council funded events and festivals
- monitoring: observing quality and delivery of Council funded events and festivals
- resource facilitation and provision: providing an events advisory service *and co-ordination of* the events industry
- promoter: generically promoting the Christchurch calendar of events and festivals
- *encouraging: creativity, spontaneity, innovation and fun in events management*

The guidelines for implementation of the policy have been developed and are attached for information.

- Recommendation:**
1. That the report be received.
 2. That the Council adopt the amendments to the Festivals and Events Funding Policy identified in this report.
 3. That in the evaluation and monitoring of events and festivals, the system developed by KPMG be used as a guideline only.

Chairman's

- Recommendation:** That the above recommendation be adopted.

LEISURE SECTION**9. ASCOT GOLF COURSE DRIVING RANGE**

RR 7243

Officer responsible LACSU Manager	Author Property Services Officer, Lewis Burn
Corporate Plan Output: Golf Courses - leased, QEII Golf Parking	

The purpose of this report is to put before the Council an application to assign the lease of the Ascot Golf Course and Driving Range, QEII Park.

INTRODUCTION/BACKGROUND

NZ Premier Golf Ranges Limited, an Auckland based company, hold the lease of the Ascot Golf Course and adjacent driving range. The lease commenced on 1 November 1993 and runs until 31 October 2012. The rental for the golf course and driving range facility is turnover based with the base rent paid to 31 March 1998. The restaurant (Trundlers Café) in the administration building is sub-leased, this agreement providing for, with the consent of the Council, the operation of a function centre which is open Sunday to Wednesday to 12.00 midnight and Thursday to Saturday to 3.00 am.

The lessee has applied to the Council to transfer its leasehold interest to S W Jang Investments Limited, a company incorporated in Christchurch. It is understood that the sale of the business is part of a general commercial consolidation by New Zealand Premier Golf Ranges Limited for the purposes of further investment and not in any way related to the performance of the QEII golfing facility. The lease provides for an assignment with the prior written consent of the Council, provided conditions relating to character, financial resources, business experience, guarantees, costs and performance of lease covenants are fulfilled.

PROPOSED ASSIGNEE

The proposed transferee company, S W Jang Investments Limited, was incorporated under the Companies Act 1993 on 2 July 1997, having its registered office in Christchurch. A company search is held. Mr Seung Woo Jang is the sole shareholder and governing director. The company is to part finance the purchase of the lease by borrowing against presently unencumbered freehold properties in Christchurch. Although Mr Jang has substantial business investments in Korea, the New Zealand investments (including purchase of the lease) are to be treated on a stand alone basis financed independent of the Korean investments. It is understood Mr Jang is to make further investment in New Zealand with a genuine desire to become a permanent resident.

Mr Jang has appointed Mr David Cho, a Korean who has permanent residence in New Zealand, as his General Manager who will personally oversee the operation of the golf course and driving range.

9 Cont'd

Personal Profiles

Mr Seung Woo Jang is 35 years of age married with a young family and currently resides in Seoul. He holds a Bachelors Degree in Engineering from the University of Yonsei Seoul and a Masters Degree in Management Information Systems from the Academy of the University of Southern California, USA. Mr Jang is a regular visitor to Christchurch and apparently intends to eventually settle with his family in Christchurch as soon as transitional business arrangements allow.

Mr D K Cho, a resident with family in Christchurch, is a retired Korean Air Force Officer, who moved to New Zealand in 1994. Mr Cho is a keen golfer and during his time as base Commander at the Seoul Air Force he designed and oversaw the construction of a nine hole golf course at the base which he personally managed. This facility it is understood has been very successful and has become highly sought after by both the base personnel and residents of Seoul. Mr Cho holds a degree of Master of Administration from the Yun Sei University in Seoul and at one time was the personal pilot for the President of Korea.

Creditworthiness/Character

Statements are held from Archer Polson Rattray, Solicitors, and Clifford Chan & Co, chartered accountants, testifying to the character and financial position of Mr Jang. It is evident that Mr Jang has substantial and successful business interests in Korea as well as commercial and residential property in Christchurch and that the company is well placed financially to purchase the business and meet the financial obligations of the lease. References from his bank and Whittle Knight, real estate agents, speak highly of Mr Jang's integrity, honesty, business acumen and financial standing. Full financial details of the transaction along with detail of Mr Jang's investments are held and while not disclosed in this report for reasons of confidentiality can be made available to Councillors on request. The Leisure and Community Services Manager, Alistair Graham, and the Property Services Officer, Lewis Burn, have met with Mr Cho and his solicitor, Mr Polson, and have emphasised the special provisions of the lease that require a close working relationship between the Council and tenant. The solicitor has indicated that his client fully understands these provisions and he will continue to co-operate with Council to explore new opportunities to enhance and improve various aspects of the operation. It is understood that the current staffing will remain in place and that Mr Jang will on confirmation of all consents chair a meeting of the company, staff employees and if required appropriate Council officers to ensure a smooth transition.

Overseas Investment Commission

The approval of the OIC is required and as at the date of writing this report the advice from the purchaser's solicitor is that the application is proceeding favourably. A deed of assignment incorporating a covenant and the personal guarantee of Mr Jang to perform the terms and conditions of the lease is to be delivered to the Council on confirmation that the consent of the OIC has been granted.

9 Cont'd

CONCLUSION

As the assignment conditions of the lease will be fulfilled on receipt of the Deed of Assignment it is recommended that the transfer of the lease be approved.

Recommendation: That the Council approve an assignment of the lease of the Ascot Golf Course and Driving Range from New Zealand Premier Golf Ranges Limited to S W Jang Investments Limited subject to:

1. The consent of the Overseas Investment Commission being granted.
2. A deed of assignment being executed by the parties and delivered to the Council to incorporate a covenant and the personal guarantee of Mr Jang as governing director of the transferee company to perform the terms and conditions of the lease.
3. All costs associated with the application being met between vendor/purchaser.

Chairman's

Recommendation: That the above recommendation be adopted.

**10. SPENCER PARK APPLICATION TO RELOCATE
ADDITIONAL BUILDING**

RR 7425

Officer responsible Leisure & Community Services Manager	Author Lyall Matchett
Corporate Plan Output: Camping Grounds: Leased Spencer Park	

The purpose of this report is to seek Council's approval for the placement of an additional building by the lessee, Mr T Inwood, at Spencer Park Camping Ground.

In accordance with clause 20.1 of the lease agreement, Mr Inwood is required to obtain the landlord's written consent to place additional building or structures on the premises.

An application has been received to place a modern aluminium clad building on the camping ground near the main amenity block. This building is 13.5 metres long and 4.5 metres wide and will be used for additional self contained accommodation.

Photos have been provided of the building and will be tabled at the meeting. A copy of the site plan for the building is attached. No trees are affected by the siting of the building.

10 Cont'd

Recommendation: That approval be granted for the lessee, Mr T Inwood, to place the additional building, as detailed in the application, at Spencer Park Camping Ground in accordance with clause 20.1 of the lease agreement, subject to appropriate consents being obtained.

Chairman's

Recommendation: That the above recommendation be adopted.

**11. INTERNATIONAL PARALYMPIC WORLD SWIMMING CHAMPIONSHIPS,
QEII SPORT AND LEISURE COMPLEX - 12-17 OCTOBER 1998**

RR 7426

Officer responsible Leisure and Community Services Manager	Authors Melissa Slater and Lesley Symington
Corporate Plan Output: Special Events/Activities	

The purpose of this report is to inform the Parks and Recreation Committee of progress to date on the organisation of the International Paralympic World Swimming Championships which will take place at Queen Elizabeth II Park over six days from 12-17 October 1998.

BACKGROUND

The opportunity to bid for this event arose early in 1997 and Parafed Canterbury, with the support of the Christchurch City Council, approached the Hillary Commission for its support. Both the Christchurch City Council and the Hillary Commission agreed to support the bid with financial backing.

The bid was successful in late 1997 and planning was put in place with the appointment of Neil Blanchfield to manage the administration aspects of the event.

THE EVENT

The International Paralympic World Swimming Championships is the most significant disabled sports event ever held in New Zealand.

This event, which was last held in Malta in 1994, drew 500 competitors from 45 nations. For Christchurch that total has already been surpassed, with 599 athletes plus 267 officials from 56 nations expressing their intent to participate in the championships. This will increase slightly as we are yet to hear back from three further nations.

THE ATHLETES

The athletes participating at these championships will compete in five categories. These are:

11 Cont'd

Amputees
 Cerebral Palsy
 Intellectual Disability
 Wheelchair
 "Les Autres" (the others)

The world championships are the last opportunity for swimmers to qualify for the Sydney 2000 Paralympics.

The Christchurch world championships is truly an international event, the first in the city to include so many athletes from such a wide representation of countries and will bring significant economic benefit to the city.

Chairman's

Recommendation: That the information be received.

12. PERFORMANCE OF ASSOCIATIONS RENTING LEASED FACILITIES RR 7424

Officer responsible Leisure & Community Services Unit Manager	Author Lyll Matchett
Corporate Plan Output: Leased Facilities	

The purpose of this report is to update the Committee on the financial performance of the Associations which lease Council facilities. This report has been prepared in response to a request from the Parks and Recreation Committee following approval to reduce rentals for 2 years in September 1997. The rentals were reduced by \$6,250 per annum for the following three Associations which brings their rent down to:

Canterbury Softball Association	Cuthberts Green	\$4,556
Canterbury Hockey Association	Porritt Park	\$4,522
Canterbury Soccer Association	English Park	\$8,642

As well as reducing the rent, the Committee also agreed to pay for insurance premiums on the facilities, as this was previously their responsibility under the lease.

In the case of Canterbury Softball, a refund of security monitoring costs was also authorised, due to the regular vandalism and burglaries that their facility endures.

The following analysis of the three associations annual accounts does not encompass the period affected by the reduced rent and insurances as this only came into force from 1 October 1997.

CANTERBURY SOFTBALL ASSOCIATION (CUTHBERTS GREEN)

The period for the analysis is for the financial year ended 31 May 1997. It does not encompass the 1997/98 season which is nearing completion.

12 Cont'd

The overall financial situation of the Association worsened during the 1996/97 season with a loss of \$12,685 incurred on operation of the Senior Association and a loss \$4,925 on the Junior Section.

During the year the Association reduced its administration costs. However the levy payable to the NZ Softball Association increased by \$7,000. The increase in club and team levies of \$4,000 did not offset this payment in full.

Trading income, mainly bar and gate sales, were significantly down on the previous year. This reduction of \$17,428 in revenue severely impacted on overall performance.

Team entries for the current season in comparison to previous years were down by 6 in the open grades, but up by 11 junior teams. The Association previously had a high level of outstanding debt which it carried for a significant period last year. This situation is considerably better this year. The Association has recently held a seminar with all clubs, where it has proposed to communicate directly with club members, rather than increasing the burden on club administration, to communicate with players and foster the sport.

Number of Teams	1995/96	1996/97	1997/98
Senior Teams	120	117	
Junior Teams	146	158	

CANTERBURY HOCKEY ASSOCIATION (PORRITT PARK)

The period of analysis is for the financial year ended 30 September 1997.

The overall financial situation of the Association improved slightly on the previous year with \$30,000 being repaid from the Association loans.

A restructuring of their debt in recent months has put the debt repayment on a more secure footing with total repayment now scheduled for November 2000.

Operationally both expenditure and revenue increased during the period. The Association made an operating loss of \$38,543 for the year. However this included depreciation of \$53,152.

Players numbers are looking to increase for the coming winter season. However this is placing a huge demand on the two artificial surfaces as most teams preferring to play on these surfaces.

At present the Association still has an outstanding sundry debtor account for irrigation works that were carried out for their water based turf. A major raffle and golf day planned in May should raise sufficient funds to repay that debt. Recent repairs to the sub base of the artificial surface because of drainage problems cost the Association \$8,000.

12 Cont'd

The Canterbury Hockey Association are doing their best to promote the sport in the region and this has been assisted by the recent success of Women's National Team and subsequent television exposure. The Association are actively marketing sponsorship and naming rights for their facility. However they face stiff competition which also includes Council facilities.

CANTERBURY SOCCER INC (ENGLISH PARK)

The period of analysis is for the financial year ended 30 September 1997.

The overall financial position for Canterbury Soccer in comparison to the previous year was a loss of equity of \$19,800.

A grant of \$11,700 from the Community Trust assisted their revenue as application fees from clubs decreased \$4,000 on the previous year. The net cost of running English Park to the Association was \$23,359 which was \$5,000 less the previous year. No income was derived from gate sales due to the ground being out for a good part of the season because of the installation of the drainage system. The loss of the grandstand has also impacted on the ability to attract spectators to matches.

Resealing of the car park and tidying of the site of the old grandstand has recently been completed. It is proposed to repaint the exterior of the amenity building as part of the Asset Maintenance Plan.

Canterbury Soccer are currently preparing plans for presentation to the Committee for the future development of the Park. The adoption of a new board management structure has led to forward planning by Canterbury Soccer which incorporates greater utilisation of English Park as the home of Canterbury Soccer.

Since coming into being, the new Board of Canterbury Soccer have put together a Strategic Plan which refocusses the game in Canterbury towards representative football, and strong focus on a Youth Under 19 Team.

At this stage it appears that there will be a growth of 7.5% in teams this season, with strong interest coming from women's groups as well.

The refocussing on representative soccer will mean a greater utilisation of English Park for these matches. The long term strategic objective is to have Canterbury Soccer as a feeder club to a major international soccer brand such as AC Milan-Italy, Bayern Munich-Germany, Chelsea-London, and this will also provide stronger links for the city to the sport.

CONCLUSION

The effect on the above associations of the reduction in rentals approved last year will not be realised until next year's balance sheets. As minority sports they continue to have major difficulties in attracting sponsorship and are reliant on significant voluntary help to maintain and improve their facilities.

12 Cont'd

The undertaking of maintenance work funded under Council's asset maintenance plan has also reduced the burden of long term maintenance on these associations and allows them to concentrate on the provision of their sport rather than facilities.

Recommendation: That the information be received and that the matter be again reported to the Committee in March 1999.

Chairman's

Recommendation: That the above recommendation be adopted.

13. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

WEDNESDAY 8 APRIL 1998

AT 4.00 PM

- 24 -

PARKS AND RECREATION COMMITTEE

RESOLUTION TO EXCLUDE THE PUBLIC

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely item 14.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
PART A	14. THE QEII FUN PARK - LEASE RENEWAL) GOOD REASON TO WITHHOLD EXISTS UNDER SECTION 7	SECTION 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item 14 Conduct of Negotiations (Section 7(2)(i))

Chairman's

Recommendation: That the foregoing motion be adopted.

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”