

**PROPERTY PURCHASE - SUMNER CROQUET CLUB SITE**

RR 5503

<b>Officer responsible</b> Parks Manager	<b>Author</b> Property Services Officer, Bill Morgan, Management Planning Officer, Chris Freeman
Corporate Plan Output: New Assets Reserve Purchases	

**INTRODUCTION**

This report is being submitted to the Parks and Recreation Committee for consideration and recommendation to the Council at its next meeting. The report has also been referred to the Hagley/Ferrymead Community Board for the purpose of obtaining its comment regarding any local implications.

**PURPOSE OF THIS REPORT**

The purpose of this report is to consider the acquisition of part of the Church Property Trustees property in Wakefield Avenue, Sumner for a recreation ground.

**BACKGROUND**

The Council has been approached by the Anglican Parish of Sumner and Redcliffs to determine if it is interested in acquiring part of its property in Wakefield Avenue. At the present time the property contains 1.5687 hectares and houses the Church, Vestry and other buildings. Part of the site contains an area occupied by the Sumner Croquet Club and associated greens.

The Parish has recently undertaken a scheme of subdivision of the site which provides for eight sections over the area occupied by the Croquet Club and adjoining land and if proceeded with would effectively result in the loss of the area as open space. As a consequence of new housing development on the hills and infill housing including a number of high rise developments approved and planned within Sumner it is perceived the demand for open space particularly for recreational activities will increase. There are few, if any, opportunities to acquire vacant sites of this area within Sumner particularly in close proximity to the commercial centre and it is believed the opportunity to secure the site should be taken rather than to see it lost to residential development.

**PROPERTY**

The property is located on the western side of Wakefield Avenue between its intersection with Wiggins Street to the north and Stoke Street to the south. It is located at the foot of Richmond Hill and is in close proximity to the centre of Sumner.

The area concerned contains an area of 5060m<sup>2</sup> as depicted as parcel "A" on the attached plan S2872 and is part of the parent title CT 22A/101 owned by the Church Property Trustees. The property is let to Sumner Croquet Club under an expired Deed of Lease which has been allowed to run on, on a month to month basis at an annual rental of \$750 plus GST. The area contains the croquet greens, clubhouse together with a dilapidated pavilion. The greens are approximately 1.5m below the road level and adjoin the Clifton Hill cliffs to the west which are a dominant feature of the area. There is a buffer zone between the greens and the cliff which is subjected to occasional rock falls.

The Sumner Croquet Club has leased its land from the Anglican Church since 1906. The last few years of the Club's lease have been uncertain with the idea of the sale of the Church's land.

The Sumner Croquet Club has five greens and a pavilion on the land. (A run down historic building from the 1906-07 exhibition in Hagley Park is also on the land.) The capital value of the Club's setup is in excess of \$100,000, (excluding land value).

The Club's membership is relatively low, 30-40 members, similar to most other Croquet Clubs in Christchurch. Concern regarding the permanence of the Club's lease in the last two years has however prevented any drive for membership. The large population of elderly in Sumner and the fact that croquet is one of the few outdoor sports where elderly can participate as equals, suggests that membership growth is highly likely, if promoted.

The purchase of the Croquet Clubs Greens, (5060 m<sup>2</sup>) is important to not only maintain a 91 year old community sports asset, but also provide a flat park area in this rapidly developing part of Christchurch. Whilst Scarborough and St Leonards and Sumnervale Parks exists and recent acquisitions such as Scarborough Farm (220 hectares) are huge recreation assets in the long term, the value of flat land close to the Village Centre is also significant. Letters of support for the purchase have been received from the Sumner Residents Association and the Sumner Croquet Club (tabled).

If acquired the exact lease arrangements for the Sumner Croquet Club will need to be considered together with other passive and active recreation opportunities for the land, as part of the consultative parks planning exercise.

The purchase of the Croquet Club's land fits the Parks Units Policy for Strategic Reserve acquisition for sports parks. The purchase represents a local reinvestment of reserve contribution funds from redevelopment such as the 39 unit Cave Rock Hotel site. (Revenue estimated at \$150,000-\$200,000.)

#### **PARKS ACQUISITION PROGRAMME 1997/98**

1.6 million is budgeted for city-wide, neighbourhood and strategic reserve purchases in the 1997/98 year. Annual revenue from reserve contributions taken in cash is estimated to be 1.9 million. It is important that cash taken in lieu of reserve land is spent on land and reinvested locally. While most assets depreciate, land values both capital and recreation appreciate.

The 1997/98 budget for Parks acquisition is as follows:

Strategic Reserve Purchases (sports, conservation, gardens)	\$750,000
Currently contracts are in place for	
- Sumner Croquet Club	\$300,000
- Westminster Park extension, balance to pay	\$100,000
- Westlake Reserve extension, full settlement	\$190,000

Other purchases under negotiation are Halswell Domain extension, Mona Vale car park.

### Sports Parks Purchases

This year's budget has an additional \$250,000 (AMP result) targeted at cheaper rural areas to be bought for future sports parks. Rural land around Halswell Domain has been targeted to date.

Neighbourhood Reserve Purchase (local reserve deficiencies)      \$600,000

Negotiations are proceeding for a new local reserve in Merivale reserve. This is expected to use all of this year's allocation for new local reserves in deficient areas.

Waterways and Wetlands      \$100,000

A new item this year (AMP result) targets acquisitions necessary to enhance the city's waterways. A joint purchase with Water Services, of a property next to Horseshoe Lake Reserve is planned.

### CONCLUSION

While considerable competition for reserve contribution funds exists across the city the rarity of flat land in Sumner, the existence of a club and its existing capital improvements, all suggest the land's acquisition is desirable to preserve and enhance recreational opportunities for Sumner residents in the future and is a logical reinvestment of reserve contribution capital received from infill developments such as the Cave Rock redevelopment.

The valuation and settlement details are the subject of a separate report in the public excluded agenda for the present meeting.

**Recommendation:** That the Sumner Croquet Club's land be purchased from the Anglican Church as outlined in the Committee Section of this report.

The above proposal was considered and supported by the Hagley/Ferrymead Community Board at its meeting on 2 July 1997.

### Chairman's

**Recommendation:** For discussion.

**Re: Application for Subdivision Consent**

ZONE 1 RESIDENTIAL 1  
 Christchurch City Plan  
 LIVING 1  
 Christchurch City Plan  
 (Proposed)

Compared to C.T. 20/1146  
 (C.T. 238/87 Easement only)

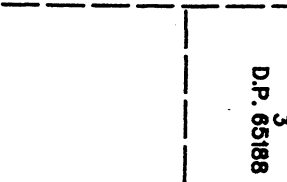
Notes: Areas and dimensions are subject to field survey.  
 Lots 1, 2 and 3 have no setbacks to a public road and therefore do not require setbacks.  
 Lot 4 is a corner lot and therefore requires setbacks to a public road.  
 The area of the subdivision is 1,490m<sup>2</sup>.  
 The area of the subdivision is 1,490m<sup>2</sup>.  
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**AREA CALCULATIONS**

LOT	AREA OF LOT	AREA OF LOT
LOT 1	1,490.00	1,490.00
LOT 2	1,490.00	1,490.00
LOT 3	1,490.00	1,490.00
LOT 4	1,490.00	1,490.00
LOT 5	1,490.00	1,490.00
<b>Total Area</b>	<b>1,490m<sup>2</sup></b>	<b>1,490m<sup>2</sup></b>

**SCHEDULE OF EXISTING TREES**

NO.	TYPE	HEIGHT	DIAMETER	CONDITION
1	Tree	10m	150mm	Good
2	Tree	8m	100mm	Good
3	Tree	12m	200mm	Good
4	Tree	15m	250mm	Good
5	Tree	18m	300mm	Good
6	Tree	20m	350mm	Good
7	Tree	22m	400mm	Good
8	Tree	25m	450mm	Good
9	Tree	28m	500mm	Good
10	Tree	30m	550mm	Good
11	Tree	32m	600mm	Good
12	Tree	35m	650mm	Good
13	Tree	38m	700mm	Good
14	Tree	40m	750mm	Good
15	Tree	42m	800mm	Good
16	Tree	45m	850mm	Good
17	Tree	48m	900mm	Good
18	Tree	50m	950mm	Good
19	Tree	52m	1000mm	Good
20	Tree	55m	1050mm	Good



Scale: 1:300

Date: DEC. 1997

Project: 184 D.P. 43597

Client: J.L. DANRELL AT 70B AVONHEAD ROAD

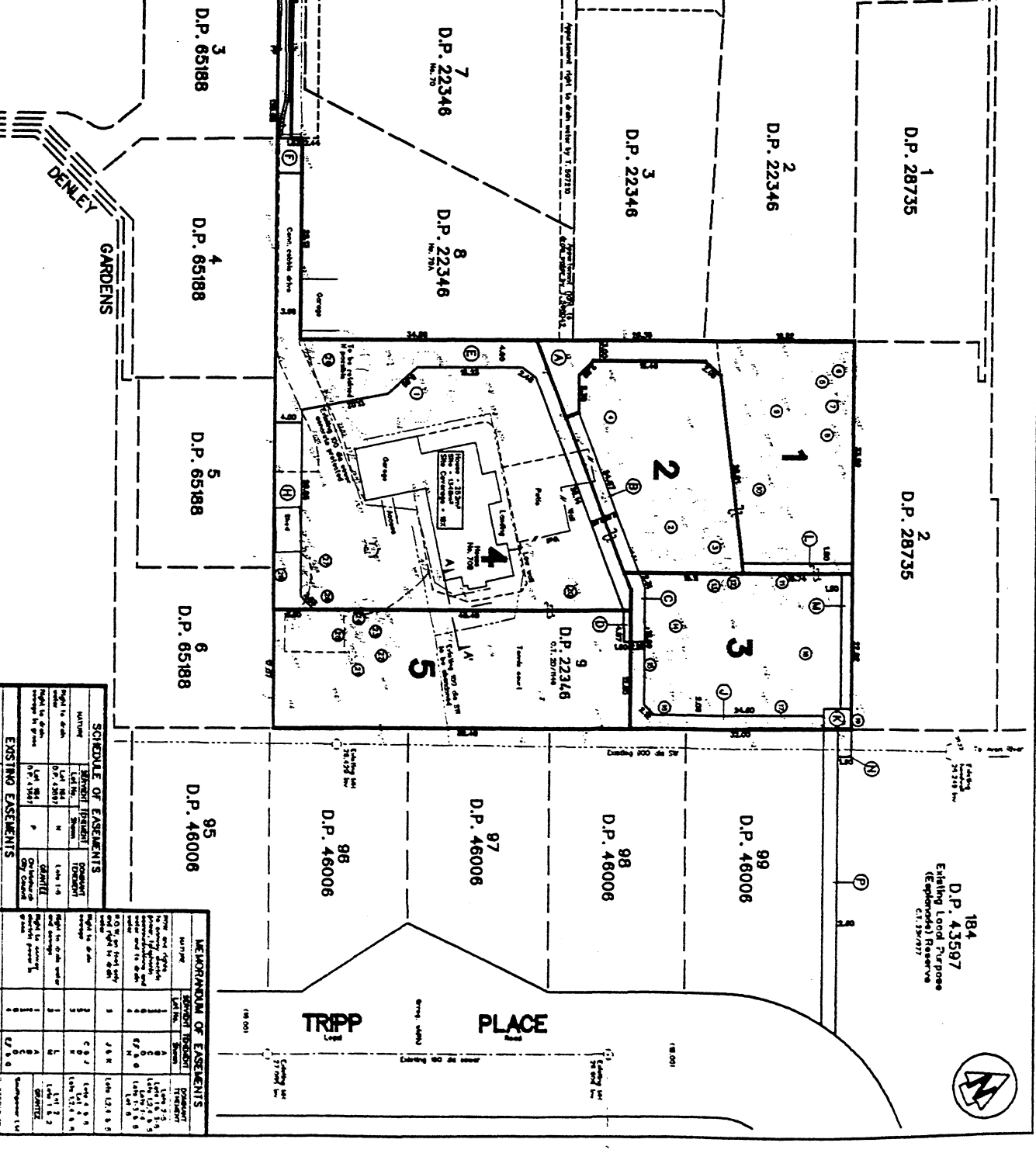
Engineer: J.L. DANRELL AT 70B AVONHEAD ROAD

City Council: Christchurch

**PROPOSED SUBDIVISION OF LOT 9 D.P. 22346 AND EASEMENTS OVER LOT 184 D.P. 43597 FOR A.R. & J.L. DANRELL AT 70B AVONHEAD ROAD**

**Lirot Sinclair**  
 Consulting Engineers  
 181 Victoria Street, Christchurch 8011  
 Telephone: 3399411 Fax: 3391410

Project No: 166391



**SCHEDULE OF EASEMENTS**

LOT	EASEMENT	DOCUMENT	DATE
1	Right to use	Lot 98	1997
2	Right to use	Lot 98	1997
3	Right to use	Lot 98	1997
4	Right to use	Lot 98	1997
5	Right to use	Lot 98	1997
6	Right to use	Lot 98	1997
7	Right to use	Lot 98	1997
8	Right to use	Lot 98	1997
9	Right to use	Lot 98	1997

**MEMORANDUM OF EASEMENTS**

LOT	EASEMENT	DOCUMENT	DATE
1	Right to use	Lot 98	1997
2	Right to use	Lot 98	1997
3	Right to use	Lot 98	1997
4	Right to use	Lot 98	1997
5	Right to use	Lot 98	1997
6	Right to use	Lot 98	1997
7	Right to use	Lot 98	1997
8	Right to use	Lot 98	1997
9	Right to use	Lot 98	1997

# **Guidelines for Implementation of the Festivals and Events Funding Policy**

## **1.0 Implementation of Evaluation and Monitoring System**

### **Recommendation 1.1:**

That Council staff monitor council funded festivals and events with provision of an external audit, in year one, to ensure a correct application of an evaluation and monitoring system.

### **Recommendation 1.2:**

**1.2.1** That the commissioning, evaluation and monitoring of core funded festivals and events be aligned with the administration, evaluation and implementation of event seeding funding.

**1.2.2** That a review and restructure of the events seeding fund be considered so this can happen.

## **2.0 Monitoring and Evaluation of the Calendar**

### **Recommendation 2.1:**

That the monitoring and evaluation system developed by KPMG be used to monitor and evaluate the individual festivals and the calendar as a whole on an annual basis to ensure that components and the calendar as a whole meet Council's objectives.

### **Recommendation 2.2:**

**2.2.1** That seed funding be used as development funding for the Council to continue to add festivals and events to the calendar.

**2.2.2** That event seeding funds continue to be used to allow a new event or festival to go through a settling in period and develop a place within the calendar. A two year period of event seeding should be allowed to provide time to develop a programme that has been tested and proven successful before a festival or event is considered for core funding.

**2.2.3** That a dynamic, quality calendar be maintained by using event seeding funding to allow existing festivals to develop new events within their existing programmes, at no cost to their existing core funding, especially once the calendar shortfall has been addressed.

**2.2.4** That the evaluation and monitoring framework is aligned with and supports Council policy and strategic objectives in relation to the children's strategy, sport and recreation strategy, social strategy youth strategy and economic strategy etc. (The monitoring and evaluation system has been amended to incorporate this.)

### **3.0 Contractual Arrangements**

Given that Council has previously adopted our recommendation for 3 year rolling funding, we consider it is important to develop more formal contractual arrangements with event organisers.

#### **Recommendation 3.1**

- 3.1.1** That in the event funding contracts, Council should guarantee no more than, 75% of the funding prior to the event, with the remaining 25% subject to a satisfactory post event evaluation.
- 3.1.2** That funding contracts contain an 'opt out' clause for Council in the instance of an event not achieving a satisfactory performance level in any given year. While funding agreements would be for three year periods continued funding be dependant on satisfactory monitoring of events on an annual basis.
- 3.1.3** Council may choose to place a 'cap' on total festival funding and Council will reserve the right to reduce funding for strategic reasons. Contracts will contain provision for a sunset clause.
- 3.1.4** That an evaluation of each festival take place prior to contracts being signed for three year terms.

This will allow both Council and the event manager time to review the climate created by such a scheme as well as the format and criteria used. It will also be necessary to consider whether a contractual arrangement is required for festivals produced by council staff and, if so, what implications this has. The next twelve month period will allow time for this issue to be considered.

### **4.0 Promotion**

We do not believe it is the role of council to commit additional funding over and above that provided to festival and event co-ordinators, for the purpose of promoting individual festivals or events. However, as the calendar is a product of Christchurch, there is a role to continue to develop promotional opportunities for the calendar as an entity. The establishment of a promotion budget would be worthwhile for co-operative marketing.

#### **Recommendation 4.1**

A marketing and promotion strategy for the Calendar of Festivals and Events will be developed in preparation for consideration in conjunction with the 1999/2000 annual plan.

## **5.0 Budget Provision for the Events and Festivals Programme**

While Council has committed ongoing funding to the provision of festivals and events for the city, KPMG have made recommendation on the allocation of that funding between events seeding, core funding, and research and development.

KPMG recommended that additional funding (\$350,000) be included in the budget and that it be used for the development of two new festivals and support for the industry in the form of research and development. (NB This figure is identified on current environment. It is important to use this figure as guidance only to ensure we do not restrict the changing needs of a dynamic environment. Council may decide to increase or decrease this figure for strategic reasons.)

KPMG have recommended that the maximum annual increase in the events and festival budget should be no more than the average increase or the annual CPI, whichever is the lower.

We believe it is important that Council facilitate industry development to maximise the return on investment in festivals and events. Industry development would include activities such as:

- Developing industry standards (especially health and safety and ethics)
- Facilitating networking of event organisers for co-ordination and information sharing
- Research of festivals and new initiatives
- Establishing a festivals and events web site on internet
- Facilitating industry training (eg University, Polytechnic diploma and degree courses)
- Running seminars on operational efficiency (eg accounting, fundraising)
- Establishing a central database of volunteers and facilitating volunteer training
- Seed funding co-operative initiatives for promotion
- Developing strategic alliances

This will require council funding which would be supplemented with funding from other industry stakeholders (event organisers and industry suppliers).