

<p><b>Officer responsible</b> Parks Manager</p>	<p><b>Author</b> Kelvin McMillan Property Services Officer, Bill Morgan</p>
<p>Corporate Plan Output: Strategic Reserve Purchases</p>	

The purpose of this report is to seek approval to acquire a strategic Port Hills property as a scenic reserve within the Heathcote Valley. The proposal was considered and supported by the Hagley/Ferrymead Community Board at its meeting on 4 August 1999.

**BACKGROUND**

Mr Scott the owner of a large property within the Heathcote Valley has offered to sell to the Council 131 ha adjoining Castle Rock Reserve to the Council.

The property forms the hills back drop to the Heathcote Valley and is visible from central and eastern Christchurch. It is an area of high quality landscape and vertical cliffs uncluttered by buildings. Ecologically it has very high natural values. From a recreation perspective its rock faces provide an important area for rock climbing.

**LOCATION AND ACCESS**

The property encompasses virtually the entire remaining rural area in the upper Heathcote Valley between Heathcote Quarry Reserve to the north east and Bridle Path and Castle Rock Reserve to the north west. The top of the property connects with Britten Reserve, Mt Cavendish Reserve and the Summit Road.

Access to the property would be from Heathcote Quarry Reserve, Birdsey Reserve on Bridle path Road, Britten Reserve, Bridle Path and the Summit Road.

**SCENIC AND LANDSCAPE VALUE**

The rock faces and cliff lines (old lava flows) are an outstanding feature of the eastern Port Hills when viewed from the city and the Summit Road.

Acquisition of this property will protect a virtually unencumbered open space panorama stretching from Mt Pleasant to Castle Rock Reserve.

The open spur which divides the property midway and descends down to residential Heathcote Valley is a prominent landscape feature of this area.

**NATURAL HERITAGE VALUE**

All the land above 200m altitude included in sites 27.04 and 27.06 (the majority of the property) is “A” graded and regarded as among the best of the city’s natural heritage sites. The flora of the rocky cliffs is particularly outstanding.

## **RECREATION**

The north facing cliffs at the top of the property are popular with rock climbers due to their warm climbing faces in winter.

Walking groups also occasionally use the property.

The main recreation opportunity presented by this purchase will be the ability to link up Heathcote Quarry Reserve with the top of Mt Pleasant and Britten Reserve.

A walkway sited on the property's prominent, middle ridge will allow access from the valley floor to the Summit Road thus providing an alternative link to the Bridle Path.

## **OPEN SPACE PLANNING CONTEXT**

The proposed purchase will be a key part of the grasslands part of the Port Hills Regional Park concept adopted by the Council in April 1999. It has local visual and recreation importance to the residents of Heathcote Valley as well as metropolitan importance. This purchase will link five Council Reserves together and provide visual ecological and recreation continuity between Britten Reserve in the east with Castle Rock in the west.

The lower portion of the property was subject to a City Plan decision restricting residential development to a relatively small portion of the applicant's property off Bridle Path Road which is not included within the area to be purchased. The proposal was opposed by other submitters to the city plan process. Mr Scott has lodged an appeal against the decision which seeks to enlarge the residential area around the base of the property's central spur and further up the valley.

The proposed purchase offers a 'final solution' to the issue of residential development in the more prominent part of the Heathcote Valley hill backdrops. Mr Scott is however retaining a buffer strip of several hectares around his home section as a buffer between his house and any reserve.

## **LEASING/MAINTENANCE/DEVELOPMENT**

Maintenance of the property would continue to be by grazing which would provide a modest return. This income would offset some of the development costs, which would mostly consist of track provision.

The sale is subject to Mr Scott retaining the grazing rights to the area in the same fashion as his licence over Castle Rock Reserve.

## **SOURCE OF FUNDS**

The purchase will be funded from the strategic reserve purchase fund in the 1999/2000 corporate plan. When the Living Hills zoned area is subdivided on Mr Scott's property, or a subsequent owner, this cash will bolster the reserve fund in this area. Thus this purchase can be seen as taking the cash in lieu contribution in advance for the benefit of the local community.

**NAMING RIGHTS**

As the property has been in the Scott family for approximately 90 years the family has asked for naming rights. This is supported by the Parks Unit and the Community Board which recommends that the proposed reserve be known as the Scotts Valley Scenic Reserve.

**CONCLUSION**

Mr Scott’s offer presents the Council with a unique opportunity to protect the Heathcote Valley part of the city backdrop for all time at a reasonable price.

It will prevent further urban encroachment onto the Port Hills over the majority of the mid to upper levels and especially on the prominent central spur. The potential and existing recreation and scenic values of the valley are high, as are its natural heritage values.

This potential purchase fits all reserve criteria, and is an essential part of the Council’s overall Port Hills Reserve strategy.

- Recommendation:**
1. That the property be purchased for a reserve on the terms contained in the public excluded section of this report.
  2. That the reserve be known as Scotts Valley Scenic Reserve.

**Chairman’s Recommendation:** That the above recommendation be adopted.

**13. HALSWELL DOMAIN – PURCHASE OF EXTENSION**

RR 10464

<b>Officer responsible</b> Parks Manager	<b>Author</b> Chris Freeman, Park Planning Team Leader; Bill Morgan, Property Officer; Ivan Thompson, Senior Planner; Rex Cosgrove, Senior Sports Adviser
Corporate Plan Output: New Assets Reserve Purchases	

The purpose of this report is to consider the purchase of a six hectare extension to Halswell Domain.

**LEISURE UNIT SENIOR SPORTS ADVISER COMMENTS**

The purpose of this section of the report is to provide the Committee with background information on the Halswell Domain Sports Association’s (HDSA) application and to comment on the need for additional sports grounds.

**13 Cont'd**

Some members will recall previous applications for additional sports grounds from the HDSA being received as far back as 1996. Since then the Association has also presented several additional revised and updated submissions on this issue.

Halswell sports clubs using the domain have, over the years, experienced ongoing difficulties organising their sports programmes due to the shortage of sports grounds. Indeed the problems associated with this issue go back before local government reform in 1990.

Sports grounds shortage at the domain over the years has arisen as the result of the following:

1. Increased sports clubs membership in Halswell (refer attachment for details). Most sports clubs in Halswell report an increase in membership, which reflects the increase in the population of Halswell and Oaklands in recent years (22% increase in Oaklands alone between 1986 and 1991). The increase in sports club membership has therefore raised the demand for competition grounds and lighted training grounds due to the sports clubs fielding more teams each season.
2. Extended playing seasons – growing membership, more competition teams and insufficient sports grounds at Halswell Domain have forced sports clubs to extend their playing seasons in order to complete their programmes in terms of competition and training. The extended playing seasons have resulted in some major ‘overlap’ between summer and winter sports codes which again increases the demand for sports grounds. The extended playing season has also involved teams, which have been promoted to higher grades of competition. This situation has often resulted in marked disharmony between clubs.
3. Sports grounds overuse – the football and rugby league use of the lighted training grounds at Halswell Domain in winter is far beyond the carrying capacity of these grounds. The carrying capacity for the moderately well drained soils of the competition grounds and training areas at the domain is about six hours a week. Last season the two football training grounds each had in excess of 21 hours per week and the two rugby league training grounds each had 16 hours per week.

The increase in winter sport club membership from the 1998 season to the 1999 season suggested that these training grounds will be further used an additional 13 hours each week. This excessive winter overuse of the sports grounds at the domain results in poor playing surfaces for summer sport due to the lower turf quality and slower ground recovery.

The Parks Unit has identified the sports grounds at Halswell Domain as among the most overused in the city.

4. The introduction of additional sports to Halswell Domain – the tremendous growth of Touch in Christchurch in recent years saw the Halswell Touch Module start with 56 teams playing mid-week.

**13 Cont'd**

The new administration secondary school cricket by the Canterbury Cricket Association has created a demand for additional competition pitches and training areas at the domain.

It is of interest to note that at the present time there is no rugby club in Halswell. However, if in the future the need for a rugby club arises the present demand for sports grounds will be greater.

5. Other factors:

(i) Possible future amalgamation of sports clubs outside Halswell with Halswell clubs at the domain.

(ii) Possibility of present weekend trading creating a demand for mid week and twilight sport in the future. At the present time this would not be possible at the domain because of sports ground shortage.

It has been estimated that if an additional 11 hectares of land is made available adjoining Halswell Domain the present need will be adequately met for up to the next five years.

It is also agreed that further development of sport in the Halswell area should be focused away from the domain and provided within the next community.

**ENVIRONMENTAL PLANNING POLICY UNIT, SENIOR PLANNER COMMENTS**

**Halswell Urban Expansion Area**

The proposed City Plan (notified June 1995) identified the Halswell Kennedy's Bush area as a suitable locality for long term growth, subject to detailed investigations being carried out into a number of issues. Subsequently a number of detailed studies were undertaken into matters such as flood mitigation, transport, open space and community needs.

Submissions to the Proposed Plan included several proposals for residential development around the edge of the present existing Halswell settlement. One of the submissions sought the rezoning of some 75 hectares of rural land around the Halswell Domain (East Halswell) for residential development. All together around 500 houses were requested to be rezoned for housing by submitters.

Hearings of the submissions were held during 1998 and the Council released its decisions in June this year. With respect to Halswell these decisions made provision for around 350 hectares of mainly housing land, including the 75 hectares in East Halswell. A significant expansion to the existing settlement and Kennedy's Bush, along the road from Halswell, was also provided for in the decisions. Depending on the outcome of appeals, the operative plan will provide for around 10,000 additional people in the Halswell – Kennedy's Bush area.

**13 Cont'd**

During the hearings on East Halswell, evidence was given by the reporting planner, the Halswell Residents Association and Combined Sports Association about the existing shortage of sports grounds on the domain. Additional development would aggravate the situation.

These concerns were reflected in the Council's decision (DISO) which identified eight hectares of land on a development plan to be set aside for sports fields. The amount was set having regard to what could be realized through reserves contributions, rather than the actual need. In an ideal world up to 15 hectares was put forward by the submitters as being needed to meet future needs and the Halswell Residents Association has lodged a reference (appeal) to the Environmental Court seeking this amount.

The recommendation of this report to acquire 11 hectares (six hectares purchased, five hectares from reserve contribution) seems to be a reasonable compromise in planning terms. The appellant have informally indicated that they would almost certainly withdraw their reference if 11 hectares of additional playing fields were to be attached to the domain. This would pave the way for development to occur and avoid the time and expense of resolving the issue at the Environment Court. Therefore the Environmental Policy and Planning Unit supports the proposed acquisition.

**PARKS UNIT, PARKS PLANNING TEAM LEADER AND PROPERTY UNIT, PROPERTY OFFICER COMMENTS**

Halswell Domain is the major sports park in this rapidly growing area of the city. The 13 clubs have over 2,600 members and together with the pool, kindergarten etc provide a major community base for Halswell. The Parks Unit considers it is essential to provide for current and future recreation needs by extending the domain.

While relocation of the Pony Club is still being worked on, it is considered essential that the existing club infrastructure of the domain be supported and built on by expanding the domain's sports ground capacity. Other parks will be developed at Curletts/Templetons and Carrs Reserve but the central position and existing club infrastructure means that Halswell Domain must be extended to provide for current and future sports needs.

With respect to the source of funds, it is proposed that the purchase be funded from the District Sports Park provision in the 1999/2000 Corporate Plan.

**CONCLUSION**

The recreation demand problems of Halswell Domain have been reported to the Council at various times since 1996. The Council has acknowledged the problem and has always supported the principle of land purchase and reserve contribution being used to extend the domain by approximately 10 hectares.

Discussions to acquire land from Apple Fields Limited have been ongoing for the past two years. There has understandably been a reluctance on the company's behalf to deal with property prior to the release of the City Plan given their expectation of a zoning change to residential.

**13 Cont'd**

Negotiations have now been concluded with the company to secure six hectares of land adjoining the southern boundary to the domain, sufficient to accommodate up to four playing fields.

This is in addition to five hectares to be secured by way of reserve contribution to the northern boundary of the domain to further extend the playing areas. This will leave approximately 2.5 hectares of reserve contribution to be provided within the adjoining residential development.

Details of the proposed settlement are contained within the public excluded section of the report which the company requires a decision from the Council at its August meeting.

**Recommendation:** That the purchase of six hectares for addition to Halswell Domain be approved on the terms and conditions contained in the public excluded section of the report.

The above report was tabled as a supplementary item at the 4 August 1999 meeting of the Riccarton/Wigram Community Board. The Board resolved that a special meeting be held to consider this matter, or a meeting be held in conjunction with the Parks and Recreation Committee if possible, with residents organisations to be invited to attend.

**Chairman's Recommendation:** That the officers' recommendation be adopted.

## 14. HONORARY WARDENS

RR 10432

<b>Officer responsible</b> Parks Manager	<b>Ali Taylor-Hayhurst</b> Parks Activities Co-ordinator
Corporate Plan Output: Sponsorship and Volunteer Services	

The purpose of this report is request the following persons be appointed as Honorary Wardens:

Brent Owen Borland	7 Stening Place	
David John McVicar	3 Bard Street	Somerfield Park
Irene Margaret McVicar	3 Bard Street	Somerfield Park
Min Sikaleti	11 Bard Street	Somerfield Park
Keith Roberts	28a Canberra Place	Canberra Reserve
Shani Carroll	12 Mitcham Place	New Brighton Pier
Les Chambers	2 Basingstoke Street	New Brighton Pier
Diane Elizabeth Hassall	14a Quantock Place	New Brighton Pier
Colin James Roberts	9 Tilford Street	New Brighton Pier
Gordon John Richards	13 Quebec Place	New Brighton Pier
Stanley Bamber	23 Waitaki Street	New Brighton Pier
Neil Alexander Adams	43 Effingham Street	New Brighton Pier
Frank Norman Overend	82 Effingham Street	New Brighton Pier
Maree Judith Dohmen	11 Achilles Street	New Brighton Pier
William James Daniel Ahpene	48 Meon Street	New Brighton Pier
Paul Fredrick O'Malley	52a Birchfield Ave	New Brighton Pier
Alan Kenneth Ralph Green	25 Corhampton Street	New Brighton Pier
Maurice Evans	Unit 6, 10 Balance Street	New Brighton Pier

At present there are 218 people assisting the Parks Unit in this capacity. These people are the Parks Unit's eyes and ears in the community and do a tremendous public service in reporting incidents and damage on parks, and any continuing problems.

Many of the wardens are concerned for the environment and wildlife in parks, and in particular the rivers and foreshore areas. These people have a major role to play in educating the public on fragile areas where plants are regenerating or birdlife are nesting or have feeding grounds.

Wardens also provide a valuable service in advising Council staff of damage, vandalism and graffiti problems so they can be quickly rectified. Many wardens will also take it upon themselves to clean up graffiti or pick up rubbish in their local area.

Diary sheets for wardens have recently been introduced and are helping us identify the nature and extent of the problems faced. They are also a help in identifying areas of the city where extra wardens are needed. Though the initiatives of Peter Francis, Community Advocate at the Shirley Service Centre, we now have another fourteen people wishing to help out at the New Brighton Pier.



**14 Cont'd**

On Wednesday 28 July a very successful function was held for the wardens to thank them for the valuable service they provide. It also provided an opportunity for them to meet each other wardens and Council staff. Andrew Crossland spoke on birdlife on the rivers, and Constable Dean Stevenson spoke on the city-wide graffiti problems.

From both an information and communication point of view and to ensure our parks remain safe and user friendly, the role of Honorary Wardens is seen as a vital ingredient to the effective provision of parks in Christchurch.

**Recommendation:** That the above persons be appointed as Honorary Wardens pursuant to Christchurch City Bylaw 120 Clause 5(ii) and Christchurch City Bylaw 118, Clause 4, relating to the control of parts of the Avon and Heathcote Rivers, certain foreshore and adjacent areas and the city's parks and reserves.

**Chairman's**

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

**15. RESOLUTION TO EXCLUDE THE PUBLIC**

Attached.

**WEDNESDAY 11 AUGUST 1999**

**AT 4.00PM**

**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 items 16, 17, 18, 19 and 20.

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:

	<b>GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED</b>	<b>REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER</b>	<b>GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION</b>
<b>PART A 16.</b>	<b>LINWOOD AVENUE/CITY OUTFALL DRAIN REALIGNMENT</b>		
<b>PART A 17.</b>	<b>PROPOSED RESERVE PURCHASE HILLARY CRESCENT</b>	) GOOD REASON TO	<b>SECTION 48(1)(a)</b>
<b>PART A 18.</b>	<b>TEMPLETON COUNTRY CLUB RENTAL REVIEW</b>	) WITHHOLD EXISTS	
		) UNDER SECTION 7	
<b>PART A 19.</b>	<b>HEATHCOTE VALLEY PURCHASE</b>		
<b>PART A 20.</b>	<b>HALSWELL DOMAIN - PURCHASE OF EXTENSION</b>		

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:

<b>Item 15</b>	<b>Conduct of Negotiations</b>	<b>(Section 7(2)(i))</b>
<b>Item 16</b>	<b>Conduct of Negotiations</b>	<b>(Section 7(2)(i))</b>
<b>Item 17</b>	<b>Conduct of Negotiations</b>	<b>(Section 7(2)(i))</b>
<b>Item 18</b>	<b>Conduct of Negotiations</b>	<b>(Section 7(2)(i))</b>

**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.”

**CONFIDENTIAL**



**Christchurch City Council**

**PARKS AND RECREATION COMMITTEE  
AGENDA**

**CONFIDENTIAL**

**PUBLIC EXCLUDED**

**WEDNESDAY 11 AUGUST 1999**

**AT 4.00PM**

**IN THE NO 2 COMMITTEE ROOM, CIVIC OFFICES**

**16. LINWOOD AVENUE/CITY OUTFALL DRAIN REALIGNMENT**

**Section 7(2)(i)  
RR 10450**

<b>Officer responsible</b> Water Services Manager	<b>Author</b> Allan Watson
Corporate Plan Output: Waterways and Wetlands (Vol 2 Ch 9.3)	

The purpose of the report is to advise the details of the property settlement for the purchase of 104A St Johns Street to facilitate the realignment of the city outfall drain.

Agreement has been reached with the owner of the property the relevant details of which are as follows:

**Address:** 104A St Johns Street  
**Owner:** U Rarm  
**Legal Description:** Lot 10 DP 18259 Certificate of Title 778/36

16 Cont'd

- Zoning:** The property is zoned residential 1 under the operative transitional district plan and is zoned living 1 under the proposed city plan.
- Government Valuation:** As at 1 September 1998:  
Imp: \$55,000  
LV: \$175,000  
CV: \$230,000
- Valuation:** The property was valued on the Council's behalf by Ford Baker, registered public valuers, who assessed its value based upon its subdivisional potential of 25 sections at \$455,000 plus GST.
- Settlement:** Following discussions with the owner who had the property independently valued and was asking \$520,000 plus GST agreement has been reached to acquire the land at a sum of \$500,000 including GST. This is less than the sum assessed by the Council's valuer.

**PROJECT WORKS ASSOCIATED WITH THIS PURCHASE**

Following purchase a number of steps will be required to realise the objectives. Excavation of the waterway on a new alignment, incorporating the flood storage, will provide surplus fill that can be used to fill the purchased block preparatory to subdivision. Subdivision of land will:

- (a) allow the separate sale of the existing house on the block, together with its 752 m<sup>2</sup> section.
- (b) provide a new access to the adjoining Saltness block.
- (c) produce around 17 new residential lots from the 1.2756 ha balance. An indication of this subdivision is tabled.
- (d) leave the 30 m wide strip as Council reserve.

Development costs for the subdivision, excluding land cost, have been estimated at \$768,250 with revenue from sale of the lots at an average of \$75,000 per lot and the house is likely to be approximately \$1,342,000. Thus expenditure on the project would amount to \$768,250 plus \$500,000 (land) totalling \$1,268,250,000 with revenue of \$1,342,000 (subdivision) which results in a small net profit of \$73,750.

Progressing the works as a whole depends on the ability to close the legal road on the south side and acquire the remaining two 30 m strips. However proceeding with the subdivision plan as set out above does not depend on these steps.

**Recommendation:** That the above property be acquired to facilitate the widening of the city outfall drain with the balance to be subsequently disposed of in accordance with the above report at a price of \$500,000 inclusive of GST.

**Chairman's**

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

**17. PROPOSED RESERVE PURCHASE  
HILLARY CRESCENT**

**Section 7(2)(i)**  
RR 10341

<b>Officer responsible</b> Parks Manager	<b>Author</b> Property Services Officer, Bill Morgan
Corporate Plan Output: Parks Plans and Policy Statements and New Assets – Reserve Purchases	

The purpose of this report is to advise the details of the property settlement for the purchase of the above property for reserve purposes. A plan showing the property proposed to be purchased will be tabled at the meeting.

Agreement has been reached with the owner the relevant details of the property being as follows:

<b>Address:</b>	27 Hillary Crescent
<b>Owner:</b>	P E Hayes
<b>Legal Description:</b>	Lot 82 DP 20632 being all of the land contained in Certificate of Title 4D/807 containing 673m <sup>2</sup> .
<b>Zoning:</b>	The site is zoned residential 1 under the Christchurch City Council's Transition Plan and Living 1 (outer suburban) under the proposed City Plan.
<b>Government Valuation:</b>	As at 1/9/98:
	LV: \$68,000
	Imp. \$36,000
	CV: \$104,000
<b>Valuation:</b>	To assess the property's value the Council engaged the services of George Anderson & Co Limited registered public valuers, who assessed a sum of \$122,000 including GST for the property based on its economic return as a rental investment as well as on recent sales of similar properties in the area.
<b>Settlement:</b>	Following discussion with the owner agreement has been reached to acquire the property at a sum of \$123,000 including GST.

**Chairman's Recommendation:** That the above settlement be confirmed.

18. TEMPLETON COUNTRY CLUB - RENTAL REVIEW

Section 7(2)(i)  
RR 10433

<p><b>Officer responsible</b> Parks Manager</p>	<p><b>Author</b> Property Services Officer, Lewis Burn LA-001-007-4</p>
<p>Corporate Plan Output: Parks, Leases and Consents</p>	

**INTRODUCTION**

The purpose of this report is to seek the approval of the Council to a further deferment of the rental review which was due 1 June 1997 as provided for in the lease to the Templeton Golf Club.

**BACKGROUND**

At its August 1998 meeting the Council adopted the recommendation of the Parks and Recreation Committee to defer the rent review due 1 June 1997 until 1 July 1999. This decision followed a dispute over the rent assessed by the Council for the June 1997 review. The present rent of \$9,350.00 excluding GST was established by valuation in June 1994. The notice given for the June 1997 review, also based on independent valuation advice, proposed a rental of \$14,750.00 exclusive of GST. The rental proposed represents five percent of the land value of \$295,000 assessed at the review.

**DEFERMENT OF RENT REVIEW**

To assist the Templeton Country Club with budgeting for subscriptions for the 1998/99 year the Council decided to defer the rent review until 1 July 1999 by which time it was expected that a clear Council policy would be developed for setting of rentals for the extensive area occupations of reserves by sports clubs such as golf clubs. The development of this policy has yet to be completed. The next step in the policy process is to have placed before a Council hearings committee the submissions received from sports clubs in response to the Council's discussion paper on this subject which was released in May last year. A hearing is expected to be scheduled in September/October 1999.

The development of the policy for charging sports clubs occupying the smaller areas of reserve will help shape the approach to be taken in charging those organisations occupying more extensive areas of reserve, such as golf clubs, pony clubs and like groups that by nature, require larger areas for their activities.

The golf club has again found itself in the same position as last year having to make budgetary provisions and has asked that the rent review due June 1997 be deferred for a further 12 months. This would effectively leave the Council and the Club in a status quo situation, that is the existing rent would continue to apply as the lease contains a ratchet clause.

The next three yearly rental review due under the lease is 1 June 2000.

18 Cont'd

**CONCLUSION**

The Club remains firmly of the opinion that the rental charged should take into account the very considerable cost of providing what they believe is virtually a public leisure and recreation facility and that the basis on which rental valuations are undertaken cannot be justified. Establishing a fair rental for leased golf courses on reserve is obviously a vexed issue as other local authorities are having difficulty, in coming up with a formula and have looked to this Council for guidance. Until such time the issues are properly addressed in conjunction with public consultation there are no guidelines on which to assess a rent. Given the Templeton Golf Club's situation and the absence of clear policy at this stage the deferment of the rent review for a further 12 months is considered appropriate and will allow policy guidelines to be developed

**Recommendation:** That the Council further defer the rent review due 1 June 1997 under the lease for the Templeton Golf Club until 1 July 2000.

**Chairman's**

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

19. HEATHCOTE VALLEY PURCHASE

**Section 7(2)(i)**  
RR 10458

<b>Officer responsible</b> Parks Manager	<b>Author</b> Parks Planner, Kelvin McMillan Property Services Officer, Bill Morgan
Corporate Plan Output: Strategic Reserve Purchases	

The purpose of this report is to advise the details of the property settlement for the purchase of the above reserve.

Agreement has been reached with the owners of the above property the relevant details being as follows:

**Address:** Bridle Path Road  
**Owner:** Scott's Valley Limited  
**Government Valuation:** As at 1 September 1998:  
 Imp: \$10,000  
 LV: \$860,000  
 CV: \$870,000

**Comments:** It should be noted that this rateable value is for the total area of 155.5690 ha being all of the land contained within Certificate of Title 44C/1181. It does not therefore include the area contained in Lot 1 DP 62065 (CT 38D/627).

**19 Cont'd**

- Legal Description:**
1. Part Lot 1 DP 77959 containing approximately 122.7520 ha and being part of the land in Certificate of Title 44C/1181.
  2. Lot 1 DP 62065 containing 1.4185 ha Certificate of Title 38D/627
  3. Lot 2 DP 72702 containing 7.6 ha Certificate of Title 44C/1181.

**Zoning:** The property is zoned Rural Hills under the proposed city plan whilst a section to the eastern boundary incorporating the steep block faces is zoned conservation 1 under the proposed city plan.

**Property Description:** The area to be acquired contains an area of 131.7705 ha and is depicted as section 1 on the attached plan S3163. In terms of aspect the property enjoys a predominantly northerly aspect although clearly to the eastern boundary the steep rock faces enjoy a westerly aspect and the south western corner of the block it enjoys a north easterly aspect. The front of the block located at the Bridle Path Road frontage comprises an easy spur pasture cover and more intensive fencing which rises at a moderate rate to the middle portion of the block. Moderate contour areas then surround the area to be retained by the vendor extending through to the northern boundary. Located to the eastern boundary are the steep rock faces above which to the south eastern corner to the block is an easy area from which paragliding is undertaken from. The block of land to the Summit Road frontage is steep and falls from the Summit Road at a very steep rate with numerous gullies and rocky outputs.

Clearly the best parts of the block are therefore to the north western corner where there is a substantial spur and this adjoins the living hills zoned area. There is a real mixture of cover including tussock and pasture and various grass species. Relatively extensive fencing is in place mainly to the boundaries with some intensive subdivision to the lower slope areas.

**Valuation:** The Council engaged the services of Ford Baker, registered public valuers, to assess the land's current market value which was determined at \$815,000 plus GST. The owner's on the other hand engaged the services of Binns Barber and Keenan who assessed the property's value at \$900,000 plus GST.



**19 Cont'd**

**Settlement:**

Scott's Valley Limited have been approached by two adjoining owners to acquire the area one of which was prepared to pay the asking price of \$900,000 plus GST. However as the vendor wished to retain the grazing rights over the area for a period of 10 years to coincide with the expiry date of his licence over the Castle Rock Reserve he was prepared to accept a discounted price for the property. Agreement has therefore been reached to acquire the area at a price of \$830,000 plus GST subject to the vendor retaining the right to graze the area for a period of 10 years and with the Council assuming the cost of survey and meeting where necessary any fencing costs associated with the definition of the new boundary.

**Recommendation:**

That the above property be purchased as a scenic reserve at price of \$830,000 plus GST subject to:

1. The vendor retaining the grazing rights to the property for a term of 10 years at a rental to be determined by valuation which will be subject to review at three yearly intervals.
2. The Council undertaking and meeting the cost of survey to secure the land.
3. The Council accepting responsibility for fencing where necessary to define the new boundaries to the reserve.

**Chairman's**

**Recommendation:**

That the above recommendation be adopted.

20. HALSWELL DOMAIN – PURCHASE OF EXTENSION

Section 7(2)(i)  
RR 10464

<p><b>Officer responsible</b> Parks Manager</p>	<p><b>Author</b> Chris Freeman, Park Planning Team Leader; Bill Morgan, Property Officer; Ivan Thompson, Senior Planner; Rex Cosgrove, Senior Sports Adviser</p>
<p>Corporate Plan Output: New Assets Reserve Purchases</p>	

The purpose of this report is to advise the details of the property settlement for the purchase of six hectares for addition to Halswell Domain.

Agreement has been reached with the owner, the relevant details of the property being as follows:

**Address:** Halswell Road  
**Owner:** Apple Fields Limited  
**Legal Description:** Part Lot 2, DP 26385 containing six hectares and being part of the land in CT 707/18 and 23A/804.  
**Valuation:** The property was valued on the Council’s behalf by Simes and Company and for the owners by H G Livingstone Limited. The assessments were undertaken on the three hectare block shown within the City Plan to be acquired for addition to the domain on the southern boundary. The Council’s valuer assessed a sum of \$850,000 plus GST for the property while the company’s valuer placed a sum of \$1,250,000 plus GST for the three hectare block.

In view of the wide disparity between the respective valuations a number of meetings were held with both the company and the valuers to try and resolve this issue. The most recent sale to compare the subject property to was a 10 hectare block bought by Gillmans in Milnes Road to the north of the domain. This land was purchased prior to the City Plan decisions and it is also believed that there was some financial pressure on the existing owner to quit the block. Other factors contributing towards the price paid included the presence of overhead power lines, which would have an effect on any subsequent subdivision by reducing the average sale price of the sections. Notwithstanding the above a sum of \$2.15 million was paid for the property but it is understood that the economic assessment undertaken on the company’s behalf reflected a per hectare rate of \$275,000.

Following discussions concessions were granted by HG Livingston Limited to the degree that their valuation for the 3 hectares was reduced to \$920,000 plus GST which the company indicated it was prepared to accept.

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**Settlement:**

As indicated above, negotiations were initially undertaken to secure three hectares. However it was believed that this would not satisfy or result in the withdrawal of the appeal by the residents' association to the City Plan and as such a decision was made to try and secure six hectares which is in addition to the five hectares to be secured on the northern boundary of the domain by reserve contribution. Following further discussions with the company it has agreed to sell to the Council six hectares at a price of \$1.65 million which reflects a per hectare rate of \$275,000 which is considerably less than what the company was seeking.

The agreement is conditional upon:

1. Council approval being obtained to the purchase no later than its August meeting.
2. The Council to undertake the subdivision and meet the costs of the survey.
3. The arrangement is conditional upon the removal of the Halswell Resident's Association Appeal over any of the land in which Apple Fields has an interest at Halswell. (45ha) by the date of the August meeting of the Christchurch City Council.
4. Settlement to be effected on the basis of a deposit of \$165,000 being payable upon Council approval a further \$735,000 being payable upon the issue of title and the balance of \$750,000 being payable on 1 July 2000.

**Recommendation:** That the six hectares be acquired as a reserve for addition to Halswell Domain at a price of \$1.65 million, plus GST, on the terms and conditions outlined above.

**Chairman's**

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