



Christchurch City Council

RICCARTON/WIGRAM COMMUNITY BOARD AGENDA

TUESDAY 9 MAY 2006

AT 5.00PM

HELD AT BOARDROOM, SOCKBURN SERVICE CENTRE,
149 MAIN SOUTH ROAD, CHRISTCHURCH

Community Board: Peter Laloli (Chairperson), Neville Bennett, Helen Broughton, Lesley Keast, Mike Mora, Bob Shearing and Tony Sutcliffe.

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1. APOLOGIES

2. CONFIRMATION OF MEETING REPORT, 26 APRIL 2006

The report of the Riccarton/Wigram Community Board meeting of 26 April 2006 has been circulated to members.

3. RESIDENTS' ASSOCIATION UPDATES

As previously agreed to by the Board, time is being allocated at Board meetings for Residents' Association representatives to address the Board on local matters.

Val Keenan from the **Templeton Residents' Association** will be in attendance to advise the Board of activities and issues within the Association's area.

4. CORRESPONDENCE

Nil.

5. PETITIONS

Nil.

6. NOTICES OF MOTION

Nil.

7. HORNBY HIGH SCHOOL CAREERS FUNDING DAY

General Manager responsible:	General Manager Community Services, DDI: 941-534
Officer responsible:	Catherine McDonald, Acting Community Support Manager
Author:	Ian Burn, Community Development Adviser

PURPOSE OF REPORT

1. The purpose of this report is to provide information relating to an application for \$350 from Hornby High School from the Board's Discretionary fund.

EXECUTIVE SUMMARY

2. Hornby High School has requested funds from the Board's Discretionary fund to meet the costs of a Careers Focus day. The purpose of the day is to assist the students to gain understanding of the skills and qualities that employers are looking for in employees.

FINANCIAL AND LEGAL CONSIDERATIONS

3. There are no legal issues to be considered. The funds requested will be used as follows:

Photocopying of Career booklets for students	\$250
Gifts for Presenters (Employers)	<u>\$100</u>
TOTAL	<u>\$350</u>

4. This is the first time this organisation has applied to the Board for this purpose.
5. This application would normally be seeking funding from the Youth Development Scheme. All the funds from the scheme for this year, however, have already been allocated. Consequently, funding for this programme is being sought from the Board's Discretionary fund.

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STAFF RECOMMENDATIONS

It is recommended that the Board agrees to allocate \$350 from its Discretionary fund for the Hornby High School Careers Focus day.

8. RED COFFEE LIMITED (UPPER RICCARTON LIBRARY) – ASSIGNMENT OF LEASE TO WALPOLE WENPING CHEN AND MS LAN QIU TRADING AS COFFEE TREE CO LIMITED

General Manager responsible:	General Manager Community Services, DDI 941-8534
Officer responsible:	Catherine McDonald, Acting Community Support Unit Manager
Author:	Bill Binns, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's recommendation to the Council that it approve the assignment of a Deed of Lease from Red Coffee Limited at the Upper Riccarton Library to Walpole Wenping Chen & Ms Lan Qiu Trading as Coffee Tree Co Limited.

EXECUTIVE SUMMARY

2. The Council is obliged to consent to the assignment as per clause 35 of the Deed of Lease which is covered in the background section of this lease.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Assignor (Red Coffee Limited) and Walpole Wenping Chen & Ms Lan Qiu (Coffee Tree Co Limited) have fulfilled their contractual obligations with the Council. Therefore consent to the assignment of the lease and agreement to lease cannot be arbitrarily or unreasonably withheld.

BACKGROUND ON RED COFFEE LIMITED (UPPER RICCARTON LIBRARY) – ASSIGNMENT OF LEASE TO WALPOLE WENPING CHEN AND MS LAN QIU TRADING AS COFFEE TREE CO LIMITED

4. In May 2005 the Council (the landlord) entered into an Agreement to Lease with Red Coffee Limited (the tenant) part of the new point venture library between the Council and Riccarton High School.
5. The lease is to be for an area of 64m² being part of the land contained in Certificate of Title 823/17 (Canterbury Registry) and is to be used as premises for a café.
6. The initial term of the lease will be two years, commencing on 1 February 2006 with the final expiry date being 31 January 2014.
7. The tenant has requested the landlord's consent to the assignment of the agreement to lease to Walpole Wenping Chen & Ms Lan Qiu (Coffee Tree Co Limited). Although the agreement to lease itself does not contain assignment provisions, it can be implied that the assignment provisions in the Auckland District Law Society lease apply. These provisions require the landlord to consent to assignment if:
 - (a) The proposed assignee is respectable, responsible and has the financial resources to meet the tenant's commitments under the lease.
 - (b) All rent has been paid and there are no other breaches of the tenant's covenants under the lease at the date of assignment.
 - (c) The assignee enters into a Deed of Covenant in a form acceptable to the Council.
 - (d) Where the assignee is a company, the company's obligations are guaranteed by the principal shareholder of that company, if required by the Council, the directors of the company.

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- (e) The assignee pays the Council's costs and disbursements in respect of the preparation and stamping of any Deed of Covenant of guarantee.
- 8. The assignor has fulfilled its obligation under the lease to satisfy the assignment conditions above.
- 9. In summary:
 - (a) The assignee Coffee Tree Co Limited is a New Zealand registered company.
 - (b) Its shareholders are Walpole Wenping Chen & Ms Lan Qiu.
 - (c) The capital for the project is being raised in the following way: Personal Loan 30%, Secured Loan 70%.
 - (d) A cash flow forecast for the following year was also provided.

STAFF RECOMMENDATIONS

That the Board recommend to the Council:

- (a) That it agree to the assignment of the Deed of Lease for the café situated at the Upper Riccarton Library from Red Coffee Limited to Coffee Tree Co Limited.
- (b) That the vendor and purchaser meet all costs of the assignment of the lease and agreement as agreed between the parties.

9. NEW ZEALAND COMMUNITY BOARDS' FORUM, JULY 2006 - BOARD MEMBER ATTENDANCE

General Manager responsible:	General Manager, Regulation and Democracy Services, DDI: 941-8549
Officer responsible:	Lisa Goodman, Community Board Principal Adviser
Author:	Emma Davison, Community Secretary, DDI 941-5112

PURPOSE OF REPORT

- 1. The purpose of this report is to seek Board approval for the attendance of Board member Mike Mora at the forthcoming New Zealand Community Boards' Forum, to be held in Wellington from 13 to 15 July 2006.

EXECUTIVE SUMMARY

- 2. The purpose of the forum is to examine the nature of relationships between Councils and their Community Boards. The theme of the forum is "Meeting Expectations". The forum will consider the expectations that Community Board members, Councillors, staff and electorates have of each other and of themselves. The aim is that participants will go away with:
 - a clearer understanding of the functions of Community Boards, Council and staff; and
 - guidelines on how Councils, Community Boards and staff can work together positively to achieve good governance and vibrant communities.

FINANCIAL AND LEGAL CONSIDERATIONS

- 3. There are no legal considerations.
- 4. The total costs for Mike Mora's attendance would be around \$1,000, which would be met from the Board's operational budget for 2005/06. This cost includes the \$500 conference registration fee, \$215 for return flights and \$270 for two nights accommodation.

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STAFF RECOMMENDATION

It is recommended that the Board gives consideration to approval of the attendance of Mike Mora at the New Zealand Community Boards' Forum 2006, in Wellington during the period 13 to 15 July 2006.

**10. RICCARTON/WIGRAM ENVIRONMENT COMMITTEE
REPORT OF 24 APRIL 2006 MEETING**

General Manager responsible:	General Manager Regulation and Democracy Services, DDI: 941-8549
Officer responsible:	Lisa Goodman, Community Board Principal Adviser
Author:	Emma Davison, Community Secretary

PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Environment Committee meeting held on Monday 24 April 2006.

The meeting was attended by Neville Bennett (Chairperson), Helen Broughton, Lesley Keast, Peter Laloli, Mike Mora, Bob Shearing and Tony Sutcliffe.

1. FERRIER PARK MAJOR TREE REPLACEMENT PLAN

The Committee considered a report on a major tree replacement planting plan for Ferrier Park following consultation with the local community. The report contained a recommendation to allocate \$15,000 from the Board's 2005/06 Environment Committee Fund for the native planting component of the proposed plan.

The Committee's recommendation is recorded under Clause 5 of this report.

2. MIDDLETON PARK PLAYGROUND AND TOILET UPGRADE

The Committee considered a report on the plan for the Middleton Park playground and toilet upgrade following consultation with the local community. Members were advised that work has already started on upgrading the toilet due to an administrative error.

The Committee's recommendation is recorded under Clause 5 of this report.

3. ALLOCATION OF 2006/07 PROJECT FUNDING FOR ENVIRONMENTAL PROJECTS

At its seminar meeting of 10 April 2006 the Board had agreed that relevant applications on the funding matrix be submitted to the next round of Board Committee meetings for further discussion and recommendation.

The Committee considered three applications for environmental projects from the 2006/07 project matrix:

- Racecourse Reserve Extension Development
- Kyle Park Bush Project
- Ilam Stream Monitoring.

The Board will make its decisions on allocation of its 2006/07 project funds at an extraordinary meeting at 8.00am on 12 May 2006.

The Committee's recommendation is recorded under Clause 5 of this report.

4. BOARD MEMBERS POSSIBLE IDEAS FOR PROJECTS FROM REMAINING 2005/06 FUNDS

At its meeting of 29 March 2006 Board members identified possible projects that could be funded from remaining 2005/06 funds.

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The Parks and Waterways Area Advocate provided an indication of likely costs associated with putting a walkway through Rosella Reserve. The Committee agreed to complete a site visit to examine the possibility of such a walkway and what use the walkway would get. The Committee agreed that it would be more appropriate for this possible project to be funded from 2006/07 funds.

The Parks and Waterways Area Advocate also provided information on landscaping in Dovedale Street. The Committee agreed to examine the possibility of landscaping in Dovedale Street in conjunction with issues of traffic safety, and agreed that it would be more appropriate for this possible project to be funded from 2006/07 funds.

5. COMMITTEE RECOMMENDATIONS

- (a) That the Board approves the Ferrier Park Major Tree Replacement Planting Plan and that the Greenspace Unit commences the implementation programme during the current planting season (May-September).

(Note: Neville Bennett recorded his vote against the resolution.)

- (b) That the Board allocates \$15,000 from its 2005/06 Environment Committee Fund to implement the native planting component of the proposed Ferrier Park Major Tree Replacement Planting Plan.
- (c) That the Board approves the plan for the Middleton Park playground and toilet upgrade and for the Greenspace Unit to commence the construction programme.
- (d) That the Board allocates \$15,000 from its 2006/07 project funds for costs associated with the establishment and planting of the Racecourse Reserve Extension.
- (e) That the Board allocates \$20,000 from its 2006/07 project funds for costs to initiate a native planting project on Kyle Park.
- (f) That the Board allocates \$8,000 from its 2006/07 project funds for costs associated with a stream monitoring programme in conjunction with the Ilam Stream Restoration Programme.

**11. RICCARTON/WIGRAM COMMUNITY SERVICES COMMITTEE
REPORT OF 26 APRIL 2006 MEETING**

General Manager responsible:	General Manager Regulation and Democracy Services, DDI: 941-8549
Officer responsible:	Lisa Goodman, Community Board Principal Adviser
Author:	Emma Davison, Community Secretary

PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Community Services Committee meeting held on Wednesday 26 April 2006.

The meeting was attended by Tony Sutcliffe (Chairperson), Neville Bennett, Helen Broughton, Lesley Keast, Mike Mora and Peter Laloli.

Apologies for absence were received and accepted from Bob Shearing.

1. DEPUTATIONS BY APPOINTMENT – CANTERBURY ACTIVE COMMUNITIES PROJECT

Maria Moran, Canterbury Active Communities Project Manager addressed the Committee regarding the Canterbury Active Communities project, a new Council initiative.

The project aims to provide the community with free or low cost physical activity programmes and advice that will help people be active for at least 30 minutes on most days of the week and

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is being delivered in conjunction with other organisations. The project encourages all citizens of Christchurch to be more active, with an improvement of general health and well being.

2. **ALLOCATION OF 2006/07 PROJECT FUNDING FOR COMMUNITY SERVICE PROJECTS**

The Board at its seminar meeting of 10 April 2006 agreed that relevant applications on the matrix be submitted to the next round of Board Committee meetings for further discussion and recommendation.

The Committee considered forty-nine applications for community service projects from the 2006/07 project matrix.

The Board will make its decisions on allocation of its 2006/07 project funds at an extraordinary meeting at 8.00am on 12 May 2006.

The Committee requested:

1. A copy of the criteria for the Council's Major Grants Scheme.
2. Information on the Community Development Teams operational budget.

The Committee's recommendations are recorded in clause 3 of this report.

3. **COMMITTEE RECOMMENDATIONS**

That the Board **allocates** 2006/07 project funding to the following projects:

- Neighbourhood Week Grants Scheme
- Residents Groups Grants to Groups
- Riccarton/Wigram Community Service Awards
- Riccarton/Wigram Garden Pride Awards
- Heritage Week History of Hornby Project
- Riccarton/Wigram Ward Christmas Lights
- Community Development Scheme Top Up
- Hornby Youth Workers Project – Female Salary Costs
(Note: It was agreed that the Board could consider funding from remaining 2005/06 funds.)
- Community Development Worker for Maori
- Youth Development Scheme
- Hei Hei/Broomfield Community Development Worker Salary
- Canterbury Fiji Social Services Trust – Rent
- Canterbury Fiji Social Services Trust – Wages
- Tangata 2 Tangata Programme
- Riccarton Community Youth Worker Salary Costs
- Community Development Network Trust – Portacom Cost
- Hornby Presbyterian Trust – OSCAR Programme
- Plunket Society – Interior Enhancement
(Note: It was agreed that the Board could consider funding from remaining 2005/06 funds.)
- Community Watch Hornby
(Note: Mike Mora and Peter Laloli declared a conflict of interest and took no part in the discussion or voting on this matter.)
- Recreation & Sport Unit – 3 Community Events
- Recreation & Sport Unit – Small Events Fund
- Halswell District Lions Club – Christmas Carols at Halswell Quarry
- Halswell Residents Association – ANZAC Day Ceremony
- Riccarton/Wigram Recreation & Sport Fund
- Hornby Presbyterian Trust – Childrens Holiday Programmes
- Hornby Presbyterian Trust – Sockburn OSCAR Subsidy
- Hornby Presbyterian Trust – Hornby OSCAR Programme
- Canterbury Fiji Social Services Trust – Holiday Programme
- Faith & Light Rainbow Community – Disabilities Camp
- Riccarton/Wigram Community Board Newsletter

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That the Board **gives further consideration** to allocating 2006/07 project funding to the following projects:

- Fusion Youth 24/7 Hornby High School Project
- Spreydon Youth Communities 24/7 Programme
- Riccarton Racecourse Bowling Club – Shade Sail
- Holmes Park Croquet Club – Shade Sail
- Halswell Baptist Youth – Youth Group
- Rewi Alley Chinese School – Chinese Older Adults Programme
- Villa Maria College of Proprietors – Relocation of Current Courts
- North Hornby Lifestyles Project

That the Board **declines** the following applications for 2006/07 project funding:

- Community Development Network Trust – Administration Support Costs
- Canterbury Fiji Social Services Trust – Administration Support Costs
- Halswell Baptist Church – Kitchen Upgrade
- Neighbourhood Support Canterbury – Salary Costs
- Kidsfirst Kindergartens Lady May – Cleaning Expenses
- St Saviours Templeton – Tree Removal
(Note: It was suggested that this group could apply to the Council's Major Grants Fund.)
- Hornby Anglican Parish – Youth Worker Salary
- Halswell Union Parish – Alteration Costs
- Riccarton High School – Replacement Seating Costs
- Riccarton Primary School – Resealing of a Basketball Court
- Olympia Gymnastic Sports – Administration Costs

**12. RICCARTON/WIGRAM TRANSPORT AND ROADING COMMITTEE
REPORT OF 28 APRIL 2006 MEETING**

General Manager responsible:	General Manager, Regulation and Democracy Services, DDI: 941 8549
Officer responsible:	Lisa Goodman, Community Board Principal Adviser
Author:	Emma Davison, Community Secretary

PURPOSE OF REPORT

The purpose of this report is to submit the outcomes of the Transport and Roading Committee meeting held on Friday 28 April 2006.

The meeting was attended by Mike Mora (Chairperson), Neville Bennett, Helen Broughton, Lesley Keast, Peter Laloli and Tony Sutcliffe.

Apologies for absence were received and accepted from Bob Shearing.

1. CORRESPONDENCE

1.1 HALSWELL RESIDENTS ASSOCIATION – HALSWELL/MILNS ROAD INTERSECTION

A letter was received from the Halswell Residents Association regarding the intersection at Halswell and Milns Road.

The Committee's recommendation is recorded under clause 8 of this report.

1.2 ROTHERHAM STREET REQUEST FOR PARKING TIME RESTRICTION

A letter was received from a resident of Rotheram Street regarding the placement of a time restriction on parking in the part of Rotheram Street running from Dilworth Street to Peverel Street.

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The Committee's recommendation is recorded under clause 8 of this report.

1.3 **STAVELEY STREET BUS STOP**

A letter was received from a resident of Staveley Street regarding relocating a bus stop on this street.

The Committee's recommendation is recorded under clause 8 of this report.

2. **DEPUTATIONS BY APPOINTMENT**

2.1 **UPDATE ON LOCAL ISSUES FROM TRANSIT NEW ZEALAND**

Tony Spowart, Transit New Zealand gave a verbal report on major Transit NZ projects and issues in the Riccarton/Wigram area.

The Committee **received** the information.

2.2 **AUBURN AVENUE**

Mr Baggstrom was not in attendance to address the Committee on this matter.

2.3 **STAVELEY STREET BUS STOP**

Maisie Hill, a resident of Staveley Street addressed the Committee regarding the bus stop on Staveley Street.

Mrs Hill expressed concern over safety in Staveley Street relating to buses allowing patrons to alight or exit the bus on residential driveways and vehicle crossing points.

The Committee's recommendation is recorded under clause 8 of this report.

2.4 **DOVEDALE AVENUE**

Ruth Towns, on behalf of local residents, addressed the Committee regarding parking in Dovedale Avenue.

Mrs Towns expressed concern over the safety of motorists, the placement of middle islands, and traffic management in the area. Mrs Towns further expressed her view that permanent bright and structural plants be planted in middle islands to enhance the street.

The Committee requested a copy of the original concept plan for Dovedale Avenue.

The Committee **decided** to complete an on-site visit of Dovedale Avenue, and further to that site visit, request a report to address the areas of concern raised in the letter and deputation by local residents.

2.5 **HASKETTS ROAD – NO STOPPING RESTRICTION**

John Townsend, a local resident addressed the Committee regarding the no stopping restrictions on Hasketts Road.

Mr Townsend, expressed his opposition to the proposed no stopping restrictions outside of his property, and expressed concern over the 100km speed limit on both Bartletts and Hasketts Road. Mr Townsend suggested an alternative to the no stopping restriction's, a fold down sign that could be used on certain major events/race days.

The Committee **decided** to refer the report on the Hasketts Road at Ruapuna Raceway No Stopping Restriction to its next Traffic & Roding Committee meeting and that written feedback on the options available and the results of the community consultation be included in the report.

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3. **BALCAIRN STREET SAFETY IMPROVEMENT PROJECT**

The Committee considered a report seeking the Board's approval to proceed to final design, tender and construction of safety improvements to Balcairn Street in the vicinity of the intersections with Brenda Place and Revell Street.

The Committee's recommendation is recorded under clause 8 of this report.

4. **HASKETTS ROAD AT RUAPUNA RACEWAY – NO STOPPING RESTRICTION**

The Committee decided to refer this issue to its next Traffic & Roding Committee meeting.

5. **TRANSPORT & CITY STREETS CAPITAL PROJECT STATUS QUARTERLY UPDATE**

The Committee decided to refer this issue to the ordinary Board meeting of 9 May 2006.

6. **CURRENT ISSUES**

The Committee decided to refer this report to the ordinary Board meeting of 9 May 2006.

7. **SUPPLEMENTARY DEPUTATIONS**

The Committee **decided** that the following supplementary deputations be received and considered at the present meeting:

- (a) John Townsend, Hasketts Road At Ruapuna, No Stopping Restriction.
- (b) Ruth Towns, Dovedale Avenue.

8. **COMMITTEE RECOMMENDATIONS**

- (a) That the Board request a staff report on the issues raised by the Haslwell Residents Association relating to the intersection at Halswell and Milns Road.
- (b) That the Board request a staff report on the matter of time restriction on parking in Rotherham Street between Peveril Street and Dilworth Street.
- (c) That the Board request an urgent staff report for the next Traffic & Roding Committee meeting on 26 May 2006 on options to move the bus stop on Staveley Street.
- (d) That the Board approves the Balcairn Street safety improvement project proceed to final design, tender and construction and that a review be undertaken in 3-6 months.
- (e) That the Board approves the following parking restrictions in relation to the Balcairn Street Safety Improvement Project :
 - (i) That the stopping of vehicles be prohibited at any time on the south side of Balcairn Street commencing at a point 1 metre west of the property boundary of 33 and 35 Balcairn Street and extending 24 metres in a westerly direction.
 - (ii) That the stopping of vehicles be prohibited at any time on the north side of Balcairn Street commencing at its intersection with Brenda Place and extending 21 metres in a westerly direction.
 - (iii) That the stopping of vehicles be prohibited at any time on the north side of Balcairn Street commencing at its intersection with Brenda Place and extending 10 metres in an easterly direction.
 - (iv) That the stopping of vehicles be prohibited at any time on the west side of Brenda Place commencing at its intersection with Balcairn Street and extending 14 metres in a northerly direction.

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- (v) That the stopping of vehicles be prohibited at any time on the east side of Brenda Place commencing at its intersection with Balcairn Street and extending 13 metres in a northerly direction.

13. BOARD FUNDS UPDATE

Attached is a schedule with up-to-date information regarding the Board's 2005/06 Project and Discretionary Funds (this excludes all financial recommendations contained within the agenda).

14. TRANSPORT & CITY STREETS CAPITAL PROJECT STATUS QUARTERLY UPDATE

A Memorandum from the Manager, Transport & City Streets (circulated separately) details the status and progress on capital works in the Riccarton/Wigram area.

15. TRANSPORT & CITY STREETS CURRENT ISSUES

Weng Kei Chen will provide a verbal update on current traffic/streets issues in the Riccarton/Wigram ward.

16. BOARD MEMBERS' INFORMATION EXCHANGE

Board Members will have an opportunity to provide updates on community activities/Council issues.

17. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

18. QUESTIONS FROM MEMBERS