



Christchurch City Council

SPREYDON/HEATHCOTE COMMUNITY BOARD AGENDA

TUESDAY 16 MAY 2006

AT 5.00PM

IN THE BOARDROOM,
SOUTH LIBRARY, SERVICE CENTRE AND LEARNING CENTRE,
66 COLOMBO STREET, CHRISTCHURCH

Community Board: Phil Clearwater (Chairperson), Oscar Alpers, Barry Corbett, Paul de Spa, Chris Mene, Sue Wells and Megan Woods.

Community Board Principal Adviser
Lisa Goodman
DDI: 941-5108
Email: lisa.goodman@ccc.govt.nz

Community Secretary
Peter Dow
DDI: 941-5105
Email: peter.dow@ccc.govt.nz

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

INDEX

- PART C 1. APOLOGIES
- PART C 2. CONFIRMATION OF MEETING REPORT – 2 MAY 2006
- PART B 3. DEPUTATIONS BY APPOINTMENT
- PART B 4. CORRESPONDENCE
- PART B 5. PETITIONS
- PART B 6. NOTICES OF MOTION
- PART B 7. BOARD MEMBERS' INFORMATION EXCHANGE
- PART A 8. CRACROFT COMMUNITY CENTRE – NEW LEASE OF THE OLD STONE HOUSE
- PART C 9. ROAD NAMING
- PART B 10. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE
- PART B 11. MEMBERS' QUESTIONS

1. APOLOGIES

Chris Mene.

2. CONFIRMATION OF MEETING REPORT – 2 MAY 2006

The report of the meeting of 2 May 2006 has been separately circulated.

CHAIRPERSON'S RECOMMENDATION

That the report of the Board's ordinary meeting of 2 May 2006 be confirmed.

3. DEPUTATIONS BY APPOINTMENT

4. CORRESPONDENCE

5. PETITIONS

6. NOTICES OF MOTION

7. BOARD MEMBERS' INFORMATION EXCHANGE

Board members to provide updates on community/Council issues.

8. CRACROFT COMMUNITY CENTRE – NEW LEASE OF THE OLD STONE HOUSE

General Manager responsible:	General Manager Community Services, DDI 941-8534
Officer responsible:	Catherine Mc Donald, Acting Community Support Unit Manager
Author:	David Rowland, Property Consultant

PURPOSE OF REPORT

1. To seek the recommendation of the Spreydon/Heathcote Board in obtaining the Council's approval to grant a new lease to the Cracroft Community Centre Inc of the Old Stone House in Shalamar Drive, Cashmere, under the terms and conditions as resolved by the Council in December 2000 but with amendments to the terms and commencement date.

EXECUTIVE SUMMARY

2. The lease of the Old Stone House granted to the Cracroft Community Centre Inc expired on 20 August 1999. The Cracroft Community Centre had a right of renewal for a further 21 year term, and since that time extensive discussions and negotiations over a renewal for a new term have continued.
3. A staff report was submitted to the Spreydon/Heathcote Board in October 2000 (**attached**) which detailed the history of the property and negotiations on a new lease. Negotiations stalled over the years due to members of the committee changing and or departing from the group.
4. Negotiations have now concluded and the principles outlined in the 2000 report have been agreed. However, the term has been altered to commence from 1 March 2006 for a term of 10 years, with one 10 year right of renewal and finally expiring on 27 February 2026.

8 Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

5. The new lease is in alignment with Council general leasing policies affecting leases of this nature, and reflects a more focused approach in the relationship relative to the expired leased issued back in August 1978.
6. The Council is responsible for exterior maintenance and the upkeep of the surrounding grounds and reserve. However, the net profits of the committee's activities by managing the Community Centre on the Councils behalf is contributed to the interior maintenance and upgrading as may be necessary.
7. One of the main contentious issues that has been debated apart from the yearly term of the lease was the provision that gives the Council, on renewal, the right to consider in its sole discretion that the present tenant is the best tenant or operator available and that some other tenant should not be offered the opportunity to tenant the premises. This condition, however, is standard in all Council leases as it gives the Council the opportunity to consider the greater community benefits that may be relevant at that time.

STAFF RECOMMENDATION

It is recommended that the Board recommends to the Council that it delegate authority to the Corporate Support Manager to finalise the lease with the Cracroft Community Centre Inc of the Old Stone House located in Shalamar Drive, Cashmere, under the terms and conditions generally resolved by the Council in November 2000 modifying the terms and conditions as needed and amending the commencement date to a term of 10 years from 1 March 2006 with a right of renewal for 10 years expiring on 27 February 2026.

CHAIRPERSON'S RECOMMENDATION

For discussion.

9. **ROAD NAMING**

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Jason Rivett, Acting Environmental Services Unit Manager
Author:	Bob Pritchard, Subdivisions Officer

PURPOSE OF REPORT

1. The purpose of this report is to obtain the Board's approval to one new right-of-way name (refer attached).

EXECUTIVE SUMMARY

2. The approval of proposed road and right-of-way names is delegated to Community Boards.
3. The Subdivisions Officer has checked the proposed name against the Council's road name database to ensure it will not be confused with a name currently in use. The name has also been discussed with Land Information New Zealand who act on behalf of the emergency services in respect to road naming.

CF & SH Holdings Limited, Stonehaven Terrace

4. This subdivision proposes to create 11 new allotments to be served by one new large formed and sealed right-of-way. A Council reservoir is situated on one of the adjoining properties, hence the proposed name for the right-of-way, Reservoir Lane.
5. The name is considered suitable for this location, and a check of the current road name listing for Christchurch did not show any names that could be confused in an emergency situation with the proposed name.

9 Cont'd

FINANCIAL AND LEGAL CONSIDERATIONS

6. The administration fee for road naming is included as part of the subdivision consent application fee, and the cost of name plates is charged to the developer. There is no financial cost to the Council. Local Authorities have a statutory responsibility to approve road names.

STAFF RECOMMENDATION

It is recommended that the Board approve the name "Reservoir Lane".

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be supported.

10. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Community Board Principal Adviser will update the Board on current issues.

11. QUESTIONS FROM MEMBERS