



Christchurch City Council

BURWOOD/PEGASUS COMMUNITY BOARD AGENDA NO 251

WEDNESDAY 4 APRIL 2007

5.00 PM

IN THE BOARDROOM,
CNR BERESFORD AND UNION STREETS
NEW BRIGHTON

Community Board: Glenda Burt (Chairperson), Carole Evans, Carmen Hammond, Caroline Kellaway, Tina Lomax, Don Rowlands, Gail Sheriff

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1. APOLOGIES

Carole Evans - leave of absence granted.

2. CONFIRMATION OF REPORT

The report of the ordinary meeting of the Burwood/Pegasus Community Board held on Wednesday 21 March 2007 has been circulated to Board members.

STAFF RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 21 March 2007 be confirmed.

3. PETITIONS

4. CORRESPONDENCE

5. DEPUTATIONS BY APPOINTMENT

6. RESIDENTS' ASSOCIATIONS/COMMUNITY GROUPS

Time is allocated at Board meetings for Residents' Association/Community Group representatives to address the Board on local matters. Each group is being invited to do this in rotation.

NEW BRIGHTON POLICE

Inspector Andy McGregor and Senior Sergeant Paul Freemaux will be in attendance to provide an update to Board members on activities in Burwood/Pegasus.

7. EASEMENT WAINONI PARK

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Planning and Investigations Team Manager
Author:	David Rowland, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to grant an easement in gross in favour of Orion for the provisions of electrical services to land adjoining Wainoni Park (plan **attached**). The land is held under the Reserves Act 1977.

EXECUTIVE SUMMARY

2. As a condition of the subdivision and land exchange affecting Wainoni Park and land owned by Housing New Zealand, Orion requested that their electrical supply to the new subdivision and also the park be protected by an easement in gross.
3. This needs to be completed so titles for the balance of the site can be obtained.

FINANCIAL IMPLICATIONS

4. There are no financial implications by granting this easement beyond the legal costs associated with the grant.

Do the recommendations of this report align with 2006-16 LTCCP budgets?

5. Not applicable.

Have you considered the legal implications of the issue under consideration?

6. It is considered that, as the reserve will not be materially altered or permanently damaged and the rights of the public in respect of the reserve are not likely to be permanently affected, public notice is not required to be undertaken.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

7. Not applicable.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

8. Not applicable.

ALIGNMENT WITH STRATEGIES

9. Not applicable.

Do the recommendations align with the Council's strategies?

10. Not applicable.

CONSULTATION FULFILMENT

11. There is no consultative requirement necessary by granting this easement.

STAFF RECOMMENDATION

That the Board approve an easement in gross in favour of Orion to convey electric power over sections 1, 6 and 7 as shown on SO Plan 359536 forming part of Wainoni Park and that the consent of the Department of Conservation be sought.

8. BREEZES ROAD - PROPOSED “NO STOPPING” RESTRICTION

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Author:	Malcolm Taylor, Area Engineer (Community)

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for the extension of “No Stopping” lines on the south-west side of Breezes Road (see **attachment**).

EXECUTIVE SUMMARY

2. A police officer from the Youth Education Service has expressed concern at the visibility of approaching vehicles for the operators of the Kea crossing outside the Aranui Primary School in Breezes Road. A site visit with the officer highlighted the visibility issues.
3. Vehicles parking in front of 276 Breezes Road restrict the vision of south approaching vehicles for the Kea crossing operators on the south-west side of Breezes Road at school times.
4. The situation can be improved by extending the existing “No Stopping” lines in a north-west direction from the Kea crossing opposite the Aranui Primary School.
5. The Youth Education Service Officer supports the extension of the “No Stopping” lines.

FINANCIAL IMPLICATIONS

6. The cost of installing “No Stopping” lines is provided for in the Transport and Greenspace Unit's operation budget. An estimated cost for this work is \$50.

LEGAL CONSIDERATIONS

7. Land Transport Rule provides for the installation of parking restriction.

ALIGNMENT WITH STRATEGIES

8. The recommendations align with the Council's Parking Strategy 2003.

CONSULTATION FULFILMENT

9. The residents who are affected by the extension of the “No Stopping” lines in front of 276 Breezes Road and the Principal of the Aranui Primary School support the proposal.

STAFF RECOMMENDATIONS

It is recommended that the Board approve:

- (a) That the stopping of vehicles be prohibited at any time on the south-west side of Breezes Road commencing at a point 130 metres from its intersection with Pages Road and extending in a north-west direction for a distance of 46 metres be revoked.
- (b) That the stopping of vehicles be prohibited at any time on the south-west side of Breezes Road commencing at a point 130 metres from its intersection with Pages Road and extending in a north-west direction for a distance of 58 metres.

9. NEW BRIGHTON COMMUNITY GARDENS FUNDING REQUEST

General Manager responsible:	General Manager Community Services, DDI 941-8534
Officer responsible:	Community Support Manager
Author:	Natalie Dally, Community Development Adviser

PURPOSE OF REPORT

1. The purpose of this report is to request the Board to allocate funding from its 2006/07 Discretionary fund to assist the New Brighton Community Room and Gardens with their operating costs to the end of this financial year.

EXECUTIVE SUMMARY

2. Community demand for, and use of, the New Brighton Community Room and Gardens (NBCRG) has led to the need to employ another worker for the garden. This was done using an ACE (WINZ subsidised) worker. Unfortunately the expense of this extra worker along with smaller than anticipated grants from funders resulted in the rapid depletion of funds for the organisation.
3. While the ACE worker is no longer employed, the coordinator's hours have been split between the coordinator's position and a garden supervisor position to better meet community needs. Funds have been secured to keep operations going until the end of March/beginning of April 2007. This group is now seeking financial support from the Board to cover operational expenses from April to June 2007. This funding will provide time and space to apply for and source further funding avenues and will enable the organisation to progress to the next financial year and subsequent funding rounds.

FINANCIAL IMPLICATIONS

4. The Board allocated \$15,000 from its 2006/07 Project funding to the New Brighton Community Room and Gardens.
5. The Board has a balance of \$20,603 in its 2006/07 Discretionary fund.

Do the recommendations of this report align with 2006-16 LTCCP budgets?

6. Yes.

LEGAL CONSIDERATIONS

7. The Board has delegated authority to make this decision.

Have you considered the legal implications of the issue under consideration?

8. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. Links to LTCCP Outcome of a City of Inclusive and Diverse Communities, page 100 of the LTCCP, level of service under Community Support.
10. The project assists in contributing to several of the Board's Objectives.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

11. As above.

ALIGNMENT WITH STRATEGIES

12. Social Wellbeing Policy.

Do the recommendations align with the Council's strategies?

13. Social Wellbeing Policy.

CONSULTATION FULFILMENT

14. Not applicable.

STAFF RECOMMENDATIONS

It is recommended that:

1. The Board allocate \$7,400 from its 2006/07 Discretionary fund to the New Brighton Community Room and Gardens.
2. Council staff continue to work with the organisation's committee to source further funding options.

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BACKGROUND

15. The New Brighton Community Room and Gardens (NBCRG) have been operating for two years since November 2004. Based in Rawhiti Domain, the NBCRG was established to provide a safe, supportive, welcoming and inclusive environment for the community to work together with gardening as the focus. Originally set up under the umbrella of the New Brighton Project, NBCRG became incorporated on 9 September 2005.
16. The NBCRG initially employed one staff member, the coordinator, for 25 hours per week and worked on building up their volunteer pool. Over the last year the NBCRG have been developing their financial systems and actively seeking funding from a variety of funding sources.
17. As community use and demand for the gardens has taken off, an ACE (WINZ subsidised) worker was employed in June 2006 to help cover this. Currently they have around 30 volunteers contributing approximately 40 hours per week. Securing of the necessary funding unfortunately has not kept pace with the growth of the gardens due to unsuccessful funding applications. The extra drain of the additional worker and lower level of income has seen funds depleted and considerable stress placed upon the committee and staff to both keep the gardens open for the community and manage its operation. The majority of the workload has fallen on the coordinator and the committee treasurer who has subsequently resigned.
18. In an attempt to address these issues, the coordinator's 25 hours were split between the coordinator's position and a garden supervisor position to keep the gardens open to the community for 13 hours per week. However, the community continue to pop in outside of these hours and the coordinator still requires more hours to complete their position, particularly in the interim absence of a treasurer. Ideally the garden supervisor would be employed a minimum of 18 hours per week and the coordinator 25 hours per week. Both workers have been voluntarily working over their paid hours already. Hours of employment and opening will continue to be addressed by staff and committee alike with Council staff support.
19. Funds currently on hand would see the gardens able to remain open until the end of March 2007. Funding is now being sought from the Board's Discretionary fund to keep the gardens open a further three months to the end of the financial year in June 2007. This would allow the coordinator time to source further funding and would get the organisation through to the new financial year's funding. The estimated cost of keeping the project operational for this time is \$7,395.
20. The New Brighton Community Gardens have been a successful Board supported initiative to date and are at an important stage of their development as they formalise and stabilise their staffing and management to better meet community needs. The gardens offer a unique place and space for the community to gather as individuals and groups providing social, recreational, therapeutic and educational opportunities through their workshops, music and movement, gentle exercise, produce stall, cups of tea and gardens. Partnerships exist with many other groups including PEEEPS and the premises are also used by the Residents' Association, the New Brighton Gallery and the New Brighton Project. Should the New Brighton Community Garden project not be funded the consequence may be the untimely closure of the project.

10. RAWHITI DOMAIN/THOMSON PARK MANAGEMENT PLAN - HEARINGS PANEL DECISION AND ADOPTION OF PLAN

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Author:	Grant MacLeod, Recreation Planning Adviser

PURPOSE OF REPORT

1. The purpose of this report is to request the Council to adopt the report and decisions of the Hearings Panel in respect of the Rawhiti Domain and Thomson Park Management Plan. The adoption of the plan will allow both the Council and affected clubs using the domain and park to implement the developments and policies outlined in the document. The Panel's report is attached (**Attachment 1**).

EXECUTIVE SUMMARY

2. Council officers have followed the procedure set out in the Reserves Act 1977 in reviewing the Management Plan for Rawhiti Domain and Thomson Park. Submissions on the draft Management Plan were heard by a hearings panel, whose report is now submitted to the Council for adoption. All interested parties (including affected sports clubs and the local community) have been given the opportunity to make submissions on the future development and management of Rawhiti Domain and Thomson Park, in accordance with Section 41(6) of the Reserves Act 1977.

FINANCIAL AND LEGAL CONSIDERATIONS

Financial

3. Provision has been made in the capital works programme for projects to 2009/10.
4. Provision for the tree replacement programme has been included in the capital works programme for the period 2006/07 to 2014/15.
5. Additional funding will be required for developments from 2010/11 to 2014/15. Provision for this will be made from the capital works programme.
6. It was originally proposed to remove the existing camp kitchen, at an estimated cost of \$50,000. The Hearings Panel has now recommended that the kitchen be retained, and that the Council accept an offer from the Canterbury Canine Agility Training Society to lease the building, on the basis that the club will contribute towards the landscaping, planting and upgrading of the building, with the Council providing a grant of \$25,000 for the upgrading, as an alternative to the high cost of demolishing the building, and removing it from the site.

Legal

7. Rawhiti Domain and Thomson Park are Recreation Reserves made up of five land areas totalling 63.5375 ha. The land is gazetted as follows:
 - Part Reserve 1579, NZ Gazette 1969 p1429.
 - Part Reserve 1616, NZ Gazette 1969 p1429 (including Thomson Park).
 - Reserve 4467 DP 3213, NZ Gazette 1969 p1429 CT 268/103.
 - Lots 2 and 3 DP 3276, Memorandum of Transfer 20/11/64.
 - Lot 9 DP 5123, CT 569/96.
8. The Hearings Panel has delegated authority (under the Reserves Act 1977 delegations), to hear and determine submissions and objections in relation to the preparation, review and change of management plans for reserves (Section 41 Reserves Act 1977). As the submissions and objections have been heard and determined by the Hearings Panel under delegated power, the Council cannot make any further amendments to the plan, although it would be open to the Council to request the Panel to reconvene for the purpose of rehearing the submitters.

HEARINGS PANEL DECISION

9. Pursuant to delegated power, the Hearings Panel has approved the Rawhiti Domain and Thomson Park Draft Management Plan dated 2006, subject to the inclusion therein of the amendments set out in the report by the Hearings Panel (**Attachment 1**). These amendments have been included in the Management Plan (**Attachment 2**).
10. The Hearings Panel has also resolved that the plan be first made available to the Burwood/Pegasus Community Board for its information.

STAFF RECOMMENDATION

That the Board recommend to the Council that the decision of the Council Hearings Panel regarding the Rawhiti Domain and Thomson Park Draft Management Plan be adopted.

11. **SHORTLAND STREET RESERVE DEVELOPMENT PLAN**

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Author:	Kim Swarbrick, Parks and Waterways Area Advocate

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for the Shortland Street Reserve Development Plan to proceed with detailed design and construction.

EXECUTIVE SUMMARY

2. Shortland Street Reserve is a small neighbourhood reserve accessed via a narrow strip of land off Shortland Street. The reserve lies adjacent to the newly constructed 'Pak'N Save' supermarket car park and access will soon be available directly from the car park. The change in access ability will create opportunity for pedestrian thoroughfare connecting 'Pak'N Save' to Shortland Street.
3. The reserve currently has no play equipment and has not been developed in the past due to its isolated location and no funding available. Funding is now available in the current 2006/07 Transport and Greenspace budget. Additionally, with the adjacent land now transformed into the 'Pak'N Save' car park, visibility and open surveillance of Shortland Street Reserve is greatly improved.
4. A Crime prevention Through Environmental Design (CPTED) safety audit was carried out for the Shortland Street Reserve landscape concept plan in late September 2006, and is based on the National Guidelines for CPTED; as provided by the Ministry of Justice. The audit was carried out by staff trained in CPTED and the result was very positive.
5. A preliminary development plan was circulated to key stakeholders in November 2006 to obtain feedback on its design. The final plan (**attached**) aims to reflect the views of the community and has been refined in response to community feedback. One of the additions made was inclusion of an irrigation system as recommended by Board members.

FINANCIAL IMPLICATIONS

6. There is \$255,000 available in the City Environment Group 2006/07 financial year for design, consultation and construction. This funding is from the Transport and Greenspace Unit's New Reserves Development Budget.
7. The reserve will be maintained for the first 12 months by the contractor/developer, after which it will be passed over to a Council maintenance contractor (usually City Care). Therefore the park can be expected to receive regular maintenance and management. Ongoing maintenance costs will be absorbed by the maintenance budget.
8. Similarly, the playground can be expected to be maintained in this manner also, and this will include the removal of any graffiti and repair of damaged play equipment. All play equipment (as shown on the plan, **attached**) will be sturdy and robust so that potential for vandalism is minimised. Again this cost will be absorbed by the maintenance budget.

Do the recommendations of this report align with 2006-16 LTCCP budgets?

9. Implementation of Shortland Street Reserve proposed landscape plan and playground installation is a project listed on the 2006-16 LTCCP budget. Recommendations of this report are in alignment with 2006-16 Long Term Council Community Plan Budget.

LEGAL CONSIDERATIONS

10. Design and playground equipment utilised is in accordance with New Zealand playground safety standards and CPTED standards.

Have you considered the legal implications of the issue under consideration?

11. All legal requirements pertaining to playgrounds have been met so there is no adverse impact for community. A CPTED audit has been completed to ensure the highest possible safety and crime prevention standards are provided for.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Provision of the Shortland Street Reserve development plan is consistent with the:
- LTCCP 2006-16
 - Parks and Open Spaces Activity Management Plan
 - Parks and Waterways Access Policy

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

13. The recommendation of this report is to proceed with the construction of Shortland Street Reserve development plan project which is identified in the 2006-16 LTCCP.

ALIGNMENT WITH STRATEGIES

14. Provision of the Shortland Street Reserve Development Plan has primary alignment with the following Council strategies:
- Recreation and Sport Strategy
 - Children's Strategy
 - Pedestrian Strategy for Christchurch City
 - Security Strategy
 - Urban Renewal Programme
 - Equity and Access for People with Disabilities Policy
 - Children's Play Equipment on Parks Policy
 - Environmental Design Policy

Do the recommendations align with the Council's strategies?

15. Recommendations made in this report are consistent with the Council strategies listed above.

CONSULTATION FULFILMENT

16. A seminar was held with the Board seeking permission to consult during October 2006. A public information leaflet seeking responses on the preliminary plan was distributed to residents and key stakeholder groups in November 2006. Residents were asked to indicate their acceptance/non acceptance of the plan and were given the option to comment. In total 82 response forms have been received from the 300 consultation packages delivered.

96% Accept the proposed plan (79)
04% Do not accept the proposed plan (3)

17. A number of suggestions and comments were made that have been considered and where appropriate integrated into the design. Board members were keen to see the inclusion of an irrigation system. Lawn irrigation has now been incorporated into the plan at a cost of \$20,000. Irrigation will be implemented in a manner which provides overthrow to planted borders. All plants chosen for gardens at this site will be selected species for their drought resistant properties.
18. A copy of the final plan will be circulated to residents and stakeholder groups prior to the construction date.

STAFF RECOMMENDATION

It is recommended that the Board approve the proposed Shortland Street Development Plan and the City Environment Group commence implementation.

BACKGROUND

19. Recommendations from the Crime Prevention Through Environmental Design (CPTED) Audit are as follows:
 - That no lighting be incorporated into the reserve design.
 - That planting is strategically planned to maximise passive surveillance from adjacent properties.
 - That informal entrances to proposed housing units be kept clear of any tall vegetation and concealment spots.
 - That maintenance be of a high standard.
 - That community ownership of the reserve be promoted via community development initiatives.

20. Concluding that the Shortland Street Reserve Landscape Plan offers a high degree of personal safety for its users; a result of careful planning and liaison with CPTED audit staff.

12. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

12.1 NOTICE OF UPCOMING BOARD REPORTS

12.2 CSR UPDATE (FEBRUARY 2007)

Attached.

13. NOTICES OF MOTION UNDER STANDING ORDERS 2.16

14. QUESTIONS UNDER STANDING ORDERS 4.1

Members may at any ordinary meeting put a question to the Chairperson concerning any matter relevant to the role or function of the Community Board concerning any matter that does not appear on the order paper. All questions are subject to Standing Orders 4.1.1 to 4.1.5.

15. BOARD MEMBERS' INFORMATION EXCHANGE

Board members will have an opportunity to provide updates on community activities and/or Council issues.