



Christchurch City Council

BURWOOD/PEGASUS COMMUNITY BOARD AGENDA NO 261

WEDNESDAY 15 AUGUST 2007

AT 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

Community Board Adviser

Peter Dow

Telephone: 941-8999

Fax: 941-5306

Email: peter.dow@ccc.govt.nz

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1. APOLOGIES

Leave of Absence – Gail Sheriff

2. CONFIRMATION OF MEETING

The report of the ordinary meeting of the Burwood/Pegasus Community Board held on Wednesday 1 August 2007 is **attached**.

STAFF RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 1 August 2007 be confirmed.

3. DEPUTATIONS BY APPOINTMENT

4. RESIDENTS' ASSOCIATION

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.

Parklands Residents' Association

Greg Morehouse will be in attendance to provide an update on the Association's activities and raise any issues.

5. PETITIONS

6. CORRESPONDENCE

7. COMMUNITY DEVELOPMENT TEAM UPDATE

Catherine McDonald, Unit Manager, Community Support Team and Lincoln Papali'i, Team Manager for Community Development Team will table a summary report from their team regarding their team activities for the 2006/07 year.

8. McCORKINDALE PLACE PROPOSED “NO STOPPING” RESTRICTIONS

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

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board’s approval for the installation of “No Stopping” lines at the intersection of Golf Links Road and McCorkindale Place, Shirley (see **attachment**).

EXECUTIVE SUMMARY

2. Letters from residents, Mrs Cox, Nadine and Greg Campbell and Ken Ratcliffe, the co-operator for McCorkindale Place were tabled as correspondence at the Board’s 20 June 2007 meeting regarding traffic issues in Golf Links Road and McCorkindale Place.
3. Residents expressed concern at the volume and speed of vehicles using Golf Links Road, the Mall staff parking in Golf Links Road and McCorkindale Place and for vehicles parking on the corner of Golf Links Road and McCorkindale Place.
4. Vehicles parking on the corner of Golf Links Road and McCorkindale Place is also an issue for the Council’s Enforcement Unit staff who have attended a number of complaints at this location.
5. The issue of speed in these streets is an enforcement matter and residents have been advised to inform the Police of their concerns. Golf Links Road has existing traffic calming measures installed. Additional safety improvement work is proposed during 2007/08 at the Marshland Road/Joy Street intersection. This will discourage trucks and other vehicles accessing the Palms Mall from using Golf Links Road. The issue of vehicles parking on the corner of Golf Links Road and McCorkindale Place is the subject of this report. A letter response has been sent to the above residents on these issues.
6. It is recommended that “no stopping” lines be installed on the both sides of the corner at Golf Links Road and McCorkindale Place to improve the safety of pedestrian and vehicle movements in this area.

FINANCIAL IMPLICATIONS

7. An estimated cost for this work is \$100.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

8. The installation of road markings are within the LTCCP Streets and Transport Operational Budget.

LEGAL CONSIDERATIONS

9. The Land Transport Rule provides for the installation of parking restrictions, including and “no stopping” lines.

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

10. As noted in paragraph 9.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. Aligns with the Streets and Transport activities by contributing to the Council’s Community outcomes - Safety: By providing a safe transport system.

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

12. This contributes to improve the level of service for safety.

ALIGNMENT WITH STRATEGIES

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

Do the recommendations align with the Council's strategies?

14. As noted in paragraph 13.

CONSULTATION FULFILMENT

15. Mrs Cox, Nadine and Greg Campbell, and the residents that Mr Ratcliffe represents as the co-operator for McCorkindale Place, support the work. A letter was delivered to the only other resident directly affected by the installation of the "no stopping" line at 2 McCorkindale Place. No objection has been received to the proposed work.
16. The Council's Parking Enforcement Team support this work.

STAFF RECOMMENDATIONS

It is recommended that the Board approve:

- (a) That the stopping of vehicles be prohibited at any time on the west side of Golf Links Road commencing at its intersection with McCorkindale Place and extending in a southerly direction for a distance of 15 metres.
- (b) That the stopping of vehicles be prohibited at any time on the south side of McCorkindale Place commencing at its intersection with Golf Links Road and extending in a westerly direction for a distance of 15 metres.
- (c) That the stopping of vehicles be prohibited at any time on the west side of Golf Links Road commencing at its intersection with McCorkindale Place and extending in a northerly direction for a distance of 15 metres.
- (d) That the stopping of vehicles be prohibited at any time on the north side of McCorkindale Place commencing at its intersection with Golf Links Road and extending in a westerly direction for a distance of 15 metres.

9. COUNCIL FARMS - GRAZING LICENCE TO TUSSOCK HILLS FARM LIMITED

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Author:	David Rowland, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to ratify an existing arrangement by issuing a Licence to Tussock Hills Farm Limited over those areas of reserve land contained within the Council's farm portfolio for up to five years.

EXECUTIVE SUMMARY

2. The Council owns substantial areas of farm/rural lands throughout Christchurch that are held for a number of purposes including, but not limited to, the protection of indigenous wildlife, habitat, stormwater retention and ecological restoration.
3. Approximately 267.40 hectares was farmed by the Council by way of grazing cattle and/or making hay as a means of controlling vegetative growth and to allow for the purposes outlined in 2 above. The majority of the land is held by the Council in fee-simple; however there are some pockets of reserve contained within these areas. The subject areas of land are identified in **attachments 1 and 2**.
4. In early 2006 the Council's Greenspace Unit considered that the land would be better managed by a third party through a Licence to Occupy or Lease arrangement, and in June 2006 proceeded to invite Request for Proposals (RFP) from interested parties to occupy the land for the grazing of cattle and/or making hay.
5. As part of the existing farming activity the Council owned a number of livestock, items of plant and produce that would become surplus to requirements in the event that the responsibility for farming the land transferred to another party. The RFP was extended to include the purchase of these assets by the successful registrant.
6. Five proposals were received and a weighted attributes assessment resulted in Tussock Hill Farm being selected as the preferred registrant.
7. A month to month Licence has been issued to Tussock Hill Farm pending the approval by three Community Boards (Hagley/Ferrymead, Burwood/Pegasus and Shirley/Papanui) to the issue of a Lease for a period of five years over the land held by the Council as reserve. The Corporate Support Manager has delegated authority to approve a Lease over the balance land held in fee-simple.
8. Procedural steps have been concluded under the RFP and this report seeks to ratify and formalise an interim monthly tenancy by creating a term tenancy as provided for in the RFP process.
9. The monthly tenancy was entered into following a proper leasing process for expediency to manage the Council's risk and property as it would have been untenable to have left the properties vacant or unmanaged for any extended period especially over the spring and summer periods.

FINANCIAL IMPLICATIONS

10. The annual licence fee as established through the RFP is \$25,000 plus GST. By disposing of stock and hay Council continued liability is removed.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

11. Not applicable.

LEGAL CONSIDERATIONS

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

- 12. The Board has delegated authority to approve the granting of a licence under Sections 54, 56, 58a, 61, 73 and 74 of the Reserves Act 1977. Section 74 is relevant in this case.
- 13. Section 74 Reserves Act 1977, Licences to Occupy Reserves Temporarily - where it is necessary or desirable for the management of the reserve licences to occupy any recreation, historic, scenic or local purpose reserve for grazing or other similar purposes may be granted.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

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

- 14. Yes - Page 124 of the LTCCP, level of service under parks, open spaces and waterways.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

- 15. Not applicable.

CONSULTATION FULFILMENT

- 16. No Required.

STAFF RECOMMENDATION

It is recommended that the Board approve the granting of a licence for grazing or other similar purposes over those reserve lands described and marked Ψ in the first schedule, as shown below, for a term of five years less one day effective from 1 October 2006 at a rental as submitted as part of the RPF process comprising both freehold and reserve lands of \$25,000 per annum plus GST.

SCHEDULE ONE

Note: The land identified with a "Ψ" symbol indicates land held by the Council as a reserve pursuant to the Reserves Act 1977.

SCHEDULE OF PROPERTIES

Name	Plan Reference	Location	Legal Description	CT Reference	Approximate Area (ha)
Bexley	Plan 1	Dyers Road/ Breezes Road Intersection	Lot 2 DP 48246	40A/81 Ψ	83.5
			Lot 4 DP 5306	40A/82	
		Dyers Road/ Breezes Road Intersection	Lot 3 DP 48246	40A/81 Ψ	
			Part Lot 3 DP 5306	40A/82	
			Part Lot 1 DP 48246	40A/81 Ψ	
		Breezes Road/ Bexley Road Intersection	Part Lot 5 DP 48246	40A/81 Ψ	
			Part RS 41458 (SO 14803)	40A/86	
			Part RS 6356 (BM 318)	40A/85	
			Part RS 5839 (BM 318)	40A/83	
			Part RS 5854 (BM 318)		
			Lot 4 DP 48246	40A/81 Ψ	
			Part Lot 1 DP 994	192/211	
			Part Section 1 SO 307757	Gazette 2002 at page 4055	
		Part Lot 1 DP 994	712/11		
Part Lot 1 DP 18712	680/78				
Part Lot 3 DP 2787	12B/958				

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Name	Plan Reference	Location	Legal Description	CT Reference	Approximate Area (ha)
Travis Wetland Paddocks	Plan 7		Part Lot 1 DP 75093	42A/516	42
			Part Lot 2 DP 73239	42B/138 Ψ	
			Part Section 3 SO 19465	42B/138 Ψ	
			Part Lot 1 DP 75091	42A/518	
			Lot 1 DP 75092	42A/517	
			Part Lot 2 DP 9176	17B/977	
			Part Lot 1 DP 45936	GNA470289.1 Ψ	
			Part Lot 1 DP 73239	42B/138 Ψ	
			Part Section 1 SO 18724	42B/138 Ψ	
				TOTAL AREA	267.4 ha

10. BURWOOD PARK BOWLING CLUB

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Author:	Lewis Burn, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to obtain the Board's approval, under delegated authority of Council, to grant a new lease to the Burwood Park Bowling Club (2004) Incorporated of its existing premises at Burwood Park. The new lease proposed is to be granted with the contemporaneous surrender of the existing lease the initial term having expired 1 October 2006.

EXECUTIVE SUMMARY

2. The Burwood Bowling Club was established on Burwood Park in 1958. The first formal lease with the Club was entered into in May 1987 with that lease acknowledging the use of the facilities by the Ladies Bowling Club and the Burwood Indoor Bowling Club. This lease was for a term of 21 years from 1 October 1985 and provided for perpetual rights of renewal for further terms of 21 years. The club is located along the New Brighton Road frontage and comprises a large two storeyed clubroom and an extensive bowling green area. This complex brings to the park a strong built-up component. Fortunately, it is located toward an edge of the park and does not intrude significantly into the park's open spaces (see **attachment**).
3. When the lease commenced the Council held the park for Municipal Purposes under the Local Government Act 1974. In 1992 the park was classified as a recreation reserve under the Reserves Act 1977. The Burwood Park Management Plan, which was adopted following the classification, acknowledges and provides for the use by the club facilities.
4. The present lease agreement provides for perpetually renewable terms of 21 years. It is not current practice to grant perpetually renewable leases. Agreement has been reached with the club to grant the club a lease for a further term of 11 years with two rights of renewal of 11 years each (33 years in total) on the Council's standard terms and conditions for sports clubs occupying Council land. The new lease is appropriate to reflect 1992 classification as a reserve and the reconstitution of the amalgamated club in 2004.
5. The club's total membership at June 2007 stands at 148 including 10 life members and 18 social members. The statement of financial position as at 30 April 2007 shows a surplus of \$6,148 income over expenditure with assets exceeding liability by \$143,776 including cash reserves in the order of \$30,000.
6. The club's occupation is the highest priority use of this land and no other sport or recreational use has been identified at this time as taking precedence in the public interest.

FINANCIAL IMPLICATIONS

7. There are no financial costs for the Council. A rental is being charged in accordance with Council's charging policy for sports club ground leases. The club will be responsible for the costs of putting the new lease in place.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

8. Not applicable.

LEGAL CONSIDERATIONS

9. The Council, as the reserve administering body, has autonomous power under the Reserves Act 1977 to grant leases of a reserve where the lease is contemplated and provided for in a management plan. The Burwood Park Management Plan 1992 acknowledges the occupation of the club as a long established user of the park. The Plan has as a policy which says leases *shall be negotiated in accordance with Section 54 of the Reserves Act 1977 for the use of land and buildings in the park held by sports clubs or other organisations*. The power of Council to grant such leases has been delegated to the Board. Public notification of the new lease is not required in terms of Section 54 2A (a) as the proposal is in conformity with and contemplated by the management plan for the park.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. Not applicable.

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

11. Not applicable.

ALIGNMENT WITH STRATEGIES

12. The continued occupation by this club of Burwood Park is generally in line with the Council's Recreation and Sports Strategy.

CONSULTATION FULFILMENT

- 13 Not considered necessary as the activity is a long established existing use and the effects of the use will be the same or similar in character, intensity and scale. The area is not identified as a site of significance to Tangata Whenua in the Christchurch City Plan. Council officers have considered the Department of Conservation's obligations under Section 4 of the Conservation Act 1987 and consider that this issue does not require specific consultation with Te Rūnanga.

STAFF RECOMMENDATIONS

It is recommended that the Board, acting under the delegated authority of the Council:

- (a) Grant a lease pursuant to Section 54 (1) (c) of the Reserves Act 1977 to the Burwood Park Bowling Club 2004 Incorporated of approximately 4,476 square metres for a maximum term of 33 years including renewals on the Council's standard terms and conditions for occupation of reserve land by sporting bodies.
- (b) Accept a surrender of the club's existing lease contemporaneously with the grant of the new lease.

11. NEIGHBOURHOOD WEEK FUNDING

General Manager responsible:	General Manager Community Services, DDI 941-8534
Officer responsible:	Community Support Manager
Author:	Marion Gillanders, Community Engagement Adviser

PURPOSE OF REPORT

1. The purpose of this report is to set in place a decision making process for applications for Neighbourhood Week funding.

EXECUTIVE SUMMARY

2. Local community groups, including residents' associations and neighbourhood support groups will be sent information inviting them to apply for the Neighbourhood Week funding that has been set aside by the Board.
3. Neighbourhood Week is a dedicated week in which individuals and groups are encouraged to get together and get to know one another locally. Neighbourhood Week 2007 is to be held from 26 October to 4 November 2007. Applications for funding close on 21 September 2007.
4. Due to the timing of the local body elections it will not be possible to present the applications to the full Board for consideration. Therefore this report requests that the Board creates a subcommittee for the purpose of allocation of Neighbourhood Week funds and delegates authority to that subcommittee to allocate the funds.

FINANCIAL IMPLICATIONS

5. The Board has set aside \$3,500 from its 2007/08 Project funding to assist individuals and groups run events. It is not the intention of this funding to totally finance events. Those applying for funding are expected to partially resource events themselves either financially or through supply of materials.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

6. Page 175 of the LTCCP under Community Board Funding.

LEGAL CONSIDERATIONS

7. Under Council Standing Orders 1.9 and 1.10 a subcommittee may be appointed and given powers of delegation.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

8. Page 175 of the LTCCP under Community Board Funding.

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

9. As above.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

10. Funding for Neighbourhood Week activities aligns with the Council's Strong Communities strategic outcomes.

CONSULTATION FULFILMENT

11. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Board appoint a subcommittee of Board members for the consideration of Neighbourhood Week fund applications and delegate authority to that subcommittee to allocate those funds.

12. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

CSR UPDATE (JULY 2006 AND JULY 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.