



Christchurch City Council

SPREYDON/HEATHCOTE COMMUNITY BOARD AGENDA

TUESDAY 20 FEBRUARY 2007

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
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Community Secretary
Bridget Clarke
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1. **APOLOGIES**

2. **CONFIRMATION OF MEETING REPORT – 7 FEBRUARY 2007**

The report of the ordinary meeting of the 7 February 2007 meeting has been separately circulated.

CHAIRPERSON'S RECOMMENDATION

That the report of the Board's meeting of 7 February 2007 be confirmed.

3. **DEPUTATIONS BY APPOINTMENT**

4. **LOCAL RESIDENTS' ASSOCIATIONS/COMMUNITY GROUPS/ORGANISATIONS**

In accordance with Board Objective 1(b), time is allocated for community and residents' groups, etc, to communicate with the Board on local matters.

4.1 **CRACROFT RESIDENTS' ASSOCIATION**

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

5. **CORRESPONDENCE**

6. **PETITIONS**

7. **NOTICES OF MOTION**

8. **ASSIGNMENT OF LEASE (RED COFFEE LIMITED) TO MARTIN SISSON TRADING AS RED CUP 2007 LIMITED**

General Manager responsible:	General Manager Human Resources, DDI 941-8548
Officer responsible:	Libraries & Information 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 to approve the Assignment of the Deed of Lease from Red Coffee Limited at the South Christchurch Library Café to Martin Sisson and Brian Johnson, trading as Redcup 2007 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 Martin Sisson and Brian Johnson trading as Redcup 2007 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.

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BACKGROUND ON THE ASSIGNMENT OF LEASE (RED COFFEE LIMITED) TO MARTIN SISSON TRADING AS RED CUP 2007 LIMITED

4. In May 2005 the Council (the Landlord) agreed to the assignment of the lease to Red Coffee Limited (the Tenant).
5. The lease is to be for an area of 101.38 m² being part of the land contained in certificates of title 241/117, 7B/666 and 7B/589 (Canterbury Registry).
6. The initial term of the term of the lease was for two years commencing on 23 August 2003; with rights of renewal on the second and fifth anniversaries of the commencement date. Each renewed term is to be for three years, with the final expiry date eight years after the commencement date (22 August 2011) at which time the lease will be re tendered.
7. The Tenant has requested the Landlord's consent to the assignment of the lease to Redcup 2007 Limited.
8. The assignment provisions of this lease are typical in terms as set out in the Auckland District Law Society lease document that is used by the Council. The Council is required to consent to an assignment if:
 - (a) The proposed assignee is respectable, responsible and has the financial resources to meet the Tenant's commitments under the lease. The current rent is \$16,720.80 per annum plus GST.
 - (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, and if required by the Council, the Directors of the company.
 - (e) The assignee pays the Council's costs and disbursements in respect of the preparations and stamping of any Deed of Covenant of guarantee.
9. The Assignor has fulfilled the obligations under the lease and agreement to lease to satisfy the assignment conditions above.
10. In summary:
 - (a) The Assignee, Redcup 2007 Limited, is a New Zealand registered company.
 - (b) Its directors and shareholders are Brian Leslie Johnson, WF Trustees Limited and Martin John Sisson.
 - (c) The Shareholders will advance personal funds to the Company.
 - (d) A cash flow forecast for the year has been provided by the Redcup 2007 Limited's Accountants.
 - (e) They have relevant skills with a good business background and some specific restaurant experience. Mr Martin Sisson is known to the Council as he leased the former Stags Head Inn in Clarence Street which is now trading as Robbie's Bar & Bistro. Whilst he was a tenant he traded successfully and met all obligations under the Deed of Lease.
 - (f) The Directors/Shareholders will provide personal guarantees.

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STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Agree to the assignment of the Deed of Lease of the Café situated at the South Christchurch Library from Red Coffee Limited to Redcup 2007.
- (b) Agree that the vendor and purchaser meet all costs of the assignment of the lease and agreement as agreed between the parties.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be supported.

9. **NEW ZEALAND COMMUNITY BOARD CONFERENCE 2007**

General Manager responsible:	General Manager Regulation & Democracy Services, DDI 941- 8549
Officer responsible:	Secretariat Manager
Author:	Elsie Ellison, Community Board Principal Adviser

PURPOSE OF REPORT

1. The purpose of this report is to seek nominations from each Board to attend the New Zealand Community Boards' Conference 2007 that is being hosted by Manukau City Council on behalf of the Auckland region.

EXECUTIVE SUMMARY

2. The Conference is being held at the TelstraClear Pacific Events Centre, Manukau City, on 7-9 June 2007. It will begin with an official opening and gala dinner at 5.30pm hosted by Sir Barry Curtis.
3. The focus for this Conference will be on "Leading to Safer Communities."
4. The conference programme will include:
 - Guest speakers with national and international expertise.
 - Presentations from community boards that have found successful ways of combating crime in their areas.
 - New community initiatives.
 - Workshops on training new Board members, and to help members prepare to be re-elected in the up-coming elections.
 - Presentation of the Best Practice Awards at a gala dinner. The Awards are presented to Boards which have made significant contributions to the process of achieving excellence in local government.

FINANCIAL AND LEGAL CONSIDERATIONS

5. The cost per Board member of attending the conference is detailed as follows:

(a)	Registration fees prior to 1 March 2007 (early bird) \$500 plus GST or \$590 plus GST after 1 March 2006 (includes gala dinner to be held on Thursday)	500.00
(b)	Accommodation at the Manukau Heights Motor Lodge – three nights at \$135.00 per person per night plus GST	405.00
(c)	Return airfares	267.00
TOTAL		\$1,172.00

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Optional Social Functions

6. **Villa Maria Vineyard Function – Friday, 8 June 2007 6.00pm – 8.00pm**
“Wine tasting, snacks and wine tour of the Villa Maria Vineyards which is establishing a reputation as one of the great wine companies of the world”. Cost: \$50.00 plus GST.
7. **Auckland Highlights by Night – Saturday, 9 June 2007 5.00pm – 10.30pm**
A mystery tour of some of Auckland’s greatest landmarks. “This will be a fun evening where you will be taken into the heart of Auckland, have an opportunity to enjoy the harbour and be wined and dined along the way”. Cost: \$75.00 plus GST.
8. This brings the costs per person to attend this Conference to approximately \$1,172 plus GST, exclusive of the two optional social functions, or \$1,297 plus GST inclusive of both social functions.
9. Each Board has an operational budget set for attending conferences, so the number of delegates that each Board sends may be constrained by the remaining balances.

STAFF RECOMMENDATION

For discussion.

CHAIRPERSON’S RECOMMENDATION

That the Board nominate and confirm two members to attend the New Zealand Community Board Conference 2007.

10. TRANSPORT AND GREENSPACE UNIT – UPDATE ON CURRENT SPREYDON/HEATHCOTE TRANSPORT ISSUES

Richard Bailey, Transport and Greenspace Unit, will provide an update on local street and roading issues.

11. SPREYDON/HEATHCOTE FINANCE & POLICY COMMITTEE – REPORT OF 12 FEBRUARY 2007

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

PURPOSE OF REPORT

The purpose of this report is to submit for the Board's consideration the following report and accompanying recommendations:

**Report of meeting of the Finance & Policy Committee
held on Monday 12 February 2007 at 5.00pm
in the Boardroom, Beckenham Service Centre**

PRESENT: Phil Clearwater (Chairperson), Barry Corbett, Chris Mene, and Sue Wells.

APOLOGIES: Apologies were received and accepted from Oscar Alpers, Megan Woods for lateness (5.10pm) and from Paul de Spa (5.30pm).

1. SPREYDON/HEATHCOTE COMMUNITY BOARD’S OBJECTIVES 2006/09

The Committee continued its discussions on progressing the implementation of the Board’s 2006/09 objectives.

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Members **received** from Di Keenan, Communications and Consultation Manager, an update of progress on communications issues.

From the ensuing discussion the Committee **agreed** to request staff to:

- (a) Canvass Residents' groups to ascertain if they would be interested in receiving the Weekly Snapshot bulletin of Council decisions and activities.
- (b) Canvass Residents' groups to ascertain if information from the Board could be tied in with Residents' Association newsletters.
- (c) Ensure that the Community Board is kept informed of communications with local residents on civil defence issues.
- (d) Include on the Spreydon/Heathcote Community Board meeting agenda, as a regular item under Information Exchange, "Communication issues".

The meeting concluded at 5.37pm.

STAFF RECOMMENDATION

That the report be received.

12. BOARD MEMBERS' INFORMATION EXCHANGE

Board members to provide updates on community/Council issues.

13. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

13.1 CURRENT ISSUES

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

13.2 BEST PRACTICE AWARDS – NEW ZEALAND COMMUNITY BOARD CONFERENCE 2007

An update will be provided on possible options for the Board's nominations for these awards.

14. BOARD SUBMISSION ON CHRISTCHURCH AGEING TOGETHER OLDER PERSONS POLICY

The closing date for submissions on the draft Christchurch Ageing Together Older Persons Policy Review is 28 February 2007.

At its seminar meeting of 7 February 2007, the Board gave initial feedback on the proposed policy. A draft submission arising from that discussion has been **previously circulated** to Board members.

After any additional discussion today the Board may wish to confirm its submission on the Christchurch Ageing Together Older Persons Policy. Alternatively the Board may wish to delegate authority to a Board member to finalise its submission.

15. BOARD SUBMISSION ON DRAFT SOCIAL HOUSING STRATEGY

The closing date for submissions on the draft Social Housing Strategy is 28 February 2007.

At its seminar meeting of 7 February 2007, the Board gave initial feedback on the proposed strategy. A draft submission arising from that discussion has been **previously circulated** to Board members.

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After any additional discussion today the Board may wish to confirm its submission on the draft Social Housing Strategy. Alternatively the Board may wish to delegate authority to a Board member to finalise its submission.

16. QUESTIONS FROM MEMBERS