



## Christchurch City Council

# BURWOOD/PEGASUS COMMUNITY BOARD AGENDA NO 259

WEDNESDAY 18 JULY 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

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**1. APOLOGIES**

Caroline Kellaway, Gail Sheriff.

**2. CONFIRMATION OF REPORT**

The report of the ordinary meeting of the Burwood/Pegasus Community Board held on Wednesday 4 July 2007 has been circulated to Board members.

**STAFF RECOMMENDATION**

That the report of the ordinary meeting held on Wednesday 4 July 2007 be confirmed.

**3. DEPUTATIONS BY APPOINTMENT**

**4. PETITIONS**

**5. CORRESPONDENCE**

**5.1 NORTH NEW BRIGHTON RESIDENTS' ASSOCIATION UPDATE**

The **attached** letter was received from Dave East, North New Brighton Residents' Association, updating the Board on issues raised at the 20 June 2007 Board meeting.

**5.2 HAWKE STREET CAR PARK**

The **attached** letter was received from Sue Berggren, Department of Labour, regarding concerns over health and Safety in the Hawke Street car park.

**STAFF RECOMMENDATIONS**

1. That the information be received.
2. That the Board write to ACC outlining its concerns over health and safety issues in the Hawke Street car park and request comment.

**6. NORTH BURWOOD PARK PLAYGROUND UPGRADE UPDATE**

The Capital Project Leader and the Consultation Leader - Greenspace will be in attendance to present to the Board photographs of the entranceway, provide a statement from the producers of the spaceball and to also outline the New Zealand play equipment standards.

**7. ASSIGNMENT OF LEASE - DITTO CAFÉ**

<b>General Manager responsible:</b>	General Manager Community Services, DDI 941-8534
<b>Officer responsible:</b>	Community Library Manager
<b>Author:</b>	David Rowland, Property Consultant

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Board's recommendation to the Council to the assignment of a Deed of Lease along with a Deed of Licence to Occupy from Vavoom Limited to Teressa Jane Latten at the Parklands Library.

**EXECUTIVE SUMMARY**

2. The Council is obliged to consent to the assignment as provided for in clause 35.1 of the Lease and clauses 19 and 20 of the Deed of Licence to Occupy.
3. Effective from 8 August 2005 the Council entered into a Deed of Lease and also a Licence to Occupy part of the new Parklands Library for a term of two years with a right of renewal for a further three years. The lease and licence run concurrent and expire on 7 August 2010.
4. The existing tenant Vavoom Limited have exercised their right of renewal, they have also had the business on the market for sale for a number of months and have concluded a conditional sale contract with one Teressa Jane Latten.
5. Vavoom Limited has made application under both the Lease and Licence for an assignment of their interests to Teresa Jane Latten.
6. Specific detail has been requested from Teresa Latten. She has many years experience in the "food" industry in a supervisory role and proposes to trade as a sole trader and fund the purchase from her own personal equity.
7. In addition to the level of service provided by the present tenant Teresa Latten has made application to vary the Premises Registration so she is able to prepare food on the premises. She advises that she is very mindful of the environment within the Library. Health standards as well as cleanliness will be maintained at all times.
8. Based on the information requested and supplied there is no apparent reason why the Council should not consent to the requested assignment.

**FINANCIAL IMPLICATIONS**

9. Vavoom Limited have fulfilled their contractual obligations under the lease with the Council. consent to the assignment of the lease and the licence cannot be arbitrarily or unreasonably withheld.

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

10. N/A.

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

11. Yes.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

12. N/A.

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

13. N/A.

**ALIGNMENT WITH STRATEGIES**

14. N/A.

**Do the recommendations align with the Council's strategies?**

15. N/A.

**CONSULTATION FULFILMENT**

16. N/A.

**STAFF RECOMMENDATIONS**

That the Board recommends to the Council that:

- (a) The Deed of Lease along with the Deed of Licence to Occupy for the Café at the Parklands Library be assigned from Vavoom Limited to Teresa Jane Latten.
- (b) That the vendor and the purchaser meet all costs of the assignment of the lease, the licence and the deed of guarantee as agreed between the parties.

## 8. PROPOSED ROAD AND RIGHT OF WAY NAMING

<b>General Manager responsible:</b>	General Manager Regulation and Democracy Services, DDI 941-8549
<b>Officer responsible:</b>	Environment Policy and Approvals Manager
<b>Author:</b>	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 (plan attached).

**EXECUTIVE SUMMARY**

2. The approval of proposed new road and right of way names is delegated to Boards.
3. The Subdivision Officer has checked the proposed name against the Council's road name database to ensure it will not be confused with names currently in use.

**RMA 92005405**

4. A subdivision situated at the end of Almont Gardens is creating fourteen residential allotments with access to be provided by a formed and sealed right-of-way from Almont Gardens. The applicant company has proposed the name **Brynn Lane**. Brynn Stream is situated in County Cork in Ireland. The name is suitable for this right-of-way. Council's policy on road and right-of-way naming is to name private rights of way as "Lane".

**FINANCIAL IMPLICATIONS**

5. There is no financial cost to the Council. The administration fee for road naming is included as part of the subdivision consent application fee, and the cost of name plate manufacture is charged direct to the developer.

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

6. N/A.

**LEGAL CONSIDERATIONS**

7. Council has a statutory obligation to approve names.

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

8. Yes. There are no legal implications.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

9. N/A.

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

10. N/A.

**ALIGNMENT WITH STRATEGIES**

11. N/A.

**Do the recommendations align with the Council's strategies?**

12. N/A.

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**CONSULTATION FULFILMENT**

13. Where proposed road names have a possibility of being confused with names in use already, consultation is held with Land Information New Zealand and New Zealand Post. Where a Maori name is proposed Ngai Tahu are consulted.

**STAFF RECOMMENDATION**

It is recommended that the Board approve the proposed right of way name "Brynn Lane" for use.

**9. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE**

**CSR UPDATE (JUNE 2006 AND JUNE 2007)**

**Attached.**

**10. NOTICES OF MOTION UNDER STANDING ORDERS 2.16**

**11. 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.

**12. REPORT BACK ON THE COMMUNITY BOARD CONFERENCE 2007, MANUKAU**

Board members who attended the Community Boards Conference held in Manukau, June 2007 will provide a report on their attendance.

**13. BOARD MEMBERS' INFORMATION EXCHANGE**

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