



Christchurch City Council

BURWOOD/PEGASUS COMMUNITY BOARD AGENDA NO 258

WEDNESDAY 4 JULY 2007

5.00 PM

IN THE BOARDROOM,
CNR BERESFORD AND UNION STREETS
NEW BRIGHTON

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1. APOLOGIES

2. CONFIRMATION OF REPORT

The report of the ordinary meeting of the Burwood/Pegasus Community Board held on Wednesday 20 June 2007 have been circulated to Board members.

STAFF RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 20 June 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.

NORTHSHORE RESIDENTS' ASSOCIATION

7. PROPOSED EASEMENT TO ACCOMMODATE WATER SUPPLY WELL IN SOUTH NEW BRIGHTON PARK

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	City Water and Waste Manager
Author:	Kate Purton, Capital Works Coordinator Tony Hallams, Property and Leasing Advisor

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to allow the installation of a water supply well in South New Brighton Park and grant an easement over it.

EXECUTIVE SUMMARY

2. The Council has an existing water supply pumping station at 299 Estuary Road, in the central water supply zone. One of the wells at this station needs to be replaced with a new well so that the area can continue to be served with an adequate water supply.
3. South New Brighton Park has been identified as the best location for the new well due to the size of the pump station site and the potential for interference with the other well on the site (**Attachment 1**). An easement is required over the park for the well chamber and the pipeline and cables (which connect the well to the pump station).
4. The well drilling contract is expected to last approximately 16 weeks, although the actual drilling work will only occur over four to six weeks of this. The rest of the contract period will involve developing and testing the well, and constructing the pipe-work within the chamber. The contractor's work area would be fenced off during construction as indicated in **Attachment 1**.
5. The completed well would be contained within a locked 2.25 metre diameter circular chamber, protruding approximately 50mm above the re-contoured landscape bed (300mm above existing ground level). The pipe and cable connecting the well to the pump station would be buried. The area around the new well would be landscaped in keeping with the adjoining landscaping area (**Attachment 2**).

FINANCIAL IMPLICATIONS

6. The well project, including the landscaping and easement costs, will be funded from the "WS Headworks Well Renewals" line item of the 2007/08 water supply capital works programme, in the LTCCP.

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

7. As above.

LEGAL CONSIDERATIONS

8. The Board has the delegated authority from the Council (as at 16 December 2004) to make the decision on behalf of Council whether to grant the easement or not.
9. Section 48(1)(f) of the Reserves Act 1977 allows for the granting of an easement over any part of a reserve for the provision of or facilitating access or the supply of water or the drainage of any land not forming part of the reserve or any other purpose connected with any such land.
10. Section 48(2) of the Reserves Act 1977 requires that before granting the easement that the Council publicly advertise its intention to grant the easement. A public consultation letter has been circulated, and the proposed easement was publicly advertised in The Press on 9, 16, 23 and 30 May 2007.
11. One submission was received from a neighbouring property owner concerned about noise and vibration during well drilling and the visual effect of the well chamber. These issues have been discussed with the property owner and minor changes to the proposed location of the well and the landscaping have been made, and subsequently the submission has been withdrawn.

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

12. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. In alignment with page 167 of the LTCCP, levels of service for water supply. No adverse effects on levels of service for parks, open spaces and waterways, page 125 of the LTCCP.

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

14. As above.

ALIGNMENT WITH STRATEGIES

15. In alignment with the Water Supply Asset Management Plan.

Do the recommendations align with the Council's strategies?

16. As above.

CONSULTATION FULFILMENT

17. See section 10 and 11 above.

STAFF RECOMMENDATION

It is recommended that the Board agree to the granting of the easement.

8. NORTH BURWOOD PARK PLAYGROUND UPGRADE

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Author:	Kim Swarbrick, Consultation Leader - Greenspace

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for the concept plan of North Burwood Park Playground Upgrade and to proceed with detailed design and construction.

EXECUTIVE SUMMARY

2. Burwood Park is a large neighbourhood park divided in two by New Brighton Road. Both north and south regions of Burwood Park serve as an important facility that caters for many sports codes. The southern region of Burwood Park has provision of play equipment for young children whilst the northern park provides play equipment for predominantly older children.
3. The current fort structure and flying fox equipment on north Burwood Park is degenerating and has reached the end of its useful lifespan. The fort structure no longer complies with New Zealand playground standards. Funding is available in the 2007/08 financial year to upgrade this play equipment. Additionally, the playground will be relocated further east to make it safer in accordance with 'Crime Prevention Through Environmental Design' (CPTED) principles. The proposed location will greatly improve visibility and open surveillance of the play area. Plus the existing trees surrounding the old playground site can be retained a few years longer with diminished risk of limbs potentially falling on the old playground site.
4. The CPTED safety audit was carried out for the North Burwood Park Playground Upgrade in late February 2007, 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. One more change to the area as a result of the CPTED recommendations is to install new paths, including steps and ramps as required, leading into the park to improve connections with the footpath and car park.
5. A preliminary development plan was circulated to key stakeholders in May 2007 to obtain feedback on its design. The proposal is for: a new flying fox and accompanying fort style platform, existing modular play equipment to be enhanced and relocated, plus, provision of a new VIP swing and space ball which repeats the soccer ball theme tying in with the sports field image. The final plan, which is **attached** to this report, aims to reflect the views of the community and has been refined in response to community feedback.

FINANCIAL IMPLICATIONS

6. There is \$8,000 available in the City Environment Group 2006/07 financial year for design and consultation. Funding of \$80,000 will be available in the 2007/08 financial year to implement the approved design plan.
7. The playground will continue to be maintained by a Council maintenance contractor (City Care), therefore the playground and park can be expected to receive regular maintenance and management. Ongoing maintenance costs will be absorbed by the maintenance budget.

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

8. Implementation of North Burwood Park Playground Upgrade 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

9. 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?

10. 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

11. Provision of the North Burwood Park Playground Upgrade 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?

12. The recommendation of this report is to proceed with the upgrade, construction, and relocation of North Burwood Park Playground which is identified in the 2006-16 LTCCP.

ALIGNMENT WITH STRATEGIES

13. Provision of the North Burwood Park Playground Upgrade 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?

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

CONSULTATION FULFILMENT

15. A seminar was held with Board seeking permission to consult during May 2007. A public information leaflet seeking responses on the preliminary plan was distributed to residents and key stakeholder groups in May 2007. Residents were asked to indicate their acceptance/non-acceptance of the plan and were given the option to comment. In total 78 response forms have been received from the 300 consultation packages delivered.

93.6% Accept the proposed plan (73)
02.6% Did not indicate but wrote positive comments (2)
03.8% Do not accept the proposed plan (3)

16. A number of suggestions and comments were made that have been considered and where appropriate integrated into the design. Provision of more seating and a picnic table has now been incorporated into the plan.

17. 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 North Burwood Park Playground Upgrade and the City Environment Group commence implementation.

BACKGROUND

18. Recommendations from the Crime Prevention Through Environmental Design (CPTED) Audit are as follows:
 - (a) Remove trees as required for health and safety reasons and on the advice of Council arborist and lift tree canopies to improve sightlines into the park and open up access points.
 - (b) Install new paths, including steps and ramps as required, leading into the park to improve connections and remove blind spot. Clearly indicate exit and entry points with signs, paths and vegetation.
 - (c) Move playground to more open area to improve sightlines across the park and passive surveillance from neighbouring houses, and to remove hazard of large trees overhead.
 - (d) Install new see through style of playground and remove old timber play equipment to improve visibility of new playground.
 - (e) Seek public consultation about design and location of new playground to encourage sense of ownership and surveillance of the park area.
 - (f) Ensure a high level of maintenance is maintained to show that the area is well cared for.
19. Concluding that the North Burwood Park Playground Upgrade offers a high degree of personal safety for its users; a result of careful planning and liaison with CPTED audit staff.

9. COMMUNITY ENGAGEMENT ADVISER UPDATE

10. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

11. NOTICES OF MOTION UNDER STANDING ORDERS 2.16

12. 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.

13. REPORT BACK ON THE COMMUNITY BOARD CONFERENCE 2007, MANUKAU

Glenda Burt and Carole Evans will provide a report on their attendance at the Community Boards Conference held in Manukau, June 2007.

14. BOARD MEMBERS' INFORMATION EXCHANGE

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