

6. 4. 2006

**SPREYDON/HEATHCOTE COMMUNITY BOARD
7 MARCH 2006**

**A meeting of the Spreydon/Heathcote Community Board
was held on Tuesday 7 March 2006 at 5.00 pm
in the Boardroom, Beckenham Service Centre**

PRESENT: Phil Clearwater (Chairperson), Oscar Alpers, Barry Corbett,
Paul de Spa, Chris Mene, Sue Wells and Megan Woods.

APOLOGIES: An apology for lateness was received and accepted from Oscar Alpers.

Oscar Alpers arrived at 5.06 pm and was absent for part of clause 8.

Sue Wells retired at 7.14 pm and was absent for clauses 1, 5, 6, 7, 12
and 13.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. ST MARTINS PARK – ST MARTINS BOWLS INC – LEASE

General Manager responsible:	General Manager City Environment
Officer responsible:	Michel Aitken, Greenspace Manager
Author:	Lewis Burn, Property Consultant, DDI 941-8522

PURPOSE OF REPORT

1. The purpose of this report is to recommend to the Council that it grant a new lease to St Martins Bowls Inc over the existing men's and women's bowling facilities which have been amalgamated under one new not-for-profit organisation.

EXECUTIVE SUMMARY

2. The lease to the former Men's Bowling Club premises expired on 31 October 2005 while the women's lease agreement expired on 30 May 2004. Both leases contain a perpetual right of renewal for terms of 21 years.
3. In 2001 the Men's and Women's Clubs amalgamated to form a new incorporated society registered as St Martins Bowls Inc. The rent accounts with the Council were combined for billing purposes and tacit agreement was reached with the clubs that one new lease would be put in place at the time the existing agreements expired, to reflect that the combined facilities are now the asset and responsibility of the newly constituted club.
4. Agreement has been reached with the new club for a lease to commence from 1 April 2006 for an initial term of 10 years with two rights of renewal for terms of 10 years each, and one final term of five years less one day (the maximum term permitted by subdivision rules) in the form of the Council's generic ground sports lease. The lease final expiry date is 30 March 2041 if all renewals are exercised, and will take in the existing site, buildings and car park, a total area of approximately 5669 square metres (refer plan SM1625-01 attached).

FINANCIAL AND LEGAL CONSIDERATIONS

5. The land involved is held by the Council under the Local Government Act 2002 so the notification procedures and consent process under the Reserves Act will not apply.

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6. There is an obligation on the Council to renew the present agreements subject only to lease compliance and the Council concluding that there is sufficient need to continue to provide facilities for bowls (that is there is not a greater demand for some other sport or recreational activity that would provide a higher public benefit). The Greenspace Unit considers that presently the benefit to the greater community would be the continued use of the site by the St Martins Bowls Club. The new lease, which will be for a finite term (i.e. not perpetually renewable), will contain this same renewal qualification.
7. The annual rental for this lease will be set in accordance with the Council's existing charging policy for sports organisations.
8. The club is responsible for lease preparation costs and these are assessed at \$300 plus GST.
9. The existing lease agreements to the former men's and women's clubs are to be simultaneously surrendered.

BACKGROUND ON ST MARTINS BOWLS INC

10. The Men's Bowling Club was established on St Martins Park soon after the Council took title to the sports ground in the early 1950's. The Women's Club opened as a separate facility in October 1957, by which time the Council had acquired the adjacent title on which part of the Council's Cresselly Place housing complex is established. The present car park off Clouston Street was formally incorporated into the Men's Bowling Club lease in October 1987.
11. The former men's and women's clubs at their annual general meetings in mid 2001 formally resolved to transfer the funds, assets and membership to the new club which was registered as an incorporated society on 23 March 2001. The constitution of the new club was approved by Bowls Canterbury and Bowls New Zealand.
12. Membership of the new club as at 31 December 2005 stands at 108 made up of:
 - Life Members and Full Members (80)
 - Social Members (21)
 - Honorary Members (6)
 - Associate member (1)
13. A copy of the financial statements for the year ended 30 April 2005 has been sighted. The club is operating with modest excess income over expenditure. The balance sheet confirms that the club is a viable entity.

STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Approve the grant of a new lease (in the form of the Council's generic sports ground lease) to St Martins Bowls Inc for a term (including renewals) not exceeding 35 years less one day commencing 1 April 2006 of the existing bowling facility comprising approximately 5669 square metres shown as parcels A and B on SM 1625-01.
- (b) Accept a surrender of the lease agreements with the St Martins Women's Bowling Club and the St Martins Bowling Club effective on 30 March 2006.
- (c) Authorise the Corporate Support Manager to conclude and administer the terms of the lease.

BOARD RECOMMENDATION

That the staff recommendations be adopted.

PART B – REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 YOUTH DEVELOPMENT FUND – REPORT BACK

Dale Clark reported to the Board on his trip to Brazil to train and compete at the Del Ponte Futsal Centre of Excellence.

At the conclusion of questions from members, the Chairperson thanked Dale for his presentation and for sharing his experiences with the Board.

2.2 BECKENHAM NEIGHBOURHOOD ASSOCIATION

Ms Una O'Grady and Mr Peter Tuffley of the Beckenham Neighbourhood Association presented submissions to the Board regarding ongoing concerns about traffic safety and traffic management issues associated with the Colombo/Tennyson/Strickland Streets intersection.

The submitters each responded to a report from staff on the outcome of investigations undertaken into traffic issues in the Beckenham shopping area previously raised by the Association in August 2005.

Specific points raised by the submitters included a request for clearer signage for vehicles exiting the Hardings Chemist/Post Shop car park onto Colombo Street, an overall lack of consideration shown by motorists towards pedestrians, and a willingness by the Association to participate in any agreed driver/pedestrian education campaign.

At the conclusion of the presentations and questions from members, the Chairperson thanked the representatives for their submissions.

Clause 4 (Part B) of this report records the decisions made by the Board.

3. BOARD MEMBERS' INFORMATION EXCHANGE

Members provided updates on community activities/Council issues, in line with the Board's Objective No. 2 - "To ensure local people's needs are being represented".

4. COLOMBO STREET/TENNYSON STREET – INTERSECTION SAFETY

Further to the submissions made by the deputation earlier in the meeting (clause 2.2 refers), the Board considered a report from staff on the outcome of investigations into issues raised by residents regarding the safety of pedestrians using the Colombo/Tennyson Streets intersection in the area of the Beckenham shops, and a subsequent deputation to the Board from the Beckenham Neighbourhood Association in August 2005.

The Board **decided**:

- (a) That the information on the outcome of investigations into traffic issues at the Colombo/Tennyson/Strickland Streets intersections (Beckenham shops) be received.
- (b) That the Board note and confirm the residents' concerns as outlined.
- (c) That the Board Chair request local police to increase the level of enforcement of the road rules in the area concerned.
- (d) That the Board Chair in conjunction with Council staff discuss the question of signage with Hardings Chemist.

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- (e) That Council staff be requested to:
- (i) Monitor pedestrian activity at the Colombo/Tennyson Streets intersection who use the six second late start pedestrian phase.
 - (ii) Monitor vehicle and cycle movements travelling north on Colombo Street through the intersection.
 - (iii) Investigate funding options for an advertising campaign.
 - (iv) Provide technical information on slow speed zone criteria, for communicating with the local community.

It was also **agreed** that the Chairperson lead further contact with the local community as required. In addition, staff undertook to update the Board, by way of a memorandum, within the next month.

5. BOARD FUNDS UPDATE

The Board **received** current information on the status of its 2005/06 Project, Discretionary, SCAP and Youth Development funds.

6. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Board **received** an update on forthcoming seminars for elected members and key dates for the Board's input to the LTCCP.

7. MEMBERS' QUESTIONS

Nil.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

8. CONFIRMATION OF MEETING REPORT – 21 FEBRUARY 2006

The Chairperson **moved** that the report had not been seen by the Chairperson.

Discussion followed on the matter.

By way of amendment, Barry Corbett moved, seconded by Sue Wells, "That the report of the Board's meeting of 21 February 2006, be confirmed."

The amendment was put to the meeting and declared **carried** as the substantive motion.

9. RYDAL RESERVE – PLAY EQUIPMENT REPLACEMENT/UPGRADE

The Board considered a report from the Parks and Waterways Area Advocate on the results of community consultation regarding the landscape plan and play equipment replacement proposed for Rydal Reserve.

The Board **resolved** to approve the final concept plan for Rydal Reserve play equipment replacement and upgrade.

10. HUNTSBURY AVENUE WALKWAY – TREE REMOVAL REQUEST

The approval of the Board was sought for the removal of four wattle trees located adjacent to the entrance of Huntsbury Walkway off Centaurus Road, and the replacement of the trees with appropriate planting.

The Board **resolved** to approve the removal of four wattle trees located adjacent to the entrance of Huntsbury Walkway off Centaurus Road and the replacement of the trees with appropriate planting in consultation with the resident of No. 120 Centaurus Road.

11. HUNTSBURY AVENUE – NO STOPPING RESTRICTION

The Board was asked to approve an extension to an existing no stopping restriction in the vicinity of No. 71 Huntsbury Avenue.

The Board **resolved**:

- (a) To revoke the existing no stopping restriction on the eastern side of Huntsbury Avenue commencing at a point 180 metres from its intersection with Aotea Terrace and extending in a southerly direction for a distance of 78 metres.
- (b) That the stopping of vehicles be prohibited at any time on the eastern side of Huntsbury Avenue commencing at a point 156.5 metres from its intersection with Aotea Terrace and extending in a southerly direction for a distance of 101.5 metres.

12. NEW BUS SHELTER LOCATIONS

The Board considered a report requesting approval of a number of proposed new bus shelters.

The Board **resolved**:

- (a) To approve the installation of bus shelters at the following bus stops where approval has been gained from the adjacent owner and occupier:
 - 103 Hoon Hay Road
 - 40 Mathers Road
 - Opposite 88 Mathers Road (Hoon Hay Park)
 - 56 Whiteleigh Avenue
 - 22 Ensors Road
- (b) To authorise staff to issue the appropriate notices in terms of s339 of the Local Government Act 1974.

13. SPREYDON/HEATHCOTE COMMUNITY BOARD DRAFT OBJECTIVES 2006/09

The Board **resolved** that its objectives for 2006/09, as amended, be adopted.

The meeting concluded at 7.50 pm

CONFIRMED THIS 21ST DAY OF MARCH 2006

**PHIL CLEARWATER
CHAIRPERSON**