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**HAGLEY/FERRYMEAD COMMUNITY BOARD
12 JULY 2006**

**A meeting of the Hagley/Ferrymead Community Board
was held on Wednesday 12 July 2006 at 3.00 pm**

PRESENT: Bob Todd (Chairperson), David Cox, John Freeman, Yani Johanson,
Anna Crighton, Brenda Lowe-Johnson and Brendan Smith.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. TENDER – SCARBOROUGH TEAROOMS

General Manager responsible:	General Manager Corporate Services, DDI 941-8540
Officer responsible:	Acting Corporate Support Manager
Author:	Bill Morgan - Property Consultant

PURPOSE OF REPORT

The purpose of the report is to:

1. Advise the Council of the result of the tender process to lease the above facility.
2. Obtain the Council's approval, as recommended by the Hagley Ferrymead Community Board, to a resolution to exercise its power under delegation to grant the Minister of Conservation's consent to the lease.

EXECUTIVE SUMMARY

3. When this matter was previously considered by the Hagley Ferrymead Community Board, it asked that the results of the tender process be reported back to it for its information. As a consequence of this the opportunity has also been taken to seek from the Council a resolution to exercise its power under delegation to grant the Minister of Conservation's consent to the proposed lease. This will enable the lease to be executed without reference to the Department of Conservation and avoid undue delays in obtaining approval.

FINANCIAL AND LEGAL CONSIDERATIONS

4. The Minister of Conservation has granted delegated authority to administering bodies to exercise his consent to grant leases of public reserves in cases where the activity is an existing use and the effects of the use will be the same or similar in character, intensity and scale.
5. As the Council has met the requirements of the Reserves Act, it can exercise the Minister's delegation in this case because:
 - There is no proposed change to the use of the facility as a restaurant and café;
 - While there will be some cosmetic changes to the building, the footprint of the leased area will remain the same;
 - The tender was publicly notified and no objections were received;
 - The tender document clearly indicated the lease would be subject to the Reserves Act 1977;
 - The process has been considered by both the Residents Association and the Board and approved by the Council.

STAFF RECOMMENDATION

That the Board recommend that the Council resolve to exercise its power under delegation to grant the Minister of Conservation consent to the lease pursuant to Section 54(1)(d) of the Reserves Act 1977.

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BOARD RECOMMENDATION

The Board decided to recommend that the Council resolve to exercise its power under delegation to grant the Minister of Conservation consent to the lease pursuant to Section 54(1)(d) of the Reserves Act 1977.

In addition it was noted that a copy of the final plan of the refurbished tearooms would be provided to the Board for its information once building and resource consents were obtained.

BACKGROUND

6. At its meeting on 8 June 2006 the Council was advised that the lease of the Scarborough Fare Restaurant and Café had expired having been issued in 1990 and that because of strong interest in the facility it was proposed to call tenders for a new lease of the premises. It was proposed the lease term would be for a term of six years with right of renewal for a further six years.
7. A recommendation from the Board approving a delegation to the Corporate Support Manager to accept a tender for the lease of the facility subject to an appropriate evaluation process being complied with was adopted by the Council. The Council was advised that the acceptance of any tender was conditional upon the Department of Conservation's consent.

TENDER ACCEPTANCE

8. A total of 16 tenders were received to the invitation with Compass Group NZ Ltd being awarded the lease of the facility following completion of the evaluation process.
9. Compass Group NZ is part of the Compass Group PLC which is recognised as the largest food service group in the world with operations in over 98 countries at the present time. Within New Zealand the company currently services over 320 contracts daily. The company has been successfully operating the Botanic Gardens Tea Kiosk and Restaurant for some years and also has a strong presence within Christchurch through the provision of catering for the Koru Club for Air New Zealand and has been awarded a contract by the District Health Board.
10. As part of this proposal the company intends to substantially upgrade the facility both internally and externally. The proposed improvements include:
 - A reconfiguration of the service area to achieve a better work space for service staff;
 - Installing bi-folding doors from the café to the outdoor area to create an indoor/outdoor flow;
 - A reconfiguration of the kiosk service area to offer take-away service from two external service points. This will be achieved by closing off the kiosk service area in the café which current causes considerable congestion. The external service areas will be created in both the east and south facing walls which will be protected by new canopies above the outlets;
 - New toilets will be included providing wheelchair access;
 - New cabinetry and service counters will be incorporated.
11. The café service will focus on a modern innovative food offer catering to all markets by offering a deli style range of products available throughout the day which will include morning and afternoon tea. There will also be an a-la-carte menu available offering breakfast, dinner and lunch options. A small bar area is to be created to cater for casual visitors and to offer an area for patrons to enjoy pre-dinner drinks.
12. It was clear through the evaluation process that the company had the experience and financial resources to provide a first class service from the facility, and coupled with this experience in the food trade, it was believed their proposal was the best received. Accordingly the company has been awarded the lease of the facility in accordance with the delegation received from the Council.

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2. CHARLESTON CLUSTER KERB AND CHANNEL RENEWAL

Included within "Part C" of this report, "Delegated Decisions Taken By The Board" is a report on the Charleston cluster kerb and channel renewal.

The staff recommendations within the report were adopted by the Board and are reported under item 11.

In addition the Board decided:

BOARD RECOMMENDATION

"The Board notes with regret the Council's change of policy on undergrounding and that it will not be possible as a consequence to continue with undergrounding in the Charleston Street Cluster and requests the Council to reconsider this policy in respect to local streets."

This portion of the Board's resolution is included within "Part A" of this report to allow the Council to consider this request.

PART B - REPORTS FOR INFORMATION

3. CORRESPONDENCE

Nil.

4. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Board **received** an update on various Community Board and Council matters.

5. QUESTIONS FROM MEMBERS

The Chairman mentioned the further correspondence received from Joerg Jozwiak, of Berlin, regarding the proposed interactive art work "Antipodes" proposed to be located at Barnett Park. It was noted that a report on this topic would be provided to the Board.

6. DEPUTATIONS BY APPOINTMENT

Ms Raewyn McCoy, 123 McKenzie Avenue, attended and spoke about her concerns at the condition of the road surface in McKenzie Avenue and the time gap until the 2009/10 financial year when street renewal is currently programmed. She also spoke regarding use of the street by heavy trucks, motor vehicle speeds, the priority of this street in respect to Sullivan Avenue and the desirability of carrying out street renewal on a cluster basis.

Mr Alix Newman, Capital Programme Team Leader, confirmed that McKenzie Avenue was currently scheduled for the 2009/10 financial year. A review was, however, being undertaken at the present time to identify streets that were in poor condition and could receive Transport New Zealand subsidy. McKenzie Avenue was now therefore being considered for the 2007/08 year and a revised programme of street renewals would be provided to the Board within the next few months for its endorsement. Keswick Street, an adjoining street, was also being assessed to be undertaken at the same time. In respect to speed limits residents would be consulted and if they confirmed this as a priority issue then speed reduction measures could be incorporated into the design.

Ms McCoy was thanked for her presentation.

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PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

7. CONFIRMATION OF REPORTS

The Board **resolved** that the report of the ordinary meeting of 28 June 2006, be confirmed.

8. TAYLOR'S MISTAKE BEACH TOILETS AND CHANGING ROOMS REPLACEMENT

The Board considered a report from Joanne Walton, Parks and Waterways Area Advocate, seeking its approval to a plan for the Taylors Mistake Beach toilets and changing block replacement, and to the occupation of legal road reserve by the replacement building.

The new facility will provide male and female changing rooms and toilets, a family changing room, two accessible changing rooms with toilets, outside seating and a wash-down shower area.

Mr Richard Wiki, artist, also attended the meeting for this item and explained to the Board his concepts for the two art works to be provided on the exterior of the building.

The Board **resolved** to approve:

1. The plan for the replacement of the Taylor's Mistake Beach toilets and changing rooms, amended as a result of consultation feedback.
2. That the Greenspace Unit commence the construction programme.
3. Occupation of the legal road reserve at Taylor's Mistake Beach by the replacement toilets and changing rooms building.

Note: The Board indicated its support for the proposed art work for the toilet block, and it was agreed that there be an official opening once the art work had been installed.

9. MACROCARPA TREE REMOVAL – 81A TAYLORS MISTAKE ROAD

The Board considered a report from Joanne Walton, Parks and Waterways Area Advocate, and Graham Clark, Arborist, seeking approval for the removal of a single macrocarpa tree located outside 81A Taylors Mistake Road.

Removal of the tree, which straddles the property boundary with the road reserve at 81A Taylors Mistake Road, had been requested by the adjacent property owner as it is causing structural damage to the boundary wall and root lift to lawns.

The report provided details of the options available to the Board together with estimated costs and a photo montage showing the form and position of the tree and its predicted growth rates was attached.

The Board **resolved** to approve:

1. That the macrocarpa tree (*Cupressus macrocarpa*) located outside 81A Taylors Mistake Road be removed with all operations facilitated by the Christchurch City Council.
2. That replacement planting, with a new tree or trees, be undertaken to Christchurch City Council standards. The species and location of the replacement tree plantings to be determined by a Greenspace arborist in consultation with the surrounding neighbours.
3. That the applicant pay 50% of the detailed costs of:
 - (a) The felling and removal costs to remove the macrocarpa tree (*Cupressus macrocarpa*).
 - (b) The purchase and planting of two replacement trees plus associated maintenance costs to establish the new trees over the next three years.

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10. CHESTER STREET EAST – PROPOSED RESIDENTS ONLY PARKING AT ANY TIME

The Board considered a report seeking approval for the installation of a “Residents Only Parking at Any Time” restriction outside 139 Chester Street East.

A request had been received from the owner of the property at 139 Chester Street East for this type of parking restriction as they have no off-street parking possibilities and parking in the area is taken by commuters for a considerable period of time. The report noted that the request complied with the Council's policy for residents parking.

The Board **resolved** that the parking of vehicles be restricted to “vehicles displaying residents parking permits only at any time” on the north side commencing 125 metres east of Barbadoes Street and extending in an easterly direction for a distance of 5.5 metres.”

11. CHARLESTON CLUSTER KERB AND CHANNEL RENEWAL

The Board considered a report informing it of the outcome of the Charleston Cluster consultation process and seeking the approval of the Board to proceed to final design, tender and consultation for the kerb and channel renewals in Barbour Street, Grafton Street and Henry Street.

Details of the consultation process undertaken and outcomes were provided in the report together with information on the revised kerb and channel programme and changes to the Council policy on undergrounding. It was noted that Barbour Street is programmed for the 2006/07 year and Grafton Street and Henry Street are proposed for the 2007/08 year. The timing for the other three streets in the cluster (Frederick Street, Grenville Street and Laurence Street) is not currently known. The report also noted that as a consequence of the change in Council policy there is no intention to further underground overhead services in the Charleston Cluster.

The Board **resolved** to approve:

- (a) That the Barbour Street, Grafton Street and Henry Street projects, as illustrated in **Attachment 1** of the report proceed to final design, tender and construction.
- (b) The following No Stopping restrictions:

NEW NO STOPPING

Barbour Street

- 1. That the stopping of vehicles be prohibited at any time on the west side of Barbour Street commencing at a point 147 m north of its intersection with Charles Street and extending in a northerly direction for a distance of 39 m.
- 2. That the stopping of vehicles be prohibited at any time on the west side of Barbour Street commencing at a point 52 m from its intersection with Ferry Road and extending in a southerly direction for a distance of 34 m.
- 3. That the stopping of vehicles be prohibited at any time on the east side of Barbour Street commencing at a point 146 m north of its intersection with Charles Street and extending in a northerly direction for a distance of 38 m.
- 4. That the stopping of vehicles be prohibited at any time on the east side of Barbour Street commencing at a point 53.5 m from its intersection with Ferry Road and extending in a southerly direction for a distance of 28 m.

Grafton Street

- 1. That the stopping of vehicles be prohibited at any time on the west side of Grafton Street commencing at a point 30 m from its intersection with Henry Street and extending in a northerly direction for a distance of 32 m.
- 2. That the stopping of vehicles be prohibited at any time on the west side of Grafton Street commencing at a point 94 m from its intersection with Henry Street and extending in a northerly direction for a distance of 30 m.

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3. That the stopping of vehicles be prohibited at any time on the west side of Grafton Street commencing at a point 95 m from its intersection with Charles Street and extending in a northerly direction for a distance of 35 m.
4. That the stopping of vehicles be prohibited at any time on the west side of Grafton Street commencing at a point 100 m from its intersection with Grenville Street and extending in a northerly direction for a distance of 34 m.
5. That the stopping of vehicles be prohibited at any time on the west side of Grafton Street commencing at a point 30 m from its intersection with Ferry Road and extending in a southerly direction for a distance of 35 m.
6. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at a point 40 m from its intersection with Ferry Road and extending in a southerly direction for a distance of 27 m.
7. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Short Street and extending in a northerly direction for a distance of 16 m.
8. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Short Street and extending in a southerly direction for a distance of 12.5 m.
9. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Grenville Street and extending in a northerly direction for a distance of 15 m.
10. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Grenville Street and extending in a southerly direction for a distance of 13 m.
11. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Laurence Street and extending in a northerly direction for a distance of 12 m.
12. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Laurence Street and extending in a southerly direction for a distance of 11 m.
13. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at a point 27 m from its intersection with Henry Street and extending in a northerly direction for a distance of 28 m.
14. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Henry Street and extending in a northerly direction for a distance of 8 m.
15. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at its intersection with Henry Street and extending in a southerly direction for a distance of 5 m.
16. That the stopping of vehicles be prohibited at any time on the east side of Grafton Street commencing at a point 48 m from its intersection with Henry Street extending 12 m in a southerly direction, then 4 m in a westerly direction and 5 m in a northerly direction.

Henry Street

1. That the stopping of vehicles be prohibited at any time on the south side of Henry Street commencing at its intersection with Grafton Street and extending in an easterly direction for a distance of 6 m.
2. That the stopping of vehicles be prohibited at any time on the north side of Henry Street commencing at its intersection with Grafton Street and extending in an easterly direction for a distance of 6 m.

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REMOVE EXISTING NO STOPPING

Barbour Street

1. That the existing no stopping restriction on the west side of Barbour Street commencing at a point 52 m from its intersection with Ferry Road and extending in a southerly direction for a distance of 27 m be revoked.
2. That the existing no stopping restriction on the east side of Barbour Street commencing at a point 53.5 m from its intersection with Ferry Road and extending in a southerly direction for a distance of 27 m be revoked.

MOVE EXISTING NO STOPPING TO NEW LOCATION

Grafton Street

1. That the existing no stopping be revoked from the west side of Grafton Street at its present position commencing from the intersection with Charles Street and extending 32 m in a southerly direction, and reinstated on the west side of Grafton Street commencing from the intersection with Charles Street and extending 57 m in a southerly direction.
 2. That the existing no stopping be revoked from the east side of Grafton Street at its present position commencing from the intersection with Ferry Road and extending 2.5 m in a southerly direction, and reinstated on the east side of Grafton Street commencing from the intersection with Ferry Road and extending 6 m in a southerly direction.
- (C) In addition the Board noted the Council's change of policy on undergrounding and requested the Council to reconsider this in respect to local streets. (Note this recommendation is also reported in "Part A" of this report).

12. CHRISTCHURCH STREETS AND GARDENS AWARDS COMMITTEE - REPRESENTATIVE

Consideration of this report was deferred to the next meeting of the Board to allow for additional information to be obtained on the time commitment that would be involved.

The meeting concluded at 4.25 pm.

CONFIRMED THIS 26TH DAY OF JULY 2006

**BOB TODD
CHAIRPERSON**