



## Christchurch City Council

# SHIRLEY/PAPANUI COMMUNITY BOARD AGENDA

WEDNESDAY 7 DECEMBER 2005

AT 4.00PM

IN THE BOARD ROOM, PAPANUI SERVICE CENTRE,  
CNR LANGDONS ROAD AND RESTELL STREET

**Community Board:** Yvonne Palmer (Chairperson), Myra Barry (Deputy Chairperson), Ngaire Button, Bill Bush, Graham Condon, Megan Evans, Norm Withers.

**Community Board Principal Adviser**

Elsie Ellison

Phone 941 6701

Email: [elsie.ellison@ccc.govt.nz](mailto:elsie.ellison@ccc.govt.nz)

**Community Secretary**

Peter Dow

Phone 941 6728

Email: [peter.dow@ccc.govt.nz](mailto:peter.dow@ccc.govt.nz)

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**PART B - REPORTS FOR INFORMATION**

**PART C - DELEGATED DECISIONS**

### INDEX

- PART C 1. APOLOGIES
- PART C 2. CONFIRMATION OF MEETING REPORT – 16 NOVEMBER 2005
- PART B 3. DEPUTATIONS BY APPOINTMENT
- PART A 4. 51 CORNWALL STREET - PROPOSED ROAD STOPPING
- PART C 5. VEITCHES ROAD – SCHOOL PATROL AT CASEBROOK INTERMEDIATE SCHOOL
- PART C 6. NORTH PAPANUI –TRAFFIC MANAGEMENT REVIEW
- PART C 7. CLEARBROOK STREET ROAD RESERVE REVOCATION
- PART C 8. RICHMOND PARK – RICHMOND CRICKET CLUB, BUILDING EXTENSION APPLICATION
- PART C 9. BELFAST RESIDENTS' ASSOCIATION NAME CHANGE

**We're on the Web!**

[www.ccc.govt.nz/Council/Agendas/](http://www.ccc.govt.nz/Council/Agendas/)

1. **APOLOGIES**

2. **CONFIRMATION OF MEETING REPORT – 16 NOVEMBER 2005**

The report of the ordinary meeting of the Board held on 16 November 2005 has been previously circulated.

**CHAIRPERSON'S RECOMMENDATION**

That the report of the ordinary meeting of the Board held on 16 November 2005, be confirmed.

3. **DEPUTATIONS BY APPOINTMENT**

4. **51 CORNWALL STREET - PROPOSED ROAD STOPPING**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Manager Transport and City Streets Unit
<b>Author:</b>	David Rowland, Property Consultant, DDI 941-8053

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Board's recommendation to the Council to approve the stopping of an area of legal road pursuant to Section 116 of the Public Works Act 1981, adjoining the property at 51 Cornwall Street more particularly shown as Section 1 on Scheme Plan SM 1266-02 and when stopped to sell the land to the adjoining private land owner.

**EXECUTIVE SUMMARY**

2. The legal road, shown as Section 1 on Scheme Plan SM 1266-02 (**attached**), comprises an area of 104 m<sup>2</sup> and is situated on the southern boundary of 51 Cornwall Street close to Cranford Street.
3. The owners of 51 Cornwall Street, Maranatha Homes Association Inc, have applied to the Council to purchase Section 1 for amalgamation with their adjoining property as they propose to construct additional elderly persons units on this and other adjoining land. They have agreed to pay the assessed market value of the area of road as well as the road stopping costs.
4. Staff are satisfied that the area of road involved will not be required by the Council for road widening purposes at any point in the future and therefore support the road stopping proposal.
5. The area of road land to be stopped is effectively a wide berm laid off in grass. It also accommodates some illegal off street car parking. Situated on the boundary between the Maranatha Homes Association site and the legal road is an Orion substation. The association have concluded negotiations with Orion to purchase this small area of land and the substation is to be removed and replaced with a new multi box.
6. It is proposed to facilitate the stopping pursuant to the Public Works Act 1981 and amalgamate that part with the property at 51 Cornwall Street. Interestingly this area of road was vested in the Council back in 1992 as a condition of subdivision.

#### 4. Cont'd

##### FINANCIAL AND LEGAL CONSIDERATIONS

##### Financial

7. The applicants were advised from the outset that they would be required to pay:
  - (a) the market value of the 104m<sup>2</sup> area as assessed by an independent registered valuer; and
  - (b) associated costs, these costs in this instance have been assessed as \$1250.

This has been accepted by the applicants.

8. George Anderson & Co assessed a current market value of the road to be stopped at \$16,000 including GST.

##### Legal

9. The Community Board does not have authority to resolve to declare road stopped nor to approve the sale of stopped road, such decisions need to be made by the full Council. The Board does however have recommendatory powers to the Council.
10. The Council has the ability to stop roads pursuant to the Public Works Act 1981 and also the Local Government Act 1974. The latter Act requires the Council to publicly notify the proposed road stopping and to call for objections or submissions. Conversely, the Public Works Act process does not require public submission, however the Council and adjoining landowner(s) must consent in writing to the proposal.
11. It is proposed to process this application pursuant to the Public Works Act 1981 because:
  - (i) the staff are confident that the subject area of road will not be required by the Council in the future for road purposes; and
  - (ii) the adjoining landowner, the owners of 51 Cornwall Street are the only logical purchasers of the subject area.

12. For clarity:

##### Section 116 Public Works Act 1981 – Stopping Roads-

This Section says that, subject to the consent of the territorial authority and the owner(s) of the land adjoining the road to the stopping, then the road can be declared formally stopped by notice in the Gazette.

13. Section 345(1)(i)(a) Local Government Act 1974 – Disposal of land not required for road-

In relation to stopped road that is no longer required by the local authority, this Section says that the Council may sell that part of the stopped road to the owner(s) of any adjoining land.

This Section goes on further to say that the price for the stopped road can be fixed by a competent valuer appointed by the Council to value that part or if the owner(s) is not prepared to pay the fixed price, the Council may sell the land by public auction or private tender.

14. Section 345(2) – Amalgamation of stopped road with adjoining land-

This Section enables the Council to require the amalgamation of stopped road with adjoining land.

**4. Cont'd**

**STAFF RECOMMENDATION**

It is recommended that the Council resolve:

That the area of legal road adjoining 51 Cornwall Street and described as Section 1 on Scheme Plan SM 1266-02 comprising 104m<sup>2</sup> be declared stopped pursuant to Section 116 of the Public Works Act 1981 and when stopped be sold to the adjoining private land owner for a total sum of \$17,250 including GST.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.

## 4. Cont'd

**SIGNIFICANCE**

Significance:		High/ Medium/ Low
Impact on social, economic, environmental or cultural wellbeing.		L
Impact on Council's capacity		L
Alignment with the LTCCP or Annual Plan		L
Expenditure Required and magnitude of the decision in terms of its net cost to the Council.		L
Potential Effects radically different		L
Degree of controversy		L
Reversibility of the decision.		L
Certainty of information.		H
Impact on Strategic Assets		L
Change to mode of delivery of a Group of Activities.		L
Change to level of service of a Group of Activities.		L

If this is a significant decision in relation to land or a body of water, how does it

## 4. Cont'd

**CONSISTENCY WITH COUNCIL GOALS AND POLICY:**

<b>Links to, and Consistency With:</b>		
	<b>Description of link and the consistency or inconsistency</b>	<b>Reference</b>
Community Outcomes	-	
LTCCP/Annual Plan	-	
Key Council Strategies	-	
Statutory Requirements	-	
City Plan	-	
Other Council Strategies/Policies	-	
Funding Policies	-	
Asset Management Plans	-	
Board Statements	-	
Other legal obligations	-	

**VIEWS OF AFFECTED AND INTERESTED PARTIES:**

What research, communication or consultation has been undertaken? (including considering information already held by the Council)	Not Applicable.
What was done to encourage interested or affected persons to present their views?	Not Applicable.
What consideration has been given to community views on this matter?	The Community Board will have an opportunity to comment on the proposal for Council's consideration.
What opportunities were Maori given to contribute to the proposed decision?	Not Applicable
Is there a legal requirement to consult? What?	Yes – Public Works Act 1981 requires the local territorial authority and any adjoining landowners to the road proposed to be stopped, to consent to the stopping in writing.
Is a Special Consultative Procedure Required Prior to Decision? Why	No
Must the decision be made through an LTCCP? Why?	No

**UNIT CONSULTATION:**

Units Consulted	Comments on Proposal
Transport and City Streets	Supports recommendations.
Corporate Support	Supports recommendations.

**5. VEITCHES ROAD - SCHOOL PATROL AT CASEBROOK INTERMEDIATE SCHOOL**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Unit Manager, Transport & City Streets
<b>Author:</b>	Michael Thomson, Transport Planner DDI 941-8950

**PURPOSE OF REPORT**

1. The purpose of this report, being a follow-on report from the Board's 16 November 2005 meeting, is to seek the Board's approval to recommend that the school patrol on Veitches Road at Casebrook Intermediate School be approved by the Council, and that the Council legalise operation of the school patrol.

**BACKGROUND**

2. A report to the last Board meeting outlined the background to the safety improvements to the Grampian/Veitches intersection. Staff met with the school Board of Trustees, who agreed to the installation of a school patrol in the form of a "kea crossing" just to the east of Grampian Street. The Police Education Officer is satisfied with the proposal for a school patrol. Adjoining residents have been advised via the consultation leaflet distributed as part of the safety work at Casebrook Intermediate School.

**PROPOSAL**

3. The school patrol will be located at the new extended kerbs ( Refer **attached** plan). Visibility will be greatly enhanced, and the crossing distance will be shortened for school children. Issues with left turning traffic, and turning at the intersection will be reduced with the new kerb alignments which will slow motorists. The majority of consultation feedback regarded concern about traffic speed.

**STAFF RECOMMENDATION**

It is recommended:

That in pursuance of the powers vested in it by Section 8.3(1) of the Land Transport Rule-Traffic Control Devices 2004 ( Rule 54002) and pursuant to the powers vested in it by the Local Government Act 2002, the Christchurch City Council hereby authorises the head teacher of Casebrook Intermediate School to appoint appropriately trained persons to act as School Patrols at the school crossing point as specified at the following location:

Veitches Road, located at a point, more or less 10 metres easterly generally of Grampian Street.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.

**6. NORTH PAPANUI –TRAFFIC MANAGEMENT REVIEW**

<b>General Manager responsible:</b>	General Manager Environment
<b>Officer responsible:</b>	Transport and City Streets Manager
<b>Author:</b>	Paul Burden/Jeff Owen, DDI 941-8971

**PURPOSE OF REPORT**

1. The purpose of this report is to inform the Board of the outcome of a study into the traffic management issues in a section of North Papanui, in particular the area around Nyoli Street and Vagues Road. The purpose is also to seek the Board's approval to carry out consultation concerning the installation of 2 hour parking restrictions on one side of Sawyers Arms Road, Nyoli Street and Sawtell Place.

## 6. Cont'd

### EXECUTIVE SUMMARY

2. Local residents, in particular those residing in Nyoli Street, have raised a number of traffic related concerns. Issues include excessive use of Nyoli Street by heavy vehicles, excessive vehicle speeds, short cutting and cars parked in front of their properties for extended periods. There has been a petition from some Nyoli Street residents seeking action to remedy or mitigate these issues.
3. The Council commissioned an investigation of these issues. The concern that the current Local Area Traffic Management Scheme (LATMS) for the area, which was formally adopted in 1999, is no longer aligned to the current traffic environment was also investigated. Recent changes in travel patterns and traffic composition are thought to have arisen as a consequence of the Northlands Mall expansion and other traffic management measures occurring in the immediate area. The study investigated and provided an analysis of the existing traffic environment and suggested appropriate remedial measures where necessary.
4. Board members will be in receipt of the report. The main findings are as follows;
  - Nyoli Street and Vagues Road experience traffic volumes that are higher than anticipated by the City Plan for their "local" road classification. However, a large percentage of the traffic using these roads is generated by land uses within the area and therefore the road is still performing a 'local' road function. As such, physical traffic restraint devices would not significantly reduce these volumes and cannot be justified on this issue alone.
  - There has been considerable growth in traffic volumes in the area since the Local Area Traffic Management Plan was produced in 1997. There are a number of factors that have contributed to this growth. Of most significance is the development and expansion of the Northlands Mall and the development and intensification of industrial land use activities within the area. Traffic growth in Nyoli Street is largely attributed to the installation of a traffic island across Northcote Road at the Vagues Road intersection. This is likely to have caused a migration of traffic from Vagues Road (west of Nyoli Street) into Nyoli Street itself.
  - The volume of heavy vehicles within the area is reasonably low and predominantly generated by land use activities within the area. Intervention to reduce the volume of heavy vehicles is unlikely to be effective and is not considered justified.
  - The general speed of vehicles in the area does not present a significant concern. Traffic speeds on Vagues Road are higher than on Nyoli Street and likely to be attributed to the wide and straight nature of Vagues Road. It is acknowledged that there is a minor element of excessive speeds, however this is not dissimilar to most streets. It is considered inappropriate to implement physical restraint devices to target the speeds of a minor number of motorists.
  - There is minor justification for the installation of *threshold* treatments at the intersection of Sawyers Arms Road and Nyoli Street and the intersection of Main North Road and Vagues Road. These treatments would only be useful in reinforcing a message to motorists that they are entering/exiting a lower classified road environment where there is likely to be greater levels of vehicle access and manoeuvring occurring. These treatments are not justified on the basis of traffic speed, volume, composition or road safety.
  - The reported crash data is nondescript with no apparent trends. The crash rate within the internal road network of the area has remained reasonably static since 1997. While there is a small number of speed related crashes, this factor does not present as a significant issue.



## 6. Cont'd

- Car parking on Sawyers Arms Road and Nyoli Street is directly attributed to overflow staff parking predominantly from the Northlands Mall. Recent installation of parking restrictions and the removal of parking, for traffic management purposes, has contributed to a migration of parking further along Sawyers Arms Road and into Nyoli Street. The implementation of further parking restrictions, but only on one side of Sawyers Arms Road, Nyoli Street and Sawtell Place is considered to provide a balance between the conflicting demands for parking, will limit the extent of parking migration and will go some way to resolving the concerns of local residents.
5. The report suggests the installation of threshold treatments on Nyoli Street at the Sawyers Arms Road intersection and on Vagues Road at the Main North Road intersection. The report also suggests the installation of 2-hour parking restrictions on one side of Sawyers Arms Road (east of the railway line), Nyoli Street and Sawtell Place.
  6. The "threshold" treatments have been assessed using a standard ranking system for Neighbourhood Improvement Projects (NIP). The proposed treatment at the Nyoli Street/Vagues Road intersection ranks low and is therefore not considered a priority. The proposed treatment at the Main North Road/Vagues Road intersection ranks reasonably high. This is primarily due to the fact that there is a school (St Josephs) located at the intersection. However, Vagues Road currently has "dish" channel and this will ultimately be renewed as part of the asset management programme. The threshold treatment can be incorporated into this renewal and any installation at this stage would be inefficient.
  7. The parking restrictions are considered to have merit and the Transport and City Streets Unit is intending to conduct consultation on this proposal prior to reporting back to the Board with a recommendation.

## FINANCIAL AND LEGAL CONSIDERATIONS

8. **Cost**  
Consultation is within existing budgets
9. **Legal**  
No legal considerations at this stage

## STAFF RECOMMENDATIONS

It is recommended that the Board agree:

- (a) That the information be received.
- (b) That consultation with affected stakeholders be carried out concerning the possible installation of two hour parking restrictions on one side of Sawyers Arms Road (east of the railway), Nyoli Street and Sawtell Place.

## CHAIRPERSON'S RECOMMENDATION

1. That the staff recommendations (a) and (b) above be adopted.
2. That the balance of the North Papanui Traffic Management Review report be further considered at an early Board Seminar before further consultation occurs with the wider community.

**7. CLEARBROOK STREET - ROAD RESERVE REVOCATION**

<b>General Manager responsible:</b>	General Manager, Corporate Services
<b>Officer responsible:</b>	Corporate Services Manager
<b>Author:</b>	Felix Dawson, DDI 941-8477

**PURPOSE OF REPORT**

1. To seek a resolution to revoke the Road Reserve classification for No. 12 Clearbrook Street.

**EXECUTIVE SUMMARY**

2. The Council owns two adjoining sections at 10 - 12 Clearbrook Street (the property). This property is no longer required for its previous use. It carries no strategic value in terms of retention for operational purposes and disposal is likely on completion of steps 3-5 below. Before disposal can be undertaken or a decision to use it for another purpose is made, the section at No. 12 requires processing in terms of the Reserves Act 1977 and this report recommends revocation of its Road Reserve status.

1	Property identified as no longer required for original use
2.	Property circulated internally- no expression of interest expressed by any Unit.
3.	Reserves Act public notification of road reserve revocation
4.	Consideration of any objections and Ministerial approval
5.	Council to consider options for the future of the property. Either retain or sell including offer back issues under the Public Works Act.

**FINANCIAL AND LEGAL CONSIDERATIONS**

3. The section at No. 12 is held as Road Reserve pursuant to the Reserves Act 1977. It is no longer required for use as a road and therefore revocation of the road reserve status pursuant to s24 of the Reserves Act 1977 is required.
4. The administrative cost associated with revocation of the reserve status is estimated at not more than \$1,000. The property is part of a total budgeted revenue of \$500,000 for the sale of surplus property for 2004/05

**STAFF RECOMMENDATIONS**

It is recommended that the Council resolve:

- (a) That the section described in the schedule below be processed for road reserve revocation in terms of s24 of the Reserves Act 1977
- (b) That following the revocation process a report back to Council is made to decide on the future of the property

**Schedule**

All that parcel of land containing 627m<sup>2</sup> or thereabouts being Lot 5 DP 20518 and being all the land contained and described in Certificate of Title 2B/667

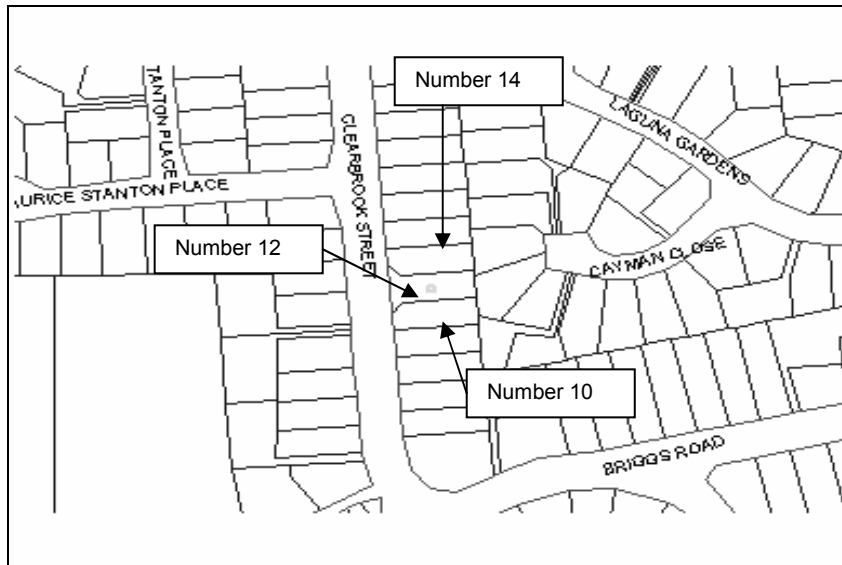
**CHAIRPERSON'S RECOMMENDATION**

That the Board consult with all Units and the community to consider possible future use of the property.

## 7. Cont'd

**BACKGROUND CLEARBROOK STREET ROAD RESERVE REVOCATION**

5. The property is sited in the L-1 zone of Mairehau and is made up of two sections at numbers 10 and 12 Clearbrook Street (see map below)

6. **Number 10**

This section was originally purchased for the purpose of establishing a stormwater pipe down the boundary of the site. This has long since been completed and the site is affected by a five metre wide easement down the south boundary. An Orion kiosk is sited on the front of the section. In May 2000 a resolution to sell the section was made by Council. A subsequent legal opinion in regard to the Public Works Act requirements advised that offer back to the previous owner is not required. A further resolution to that effect is necessary. Sale of the section was not undertaken because Council staff became aware that the neighbouring section at No. 12 would probably not be required for road and that disposal of both sites together should be considered.

7. **Number 12**

This section vested in the Council from the Crown as Road Reserve pursuant to s44 of the Counties Amendment Act 1960. It vested as Road Reserve for the purpose of providing a road link for the land to the north east of Clearbrook Street when subdivision of the area was undertaken. In 2002 subdivision of the block was completed with houses built to the rear of No. 12. A road link is therefore not required and the road is not to be formed. The adjoining privately owned property at No. 14 has a garage sited at the rear of the section. Building consent was granted on the basis that formal access would be gained when the road was formed. The Council has a legal obligation to guarantee access to the garage and any future use other than a road will require specific provision in this regard.

8. If the section at No. 12 is to be used for a purpose other than a road then a change of purpose pursuant to s24 of the Reserves Act 1977 is required. If the section is to be sold then revocation of the reserve status is required pursuant to the Reserves Act statutory process. We have also been advised in relation to possible sale, that pursuant to s40 of the Public Works Act 1981, the section should be offered in the first instance to the neighbour at No. 14.

**7. Cont'd**

9. The property was processed internally in October 2004 by the Property Consultancy Team in terms of the property decision making flow chart. There was no interest in retaining the property expressed by any Unit. The property has been considered by a valuer in terms of potential sale. He has advised that given the encumbrances on both sections, that a successful sale and maximising return would best be achieved if the two sections were sold as one. This would also enable a better outcome in terms of urban design. To enable sale as one property, it is first necessary to clear the issues associated with the section at No. 12. This means that first the road reserve classification requires revocation in accordance with the Reserves Act 1977. Secondly following successful revocation it needs to be established whether the neighbour wishes to purchase No. 12.

**OPTIONS**

10. The following options have been considered:
- (a) Do nothing and retain property for an undetermined purpose
  - (b) Revoke the road reserve status as a first step in determining its future use

**PREFERRED OPTION**

11. The Council is incurring a small but ongoing maintenance cost associated with holding the property and there is no strategic reason to hold it for operational purposes. The Council is also exposed to risk under the Public Works Act 1981 in holding No. 12 without a specific purpose. It is likely that the property will be considered for disposal but before that can be undertaken, or if the property is to be used for some other purpose then the road reserve status requires revocation and option (b) is therefore recommended. It is important to note that this is not a final decision as to the future use of the property but a step in the process to determining the future use. Following successful revocation a further report will be brought to Council for that purpose.
12. **Process Moving Forward**

<b>Step</b>	<b>To Do</b>	<b>Timeframe-</b>
1	Property identified as no longer required for original purpose.	2000/2002
2.	Property circulated internally- no expression of interest expressed by any Unit.	October 2004
3..	Reserves Act public notification- 5 weeks	February- 2006
4.	Consideration of any objections and Ministerial approval- 2-4 months	July- 2006
5.	Council to consider options for the future of the property. Either retain or sell including offer back issues under the Public Works Act.	August- 2006

**8. RICHMOND PARK – RICHMOND CRICKET CLUB, BUILDING EXTENSION APPLICATION**

<b>General Manager responsible:</b>	General Manager City Environment, Jane Parfitt
<b>Officer responsible: Unit Manager</b>	Michael Aitken
<b>Author: Policy &amp; Leasing Administrator</b>	John Allen, DDI 941-8699+

**PURPOSE OF REPORT**

1. The purpose of this report is to enable the Board to consider an application by the Richmond Working Men's Club MSA, (The Applicant) an incorporated society, who is the parent body of the Richmond Cricket Club to lease a further approximately 87 square metres of Richmond Park, to build an extension to their present building, (positional plan, and elevations **attached**) to enlarge their present lounge, and build internal toilet facilities, umpires/referees changing room, and a second changing room with showering facilities.

**EXECUTIVE SUMMARY**

2. Officers are recommending that the Board approve the application to build the extension, thereby increasing the seniority of games that can be played at the park, because of the provision of a second changing room, for teams, and changing room for umpires/referees at no cost to the Council.
3. Approval of this application also enables larger social facilities to be provided for club members, negating the necessity for some of the membership to consume alcohol outside the building because of the small size of the social facilities, which is not an ideal situation. It also allows toilets to be built inside the building to service the social facilities, thereby enhancing attendees safety, especially after dark, the present public toilets being able to be accessed externally only.

**FINANCIAL AND LEGAL CONSIDERATIONS**

4. Richmond Park is a recreation reserve made up of a number of titles, which collectively add up to a total area of 3.7657 hectares in area. The parcel of land that The Applicant's pavilion is located upon has a legal description of Reserve 4805, being gazetted as a recreation reserve in the New Zealand Gazette 1969, page 1429.
5. The Community Board has delegated authority from Council (8 November 2001) to make the decision on behalf of Council whether to grant the lease extension or not, where the application is considered not to have an influence on the park that is considered more than local, and is not of metropolitan significance. Officers deem this to be the situation in this case. This decision can be made by a sub-committee of Council in terms of the Reserves Act 1977 requirements.
6. It will be necessary for a new lease to be issued to the Club. It is not possible to vary an existing lease, when a change in the area being leased is being proposed. It will therefore be necessary for the Club to surrender their present lease before a new lease is issued.
7. Section 54 (2) of the Reserves Act 1977 requires the Council to publicly advertise the Council's intention to offer The Applicant a lease of a larger area of Richmond Park, on which to build their extension. If submissions are received, and submitters wish to be heard in support of their submission, it will be necessary to convene a reserves hearings panel to hear submitters views prior to the panel making a recommendation back to Council to endorse their original decision or not.
8. Prior to issuing the lease it will be necessary to obtain the Minister of Conservation's approval to the granting of the lease.
9. The applicant has indicated that the cost of the proposed extension will be financed by the Richmond Working Men's Club, which is the parent body of the cricket section of that Club, and that no application for Council financial assistance will be necessary.

## 8. Cont'd

10. Although the changing rooms will be the property of The Applicant, officers are recommending that a condition of granting the lease be that the Club make them available to other park users, when not required by The Applicant for their use. The Applicant is not to unreasonably withhold permission for the changing rooms to be used by third parties.
11. The Applicant may make a reasonable charge for the use of the changing rooms by third parties, which may include utilities use cost, fair wear and tear, depreciation costs, and a small percentage added to cover the costs of administration. All such charges made shall be approved annually by the Greenspace Manager.
12. It will be necessary for The Applicant to apply for resource consent for the proposed extension, because there is more than 1% of the total park covered with buildings, (approximately 2.7% currently). Officers are of the view however, that the advantages to park users of allowing the additions, far outweigh the disadvantages.

### STAFF RECOMMENDATIONS

It is recommended that the Council:

Grant the Richmond Working Men's Club MSA a lease over approximately 216 square metres of Richmond Park, a recreation reserve vested in the Council, this area including approximately 87 additional metres of park for the proposed additions, as shown on the attached positional plan, and elevations, subject to the following conditions:

1. The lease being granted for 3 terms of 11 years each, the Club having the right to renew the lease for a second, and third term, if the Club is in a viable position, and the land is not required for any greater community recreational need.
2. The terms being negotiated by the Corporate Services Manager in consultation with Greenspace Policy and Leasing Administrator.
3. Public notification of the Council's intention, .
4. Approval by the Minister of Conservation.
5. The Club obtaining all necessary Resource and Building Consents before any development commences upon the site.
6. The construction area being maintained by The Applicant in a safe and tidy condition at all times.
7. All costs associated with the development, and subsequent maintenance of the building being paid for by The Applicant.
8. The Applicant showing proof of having a minimum of \$1,000,000 public liability insurance to the Greenspace Policy & Leasing Administrator before commencing work upon the site. This policy is to be kept current throughout the term of the lease.
9. The colour scheme for the proposed extensions to the building are to match those for the existing building.
10. Before any tenders are let or work commences upon the site, discussions are to be held with the Greenspace Manager's designate, the Parks & Waterways Northern Area Contract Manager – Fendalton Service Centre to ascertain the Council's requirements through the development phase of the construction of the facility.
11. The Applicant is to pay a bond of \$2,000 to the Christchurch City Council via the Parks & Waterways Northern Area Contract Manager – Fendalton Service Centre, prior to commencing construction upon the site. This bond, less any expenses incurred by the Council, will be refunded to the payee upon satisfactory completion of the building.

**8. Cont'd**

12. The changing rooms are to be made available to other park users, when not required by The Applicant for their use. The Applicant is not to unreasonably withhold permission for the changing rooms use by third parties.
13. The Applicant may make a reasonable charge for this use by third parties, which may include utilities use cost, fair wear and tear, depreciation costs, and a small percentage added to cover the cost of administration. All such charges, or change of charges shall be approved by the Greenspace Manager.
14. The Club surrendering their current lease dated 4 July 1996.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.

## 8. Cont'd

### **BACKGROUND TO THE APPLICANT'S APPLICATION TO BUILD THE PROPOSED ADDITION TO THEIR PRESENT BUILDING**

13. Currently there is only one changing room in the Club's pavilion at Richmond Park. The Club is required to provide changing rooms (one for each team), if the club wishes to host representative games in the future. The proposed extension will therefore enable more senior representative matches to be played at the park., the cricket pitch at the park being one of the best pitches in Christchurch currently.
14. The addition of the extra changing room, will also enable the Shirley Rugby Club, who are allocated the field in the winter, to hold more senior rugby matches at the park.
15. The provision of a changing room for umpires is now a requirement for Club's wishing to host games in the Senior A Competition, and above.
16. The present clubrooms are small, there being room for one to two teams only. At the end of Saturday play, team speeches are held outside, because of the small size of the changing rooms, which is alright on fine Summer days, however if the weather is cold or wet, the Club is not able to provide suitable facilities to accommodate club members.
17. The present toilet facilities are the public toilets located at the south end of the building, which are only accessible from the outside of the building. Because of the public nature of these toilets, and the fact that they do get vandalised, and covered with graffiti from time to time, this is less than the ideal situation for the Club. The provision by the Club of toilets inside the clubrooms, will therefore provide a safer environment for club members and their guests attending club functions, especially at night after dark.
18. Club membership has grown from 36 members in the 2002/03 season to approximately 50 members in the 2004/05 season. The extended clubrooms are required to properly cater for this increased membership.
19. Interest has been expressed by the Richmond Working Men's Club, the parent club to used the expanded facilities on a more regular basis once the expanded facilities have been built. The Club has also indicated that the expanded facilities will be made available to other community groups to use if they wish.
20. The proposed extensions will be fully funded, and built by the Club, at no cost to the Council.

### **OPTIONS**

21. There are only two options that being the status quo, or granting the application, thereby allowing The Applicant to extend it's present building.
22. **Option 1 – Grant the Application to Extend the Area Leased to The Applicant**

The advantages of this action are:

1. The obtaining of two senior changing rooms at the park to service the sports field, accessible independent of the club-rooms, thereby allowing more senior games to be played at the park, both summer and winter, (better utilisation of the sports-field), at no cost to the Council.
2. Enables the provision of a larger social facility for the growing club, thereby allowing all social activities to take place in the building, including the consumption of alcohol, which because of space problems occasionally occurs outside the building at present.
3. Enables the provision of changing rooms for umpires/referees, necessary for the playing of senior matches at the park.
4. Enables the building of toilets within the building, which will increased the safety of club members and their guests attending functions at the clubrooms, especially at night after dark.



**8. Cont'd**

The disadvantage of this action is:

1. A further approximately 94 square metres of Richmond Park will be covered in buildings.

**23. Option 2 – Status Quo**

The advantage of this action is:

1. A further approximately 94 square metres of Richmond Park will not be covered in buildings.

The disadvantages of this action are:

1. There is only one senior changing room at the park to service the sports field, which is accessible independent of the club-rooms. Senior games are therefore not able to be played at the park, both summer and winter, resulting in under utilisation of the sports-field.
2. The present social facility for the growing club, is not large enough to cater for the growing club membership, resulting occasionally at times in the consumption of alcohol outside the building, because not enough space is available within the building. This is a less than ideal practice.
3. Changing rooms for umpires/referees, are necessary for the playing of senior matches at the park. If these facilities are not built therefore, this will result in the sports field being under utilised.
4. It is not very satisfactory for club members and their guests attending functions at the clubrooms, having to use the externally accessible toilets when attending a function at the clubrooms, especially at night after dark.

**9. BELFAST RESIDENTS' ASSOCIATION NAME CHANGE**

<b>General Manager responsible:</b>	General Manager, Stephen McArthur
<b>Officer responsible:</b>	Community & Recreation Manager, Lesley Symington
<b>Author:</b>	James Ryan, DDI 941-6289

**PURPOSE OF REPORT**

1. The purpose of this report is for the Shirley/Papanui Community Board to consider a request for a name change for the Belfast Residents' Association.

**EXECUTIVE SUMMARY**

2. The Belfast Residents' Association requests approval for a change to the name of the organisation. This association has represented the Belfast area since coming out of recess in 1991. With an increasing number of subdivisions, the association believes it has a key advocacy role for the Belfast area as a whole, while also acknowledging the needs of smaller communities of interest.

**9. Cont'd**

3. After considering this item at its meeting on 5 October 2005, the Board requested that the issue "lie on the table" to allow an informal meeting to take place with representatives from Northwood community and the Belfast Residents' Association. Accordingly, a meeting was convened on 26 October 2005. At the meeting, representatives from Northwood community explained that they would be prepared to accept a name change to the Belfast Residents Association that would recognise the different communities of interest within Belfast. While they sought the right to advocate on behalf of Northwood on some local issues, they would be prepared to work with the Residents' Association on issues of interest to the local area. This proposal was endorsed by representatives of the Belfast Residents' Association.

**FINANCIAL AND LEGAL CONSIDERATIONS**

4. The current Council policy for the formation and recognition of Residents' Associations was adopted by the Council on 22 July 1991.
5. Relevant policy clauses are:
  - (1) That the Christchurch City Council encourages the formation of local residents' groups.
  - (2) That local residents' groups be able to apply to their Community Board for recognition as the "official" residents' group for the area.
  - (3) That residents' groups' boundaries within each community be determined by the relevant Community Board.
6. There are no financial considerations.

**STAFF RECOMMENDATION**

It is recommended that the Belfast Residents Association request for a name change to the Belfast Area Residents Association be approved.

**CHAIRPERSON'S RECOMMENDATIONS**

- (a) That the staff recommendation be adopted.
- (b) That the Board undertake further consultation on local issues with the property owners and residents of Clearwater Resort.

**BACKGROUND ON NAME CHANGE REQUEST**

7. The Belfast Residents' Association was reconvened in 1991 after a period in recess. The Belfast Residents' Association acknowledges that with further subdivisions there will be an increasing number of communities of interest within the Belfast area. The Association believes the Belfast area would be best served by one association, which would advocate on behalf of Belfast. Smaller residents groups could then be recognised and act under the auspices of the Belfast Area Residents Association.