



Christchurch City Council

BURWOOD/PEGASUS COMMUNITY BOARD AGENDA NO 210

4 MAY 2005

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

Tina Lomax and Caroline Kellaway. Carmen Hammond for lateness.

2. CONFIRMATION OF REPORTS

The reports of the ordinary meetings of the Burwood/Pegasus Community Board held on Wednesday 6 and 20 April 2005 have been circulated to Board members.

CHAIRPERSON'S RECOMMENDATION

That the reports of the ordinary meetings held on Wednesday 6 and 20 April 2005 be confirmed.

3. PETITIONS

4. DEPUTATIONS BY APPOINTMENT

4.1 COMMUNITY SAFETY, HEALTH, LAW & ORDER AND EDUCATION

Blair Anderson will be in attendance to speak about the above issues.

5. CORRESPONDENCE

5.1 LETTER FROM LYNNE CHAPPELL & MARK BALL

The attached letter was received from Lynne Chappell and Mark Ball raising concerns about traffic problems at Breezes Road.

CHAIRPERSON'S RECOMMENDATION

That the letter be received and forwarded to Transport and City Streets officers for consideration.

5.2 ROAD SAFETY FUND

An email was received from the Road Safety Co-ordinating Committee seeking ideas from the community boards for any community groups in their areas which may have road safety projects they wish to carry out, that might fit the criteria of the road safety fund. This fund is not for engineering projects, but for community development, education and awareness. The criteria and application form has been separately circulated to members.

6. RESIDENTS' ASSOCIATIONS

Time is allocated at Board meetings for Residents' Association representatives to address the Board on local matters.

A representative from the Northshore Residents' Association, will be in attendance to outline the group's activities. Each residents' group is invited to do this in rotation.

7. APPLICATION TO BUILD NEW OFFICES AT PORRITT PARK FOR CANTERBURY HOCKEY ASSOCIATION

General Manager responsible:	General Manager Community Services
Officer responsible:	Community and Recreation Manager
Author:	Lyll Matchett, Financial Support Team Leader, DDI 941-8293

PURPOSE OF REPORT

1. The purpose of this report is to enable the Board to consider an application by the Canterbury Hockey Association to erect a new office building on the site of their existing office building at Porritt Park.

EXECUTIVE SUMMARY

2. In October 2003 the Board considered and approved an application by Canterbury Hockey Association to relocate a house from Riccarton to Porritt Park subject to a number of terms and conditions. At that time the board expressed concern about the nature of the building and its effect on the site and recommended that the Property and Major Projects Committee be requested to investigate options to accommodate office space in stage 1 or 2 of the Porritt Park grandstand development. Subsequent to that approval, the Canterbury Hockey Association later advised that they had withdrawn their application and have since been considering alternative options for providing additional office space.
3. The proposed building is to be located on the site of the existing offices. Its design is in keeping with the style of the grandstand (ie the roof line is similar). The dimensions of the new offices will be 8m x 12m (100m²) as opposed to the existing structure 5m x 5m (25m²) and will contain a boardroom, three individual office areas and a reception area. Users of the building will still utilise the facilities of the main grandstand.
4. Since proposing the relocation option in October 2003, Canterbury Hockey has considered a number of different options and sites within Porritt Park. Due to cost and issues of access and security the site of the existing offices is the most favoured option. Attached are a site plan and plans for the proposed building.
5. Over the past 12 months the Community and Recreation Unit and Greenspace Unit have been working through options for improvements to car parking for Porritt Park and the Kerrs Reach facilities. This has been an issue for the past few years with complaints being received from users and residents regarding the car parking. Two options have been prepared and are currently being costed before we undertake the public consultation process. A meeting has been with Canterbury Hockey and the rowing and canoe clubs to canvas their opinions on the two options and they were all in favour of making improvements to the car parking in this area. To avoid dealing with the car parking in isolation of the impact on the rest of the park, the plans have been prepared by a landscape architect and cover the overall landscaping of Porritt Park as well.

FINANCIAL AND LEGAL CONSIDERATIONS

6. Clause 16.1 of the lease requires the tenant to obtain the written consent of the landlord before placing any additional buildings or structures on the premises.

STAFF RECOMMENDATION

It is recommended that the Board approve the application by the Canterbury Hockey Association to construct a building inside their present lease area at Porritt Park (as shown on the attached plan) to be used for office accommodation subject to the following conditions:

1. The Canterbury Hockey Association obtain all necessary Resource and Building Consents before any development commences upon the site.
2. The Canterbury Hockey Association is to submit a colour scheme for the building to the Community and Recreation Manager or designate for approval, prior to commencing work upon the site. The proposed colour scheme is to match the existing buildings within the lease area.
3. The lease/construction area being maintained by the Canterbury Hockey Association in a safe and tidy condition at all times.
4. All costs associated with the development, and subsequent maintenance of the associated buildings and structures upon the site being paid for by the Canterbury Hockey Association.
5. Before any tenders are let or work commences upon the site, discussions are to be held with the Community and Recreation Unit designate and the Parks and Waterways Area Advocate (Burwood/Pegasus) to ascertain the Council's requirements through the development phase of the construction of the facility.
6. A bond of \$2,000 is to be paid by the Canterbury Hockey Association to the Christchurch City Council via the Community and Recreation Unit before work commences upon the site. The bond to cover any items not reinstated to the Council's satisfaction as a result of the construction of the new building. The bond less any expenses incurred by the Council will be refunded to the payee upon the completion of the work.
7. That the existing office building be removed from the site.

CHAIRPERSON'S RECOMMENDATION

That the abovementioned recommendation be adopted.

8. PROPOSAL BY THE CITY WATER AND WASTE UNIT TO OBTAIN AN EASEMENT OVER LOT 72 DP 312984 RECREATIONAL RESERVE AT 8A OASIS GROVE IN WHICH TO EXTEND AN EXISTING 225MM SEWER MAIN TO COMPLEMENT THE EXISTING SEWER NETWORK IN THE AREA

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	Tony Hallams, Policy and Leasing Officer, DDI 941-8320

PURPOSE OF REPORT

1. The purpose of this report is to recommend to the Board to support an easement in gross, over Lot 72, DP 312984, part of Oasis Grove, in which City Water and Waste will authorise the laying of a future extension to the existing 225mm diameter sewer main to the Limes Subdivision.
2. A sewage pumping station (PS 49) currently serves the Limes subdivision and surrounding catchment. It has been designed to accommodate future development in the area. Currently, there is no legal linkage to connect these lots to PS 49.
3. The site at 8A Oasis Grove is part of the Snellings Drain Stormwater Upgrade Program, and the Council intends major earthworks for the site. The Council's City Water and Waste Unit consider it is important that any future sewer does not constrain these earthworks, although officers from the Greenspace Unit have noted that the sewer should be accommodated if the pipe was not laid until after the earthworks operations have been carried out. The City Water and Waste Unit has indicated the design and construction of the future sewer extension shall be undertaken in conjunction with the Greenspace Unit.
4. The Snellings Drain, which straddles the site, is intended to be upgraded in the period 2005/06.

SUMMARY

5. The City Water and Waste Unit require an easement to provide an effective sewer service as an outfall for a possible development on the area of land west of the reserve.

FINANCIAL AND LEGAL CONSIDERATIONS

6. The Board has the delegated authority from Council (8 November 2001) to make the decision on behalf of Council whether to grant the easement or not. This decision can be made by a subcommittee of Council in terms of the Reserves Act 1977 requirements.
7. The parcel of land at 8A Oasis Grove is a recreational reserve subject to the Reserves Act 1977. As part of the reserve contribution process, the lot was vested as reserve in Council at the time of constructing the Limes subdivision. The Council is seeking an easement over the lot to allow a sewer main to be installed as part of future development in the area. Council officers are of the view that the proposed easement route will have little impact on the reserve.
8. Part 1 of Section 48 of the Reserves Act 1977 allows for the granting of rights of way and other easements across reserves. Part 2 of this section requires that before granting the easement that the Council publicly advertised its intention to grant the easement. Part 3 of this section allows these advertising provisions to be dispensed with, if the proposed easement is not likely to "*materially alter or permanently damage the reserve, and the rights of the public are not likely to be permanently affected*". It is considered that both these tests will be satisfied, because no structures will be built above the ground, and therefore the rights of the public will not be affected by the proposal. Public advertising will therefore not be required, although the consent of the Department of Conservation will be required.
9. The City Water and Waste Unit shall pay all costs associated with the establishment of the easement, which will include Council officer's time spent preparing reports, attending council meetings, preparing legal documentation, together with the fees of outside agencies required to complete the process, which will include the Minister of Conservation's approval fee.
10. Survey plans of the easement shall be provided within three months of granting of the easement, so the easement can be registered as required by the Reserves Act 1977.

STAFF RECOMMENDATION

It is recommended that the Board resolve that the City Water and Waste Unit (Christchurch City Council) is granted a registered easement as provided for in Section 48(6) of the Reserves Act 1977 over approximately 55m² (the easement being approximately 2m wide by 55m long), of Lot 72 DP 312984, as shown in the attachment, subject to the following conditions:

1. That the City Water and Waste Project Team Leader ensures that any contractors carrying out works on Council reserves carry and produce evidence of having adequate public liability insurance with a minimum of \$1,000,000 cover.
2. A bond of \$2,000 to be lodged by the contractor with the Policy and Leasing Officer, Greenspace Unit, prior to works being carried out on the reserve. The bond will be returned to the contractor at the end of the contract period less any costs incurred by the Council to re-instate minor works.
3. That the contractor is required to ensure any work on the reserve is physically separated from any adjoining property owner.
4. Any excavated material may be temporarily stockpiled in an appropriate area of the reserve that does not effect the existing vegetation or ecosystem. All excavated material after the completion of works must be removed off the reserve.
5. The contractor to locate any above and underground services (eg, electricity, water, telephonic, stormwater and sewage lines) on the reserve and protect from damage.
6. Any works that are undertaken at the site are to take account of any engineering design requirements of the Snellings Drain Stormwater Upgrade Programme, and to this end, the City Water and Waste Project Team Leader is to provide suitable plans, in conjunction with the Greenspace Styx Project Leader and Regional Parks Team Manager to take into account the heritage and ecological values for the area.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND ON THE PROPOSAL BY THE CITY WATER AND WASTE UNIT TO OBTAIN AN EASEMENT OVER LOT 72 DP 312984 RECREATIONAL RESERVE AT 8A OASIS GROVE IN WHICH TO EXTEND AN EXISTING 225MM SEWER MAIN TO COMPLEMENT THE EXISTING SEWER NETWORK IN THE AREA

OPTIONS

PREFERRED OPTION

11. The sewer would be extended through the reserve to the boundary of the private property as shown in the attached appendices. Design and construction of the sewer extension shall be the responsibility of the developer, subject to the approval of the City Water and Waste Unit and the Snellings Drain upgrade works.
12. The new sewer main would be owned and maintained by the Council.
13. The City Water and Waste Unit has indicated this is the preferable option for the outfall for the proposed development because:
14. Extending the sewer through the Oasis Grove rather than up to the existing main on Prestons Road would allow the most area of land within the proposed development to collect to a central point for pumping to the existing main.
15. The existing reticulation and pump station in the neighbouring Limes subdivision have been designed to allow for extension into any proposed development.
16. Major earthworks as part of the Snellings Drain stormwater upgrade are already planned for the reserve, and construction of the sewer extension will be relatively minor in comparison.

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	Benefits (current and future)	Costs (current and future)
Economic	The Council will be required to pay all the costs associated with the establishment of the easement, which will include Council officer's time spent preparing reports, attending Council meetings, preparing legal documentation, together with the fees of outside agencies required to complete the process. These will include the Minister of Conservation's approval fee, survey fees, and Land Information New Zealand documentation fees.	
<p>Extent to which community outcomes are achieved: Will not conflict with any community outcomes.</p> <p>Impact on Council's capacity and responsibilities: Will enhance them.</p> <p>Effects on Maori: Nil.</p> <p>Consistency with existing Council policies: Yes.</p> <p>Views and preferences of persons affected or likely to have an interest: N/A.</p> <p>Other relevant matters:</p>		

Maintain The Status Quo (If Not Preferred Option)

	Benefits (current and future)	Costs (current and future)
Social	Nil	Nil
Cultural	Nil	Nil
Environmental	Nil	Nil
Economic	Nil	Nil
<p>Extent to which community outcomes are achieved: Nil</p> <p>Impact on Council's capacity and responsibilities: Minor</p> <p>Effects on Maori: Nil</p> <p>Consistency with existing Council policies: N/A</p> <p>Views and preferences of persons affected or likely to have an interest: N/A</p> <p>Other relevant matters:</p>		

9. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

9.1 For members' information attached are schedules of funds distributed in 2004/05 for the Discretionary Funds (following the allocation meeting on 18 February 2004) and the Community Response Assistance Fund.

9.2 For members' information a list of all Board Committees, Subcommittees and Working Parties is attached.

9.3 NOTICE OF UPCOMING BOARD REPORTS

Board Objectives and Performance Measures - 18 May 2005
Shirley Rugby Club: Additional Park Lighting - May 2005
Bexley Walkway - June 2005