

**SHIRLEY/PAPANUI COMMUNITY BOARD
AGENDA**

WEDNESDAY 28 JULY 2010

AT 4PM

**IN THE BOARDROOM
PAPANUI SERVICE CENTRE
CORNER LANGDONS ROAD AND RESTELL STREET**

Community Board: Yvonne Palmer (Chairperson), Ngaire Button, Kathy Condon, Pauline Cotter, Aaron Keown, Matt Morris, and Norm Withers

Community Board Adviser:
Peter Croucher
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**PART A - MATTERS REQUIRING A COUNCIL DECISION
PART B - REPORTS FOR INFORMATION
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28. 7. 2010

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- PART B 12. COMMUNITY BOARD ADVISER'S UPDATE**
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1. APOLOGIES

2. CONFIRMATION OF MINUTES– 14 JULY 2010

The minutes of the Board's ordinary meeting of Wednesday 14 July 2010 are **attached**.

CHAIRPERSON'S OR STAFF RECOMMENDATION

That the minutes of the Board's ordinary meeting of 14 July 2010 be confirmed.

3. DEPUTATIONS BY APPOINTMENT

3.1 TONY SPOWART – NEW ZEALAND TRANSPORT AUTHORITY

Tony Spowart will update the Board on roading matters in the ward.

4. PRESENTATION OF PETITIONS

5. NOTICES OF MOTION

- 5.1 The following notice of motion has been submitted by Aaron Keown pursuant to Standing Order 3.10.1:

"That staff be requested to bring a report to the Board seeking approval for the installation of traffic lights at the intersection of Sawyers Arms and Gardiners Road, noting that there is funding for this project in the 2010/11 Capital Works budget."

6. BRIEFINGS

7. SHELDON PARK PLAYGROUND RENEWAL

General Manager responsible:	General Manager, City Environment Group DDI 941-8608
Officer responsible:	Unit Manager, Transport and Greenspace
Author:	Mary Hay, Consultation Leader

PURPOSE OF REPORT

1. The purpose of this report is to seek approval for the Sheldon Park Playground Renewal plan and seek a financial contribution from the Community Board for an additional piece of equipment that was requested in the community consultation.

EXECUTIVE SUMMARY

2. Sheldon Park is a large sports park located on Main North Road, next to the Belfast School. The park is home to a number of sports clubs. The rugby, netball, softball, boxing and bowling clubs use clubrooms on the park. The park also has a swimming pool, car parking, toilet facilities and two playgrounds. Sheldon Park is located in Belfast and future planning in the draft Belfast Area Plan identifies the park as the 'hub' of the area.
3. The existing fort in Sheldon Park is at the end of its useful life and no longer complies with the playground standards. Funding has been allocated to replace it. The existing swings, see saw and half court are all in good condition and it is proposed to retain them. The skate ramp needs to be modified in order to be more appealing to skaters.
4. A concept has been designed incorporating ideas from local youth about what kind of play equipment they preferred. The proposed concept includes a large climbing structure that can accommodate a number of users at one time. Other play items have also been included to provide more variety. Local children were also keen to have an improved skate area in Sheldon Park so a plan to extend the skate area into a skate path has been developed. However, funding has not yet been allocated to this project through the LTCCP process.
5. The public consultation indicated a strong level of support for the proposed concept and the proposal has been amended in response to feedback received from the community. Minor amendments have been made to the location of the playground and proposed new path to improve accessibility. A note has also been included on the plan to advise that outdoor gym equipment will be investigated for the site, as funding allows. The amended plan is included and recommended for approval by the Community Board (refer **attachment**).
6. If approved, the attached plan will be implemented in two stages. The project team plan to install the new playground by 29 October 2010, in time for the Belfast Big Bang event. The skate path could be built in 2014, if the Council approves the funding in the next Long Term Council Community Plan (LTCCP).

FINANCIAL IMPLICATIONS

7. The proposed playground in Sheldon Park is programmed in the LTCCP for implementation in the 2010/11 financial year. Based on current estimates, staff believe there is sufficient funding in the budget to implement the proposed plan.
8. The funding for the proposed skate path is yet to be secured. The earliest possible budget allocation for the skate path is in 2014 and this is subject to confirmation through the Council LTCCP process.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. Yes. Funding is provided from within the Sports Parks Programme in the 2009-19 LTCCP (refer page 239).

LEGAL CONSIDERATIONS

10. The Shirley/Papanui Community Board has delegated authority to approve the attached concept plan.

7 Cont'd

11. All necessary Resource Consents and Building Consents will be obtained before any construction is undertaken.
12. All work will be carried out by a Council approved contractor with the appropriate health and safety and work site management controls in place.

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

13. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. LTCCP 2009-2019

Parks, Open Spaces and Waterways – Page 116

- (a) Safety – by ensuring our parks, open spaces and waterways are healthy and safe places;
- (b) Community – by providing welcoming areas for communities to gather and interact;
- (c) Governance – by involving people in decision-making about parks, open spaces and waterways;
- (d) Health – By providing areas for people to engage in healthy activities;
- (e) Recreation – by offering a range of recreational opportunities in parks, open spaces and waterways;
- (f) City Development – by providing an inviting, pleasant and well cared-for environment.

15. Parks and Open Spaces Activity Management Plan

- (a) Council's objective with urban parks is to provide and manage Community Parks, Garden and Heritage Parks, Sports Parks and Riverbanks and Conservation Areas throughout the city that provide amenity values, areas for recreation and organised sport, garden environments and green corridors, that contribute to the city's natural form, character, heritage and Garden City image.

ALIGNMENT WITH STRATEGIES

16. Safer Christchurch Strategy

This strategy aligns injury prevention, road safety and crime prevention under the overarching aim of Christchurch becoming the safest city in New Zealand. One of the goals of this strategy is to enhance safety from crime through preventative and supportive actions, such as:

- (a) Ensure the phased adoption of Crime Prevention Through Environmental Design Principles (CPTED) into city-wide planning and policy;
- (b) To promote CPTED principles for application by owners and occupiers of existing buildings and spaces;
- (c) Provide active support to locally led initiatives that make significant contributions to reducing the incidence and effect of crime.

17. Parks and Waterways Access Policy

- (a) Improved access to parks and open space will increase equity as promoted by the City Council Policy on Equity and Access for People with Disabilities. Additionally, improved access has the potential to increase park use by enhancing comfort and convenience for all users and providing significant safety benefits.

7 Cont'd

CONSULTATION FULFILMENT

Consultation Process

(a) Community Input into Plan Development

18. Two workshops were held with local youth. This included 17 members of the Belfast Community Network Youth Group (aged 8-14) and with 12 members of the Belfast School Leadership Group (ages 12-13). This provided an opportunity for the project team to show these young adults a range of play items, which was categorised into three groups – skate items, high volume play items and low volume play items. During the workshops the participants advised the project team of their preferences in terms of play equipment for Sheldon Park. The project team then developed a concept based on this feedback.

(b) Community Consultation on Concept Plan

19. Once the concept plan was drafted, the project team held a seminar with the Community Board to advise them that the plan was ready to go out to full public consultation. This seminar discussed the proposed concept, consultation stakeholders, project timeline and provided an opportunity for Board members to comment on the consultation programme.
20. The consultation on the concept plan was open from 31 May to 14 June 2010. A public information leaflet was delivered to adjoining residents and a number of other interest groups and key stakeholders. This leaflet included a summary of the concept, an initial concept plan and a feedback form. The project team sought feedback from the community to see whether the proposal was supported and asked for any comments. Also included was an offer to meet onsite, if requested. The proposal was posted on the Christchurch City Council Have Your Say website.
21. Council staff met with the Belfast Community Network and Belfast School Leadership Group to discuss the plans and seek feedback.
22. Each submission received an interim reply letter, which acknowledged that the submission had been received and that it would be considered, once the consultation period had closed. Submitters were also advised that they would receive further correspondence prior to a decision being made. This would outline the outcome of consultation, the project team's preferred concept plan, the decision making process and how they could be involved in this and the expected timeline for the project.

CONSULTATION OUTCOME

(a) Community Input into Plan Development.

23. The workshops with the two local youth groups indicated a clear preference for an improved skate area, with details provided about the kind of skate elements that were preferred. They also identified a preference for the BLOXX play structure and many participants expressed support for the Yo Yo Swing and Lunar Spinner. These items were therefore included in the proposed concept plan.

(b) Community Consultation on Concept Plan.

24. The consultation on the concept plan received 34 responses (12% response rate), which is a moderate response to this proposed concept. Of note was the high number of submissions from key stakeholders (Belfast Community Network, Belfast Community Trust, Belfast School, Belfast Area Residents' Association and the Disability Reference Group) and directly from local young people (largely through their association with the Belfast Community Network Youth Group and Belfast School Leadership Group).
25. Given the degree of consultation in the plan development stage, it was anticipated that the proposed concept would be well received by the community. The feedback received was largely very positive, as indicated by the following:

7 Cont'd

Number of respondents		Feedback option selected
27 respondents	(79 % of submissions)	<i>"YES – I fully support the proposal"</i>
6 respondents	(18 % of submissions)	<i>"MIXED VIEWS – I have some concerns that I would like to be considered"</i>
1 respondents	(3 % of submissions)	<i>"NO – I completely oppose the proposal"</i>

26. The quantitative responses above clearly indicate support for the proposal, with 79 per cent indicating that they fully support the proposal and 3 per cent completely opposed to it.
27. The one submission that indicated that it did not support the proposal because of concerns about the type of behaviours that might be associated with the proposed skate path.
28. Numerous positive comments were also received about this proposal. The qualitative community feedback and project team responses will be circulated to submitters and elected members, prior to the meeting.
29. The key issues raised in the public consultation, and project team responses, were as follows:
- (a) Concerns about access to the playground for caregivers with disabilities.
 - (b) Strong support from local youth for the skate path and requests for the skate path to be constructed sooner.
 - (c) Requests for lighting of the proposed skate path.
 - (d) Concerns raised by a few submitters about the type of behaviours that might be associated with this kind of facility.
 - (e) Requests for a BBQ.
 - (f) Requests for additional seating near the skate path.
 - (g) Requests for outdoor gym equipment to be included in this proposal.
- Note: an issue was also raised at the Community Board seminar about the design of the skate path's southern corner. The issue raised was that the corner needs to direct skaters back into the skate path. This will be investigated at the detailed design phase.
30. The project team considered this consultation feedback and responded in the following way:
- (a) Concerns about access to the playground. In response to this feedback, minor amendments have been made to the location of the playground and new path to improve access for people with limited mobility.
 - (b) Timing of the construction of the skate path. The funding for the proposed skate path is yet to be secured. The earliest possible budget allocation for the skate path is in 2014 and this is subject to confirmation through the Council LTCCP process.
 - (c) Request for lighting. It is not proposed to install lighting in this area because that would signal to the public that this is a safe area to use at night time, which may not be the case.
 - (d) Concerns about the behaviour of skate path users. The skate path proposal has been developed at the request of local youth and community networks. It is anticipated that the focus of the skate path users will be on skating rather than interacting with passers-by.

7 Cont'd

- (e) Requests for barbeque. It is not proposed to include a barbeque in this plan, which cost in the order of \$7,000 to \$10,000 to install. These facilities are a target for vandalism and are recommended for high use areas, such as regional parks. It is understood that there is one in the pool site at Sheldon Park, which could potentially be used in the summer months.
- (f) Requests for additional seating near the skate path. The request for more seats will be considered at the time that the skate path is installed.
- (g) Requests for outdoor gym equipment. The project team acknowledges the community's desire for outdoor gym equipment in the reserve and agrees that it would be a welcome addition to this space. This equipment could be located adjacent to the path between the playground and the skate path. In other cities it has been used successfully in conjunction with skate facilities (as indicated in the photographs below). However there is insufficient funding in the budget for this project to provide this equipment.



- 31. Therefore in response to this feedback the plan has been amended to note that this equipment will be investigated in the future and installed if funding becomes available. However, given that outdoor gym equipment is about to be installed in Englefield Reserve and Northwood parks, it is unlikely to be a priority to install it in Sheldon Park as part of the Capital Works Programme, which is endeavouring to provide a balance of this type of equipment around the city. The Community Board is therefore asked to provide funding for one piece of outdoor gym equipment, such as the photograph on the right, which has three fitness elements included in it.
- 32. The final concept plan, which includes the above amendments, is included (refer **attachment**).

STAFF RECOMMENDATION

It is recommended that the Shirley/Papanui Community Board:

- (a) Approve the plan for the Sheldon Park Playground and Skate Area Renewal Project as shown on plan LP327302; and
- (b) Consider allocating up to \$10,000 from the Shirley/Papanui Community Board 2010/11 Discretionary Response Fund for the provision of a piece of outdoor gym equipment near the new Sheldon Park playground.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

8. BELFAST COMMUNITY POOL

General Manager responsible:	General Manager, Community Services DDI 941 8608
Officer responsible:	Unit Manager, Recreation and Sports
Author:	Lewis Burn , Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to obtain the approval of the Shirley/Papanui Community Board under the delegated authority of Council to grant a lease to the Belfast School of the Belfast Community Pool facility at 710 Main North Road.

EXECUTIVE SUMMARY

2. The Council has provision in its capital programme of the 2009/2019 LTCCP for the upgrade of the Belfast outdoor pool.
3. Before construction work to upgrade and shallow the pool at its deepest end begins it is necessary that agreement be held with the Belfast School Board of Trustees. Discussions have been held with the School Principal on the type and provisions of an agreement that meets the needs of the Council and School and this has culminated in a proposed deed of lease the principal terms and conditions of which are outlined in the Background section to this report.
4. The lease is intended to be in place by late August to allow time for tendering and completion of the work prior to the 2010/2011 summer season.
5. The pool is situated on land held by the Council as recreation reserve subject to the Reserves Act 1977 immediately adjacent to the Belfast School.

FINANCIAL IMPLICATIONS

6. The cost of putting the lease in place including complying with statutory notification is estimated to be below \$1,000. This cost and the commissioning/decommissioning of the pool will be met from the operating budget of Recreation and Sports unit.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Yes, Page 241 includes the pool upgrade expenditure of \$143,000 in the capital programme 2009/2010.

LEGAL CONSIDERATIONS

8. The Council is empowered under Section 54 1 (a) of the Reserves Act 1977 with the consent of the Minister of Conservation to grant leases of recreation reserves for baths, a camping ground, a parking or mooring place, or other facilities for public recreation or enjoyment. The consent of the Minister of Conservation is delegated to the administering body where the activity is provided for or contemplated in an approved management plan or the activity is an existing use and the effects of the use will be the same or similar in character, intensity and scale. The Council may exercise the delegation as an existing activity. As the School will effectively have exclusive possession for part of the season, Legal Services Unit have confirmed a lease is the appropriate form of agreement.
9. The Board has delegated authority from the Council to enter into leases of Recreation Reserves. The Board on behalf of the Council as the administering body of the reserve may also exercise the consent of the Minister of Conservation.

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

10. Yes as above

8 Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. Page 109 of the 2009/2019 LTCCP provides for six public outdoor pools to open seasonally with the Belfast pool to open December to February and maintain until 2013/14.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

12. Yes, as above.

ALIGNMENT WITH STRATEGIES

13. The proposed lease falls in line with the following strategies /policies;
Physical Recreation and Sport Strategy
Out of School Programmes Policy
Children's Policy
Youth Strategy
Strengthening Communities Strategy

Do the recommendations align with the Council's strategies?

14. Yes, as above

CONSULTATION FULFILMENT

15. Public consultation has been carried out through the 2009-19 LTCCP to keep the pool open December to February and upgrade the pool. Formal public notification will however be required as part of the Reserves Act procedures to grant a lease.

STAFF RECOMMENDATION

It is recommended that the Shirley Papanui/Community Board acting under the delegated authority of the Council:

- (a) Approve the granting of a lease under Section 54 (1) (a) of the Reserves Act 1977 to the Belfast School Board of Trustees of the Belfast Community Pool and surrounds shown as 'A' on **attached** drawing RPS 335-02, 1580 square metres approximately, on the terms and conditions outlined in this report subject to public notification in accordance with the Act and no sustainable objections being received.
- (b) Subject to (a) above, exercise under delegation, the consent of the Minister of Conservation to the granting of the lease.
- (c) Subject to (a) and (b) above authorise the Corporate Support Manager or his designate to negotiate and conclude the terms and conditions of the lease with the Belfast School Board of Trustees and to administer same.

CHAIRPERSON'S RECOMMENDATION

For discussion.

8 Cont'd

BACKGROUND (THE ISSUES)

16. In previous years Belfast School has used the pool for their middle and senior school students. The upgrade will enable the pool to be accessible to the Junior section of Belfast School. With the growing community in Belfast, Recreation and sport staff believe that granting a lease to the School is the most cost effective way of meeting the council's aim of ensuring that communities have accessible opportunities to acquire swim education, water safety and other life skills. This is consistent with the decision made by the Community Board on 29 July 2009 to make a grant under the Strengthening Communities funding to the school to assist in training and setting up of systems to enable the school to effectively manage the pool for school and community use.
17. The principal terms and conditions of the lease with the school are summarised as follows;

The Council will:

- Take responsibility for all structural and major maintenance including replacement, renewals and planned maintenance.
- Assist with technical advice free of charge and support in maintaining water quality and appropriate health and safety including all planning and procedures.
- Provide training in pool operation and safety (e.g. mechanical operations, hygiene, water quality health and safety management and life guarding).
- Step in on a temporary basis to keep pool water quality operational should for any reason the contractor is not be able to and requires assistance.
- Carry out in its sole discretion, such pruning and or removal of trees along the pool fenced perimeter as it deems necessary.
- Replace the pool perimeter fencing with Hurricane wire where it deems necessary.
- Decommission the facility post season and maintain throughout the off season provided however the school will continue to accept responsibility for security, minor vandalism, (excluding graffiti) ground maintenance and keeping the facility tidy and litter free.

The Belfast School will:

- Operate and maintain the pool during the period of commission which includes responsibility for security, fences, ground maintenance (lawn, paving and changing sheds inside enclosure), general tidiness, minor vandalism.
- Collect and keep revenue from public access key purchase.
- Pay for: all chemicals /materials, toilet supplies, blockages, electricity and other consumable supplies /operating expenses.
- Insurance: maintain current public liability insurance to at least \$3 million.
- Provide suitable qualified staffing/life guards.
- Provide an annual operating plan (pool use programme categories of users to be targeted and when) at least one month prior to commissioned season.
- Develop operating procedures (including a health and safety plan and Emergency Action Plan). The School will include the pool in its Health and Safety policy and include in routine monthly inspection of school property by grounds man and nominated School Board of Trustee member.
- Maintain a safe environment for all categories of pool users including but not limited to:
 - * Sessions restricted to School swimming groups
 - * Sessions to defined customer groups.
 - * Sessions open to the public
- Maintain pool water to NZS 5826 2000 (to attach) and any other standards of hygiene that may be stipulated by the Council from time to time.
- Provide Council in a format to be agreed within three months of the pool being decommissioned, a statement of category users and numbers of pool users during the immediate preceding commissioned period
- Provide the Council with a statement of expenses and revenues within three months of the pool being decommissioned over the immediate preceding commissioned period.

8 Cont'd

18. For the purposes of the lease the Swimming Season means in each year during the term the period between that date determined by the Council in any year from time to time and the following 31 March in the next year. It is envisage the swimming season will commence any time from 1 November. The pool will be available to students when the school is open for tuition within this period between the hours of 9am and 5pm. The lease term proposed is five years with one right of renewal of three years provided it is established by the Council that there is sufficient need for the pool operation to continue and there is no higher recreation use of the site in the public interest. The renewal is also subject to the Council wishing to continue its provision of a swimming Pool at this site. The rental will be set at \$1 per annum recognising the symbiotic relationship of the agreement.
19. At the time of writing this report the terms and conditions of the proposed lease had been discussed with the school principal and largely agreed. The School Board of Trustees has yet to confirm its agreement to the draft lease that has been provided.

THE OBJECTIVES

20. (a) To ensure that the pool is kept operational and is promoted for the use of the school and community.
- (b) To manage the use and maintenance of the pool facility in the most cost effective way.

THE OPTIONS

21. **Option 1:**
That the Council continue to manage and run the Belfast Pool. Currently the pool's main user is the Belfast School. The School uses the pool during school times in term 4 and 1. The Council has found that during public sessions numbers have been low and vandalism in the past has been an ongoing issue.
- Option 2:**
That Belfast School manage the daily operations of running Belfast pool throughout the swimming season. Belfast School is an integral part of the community and this option is perceived as a viable solution to reducing costs and increasing patronage to the pool.

THE PREFERRED OPTION

22. **Option 2** has been selected as the preferred option.

9. BRIDGESTONE PAPANUI - PROPOSED LAND DONATION

General Manager responsible:	General Manager, City Environment Group, DDI 941-8608
Officer responsible:	Unit Manager, Transport and Greenspace
Author:	Lewis Burn, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Shirley/Papanui Community Board's recommendation that the Council approves to accept approximately 1.3 hectare of the Firestone site in Papanui as a gift to the City from the owner, Bridgestone New Zealand Limited.

EXECUTIVE SUMMARY

2. The Firestone tyre manufacturing facility at 84 Langdons Road closed late last year. The site owner, Bridgestone New Zealand Limited, has approached staff with the intention of donating a portion of the site to the Council for the benefit of the community
3. The land identified for donation lies adjacent to the western side of the main north trunk railway line in the business four and five zones and is partly comprised in four land titles having a total area of 1.3145 hectares (subject to survey) (see **attachment 1**).
4. This land is on the lowest lying part of the site and straddles Sissons Drain. The adjacent railway line to the east forms a dam across the drain and the quantity of storm water runoff that can pass under the rail way line is limited by a culvert. This adds to the site's potential to flood in a large storm event.
5. Stormwater planning by Council in recent years has indicated the value of obtaining land at this site for floodwater detention. The land donation will assist with the aim of increasing flood storage, access, heritage, recreation, ecology and amenity values in this locality.
6. It is proposed that the Council would hold this land as a Local Purpose (Drainage) Reserve subject to the provisions of the Reserves Act 1977. The full conditions of the proposed donation are set out and discussed in the Background section of this report.

FINANCIAL IMPLICATIONS

7. The cost to subdivide the land proposed to be gifted from the balance of Bridgestone's site will be the responsibility of Council. The cost of this work is estimated to be \$15,000 to \$20,000, which is considered to be relatively insignificant relative to the value of the land to be gifted.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

8. Yes. Advance planning for surface water management is included in the operations budget of Greenspace.

LEGAL CONSIDERATIONS

9. An agreement for sale and purchase of the land at a nominal purchase price of \$1 plus GST (if any) has been entered into with Bridgestone New Zealand Limited. The nominal purchase price reflects the proposed gift. The agreement is conditional upon various matters, including a condition that the gift is acceptable to the Council.
10. The agreement is also conditional upon a statutory provision being passed into law by Parliament within eight months of the date of the agreement rendering the proposed gift by Bridgestone to the Council not to be subject to gift duty under the Estate Gift Duties Act 1968. Under the present legislation gifts to local authorities are subject to gift duty. A change to exempt gifts to local authorities from gift duty is proposed in a bill currently before a select committee. It is understood that the Bill will be enacted into law later this year, possibly in August. Unless this legislation is passed, the proposed gift by Bridgestone would be subject to gift duty. The effect of the contractual condition is that if this legislation is not passed into law, Bridgestone will have the option to cancel the agreement with the Council.

9 Cont'd

11. The agreement is also conditional on the Council being satisfied with an environmental assessment report (and that the land is not contaminated) within four months of the date of the agreement. Details of the environmental assessment report that has been commissioned are discussed in the Background section of this report. This condition will not be approved unless and until it is established that any contamination on the site has been suitably remediated at Bridgestone's cost.
12. A decision to accept land as a gift does not fall within the delegated authority of the Community Board. The Board does however have recommendatory powers to Council.

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

13. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. Yes, protect and enhance waterways and reduce flood risk.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

15. As above.

ALIGNMENT WITH STRATEGIES

16. Yes, surface water strategy to provide surface water capacity and detention basins for water quality and quantity.

Do the recommendations align with the Council's strategies?

17. As above.

CONSULTATION FULFILMENT

18. The Council is engaged in detailed discussions with Bridgestone New Zealand Limited as to their proposed gift of the land.

STAFF RECOMMENDATION

It is recommended that the Shirley/Papanui Community Board recommend to Council that the Council:

- (a) accept from Bridgestone New Zealand Limited, a gift of approximately 1.3 hectare (subject to survey) shown as Sections 1 to 4 inclusive on Drawing RPS 232-01 (**attachment 1**) subject to the conditions outlined in this report to be held by the Council as local purpose (drainage) reserve.
- (b) Meet all legal, survey and title costs associated with accepting the gift and the classification of the land as a reserve subject to the provisions of the Reserves Act 1977.
- (c) That subject to resolution 1, the Council pass the following resolution:

Resolution

- (d) That pursuant to Section 16 (2A) of the Reserves Act 1977 the Christchurch City Council classifies the land in the schedule as local purpose (drainage) reserve within the meaning of Section 23 of the said Act.

9 Cont'd

Schedule

- (e) That part of Lot 1 DP 13176, Pt Lot 4 DP 2073, Lot 2 DP 2073 and Pt RS 40256 being part of the land comprised in Computer Freehold Registers CB499/37, CB221/293, CB227/884 & CB12F/819 containing 1.2963 hectares (subject to survey) shown as Sections 1-4 on Drawing RPS 232-01 (**attachment 1**).
- (f) That the Corporate Support Manager be granted delegated authority to negotiate and enter into such contractual and other arrangements that he considers necessary to give effect to the above gift to the Council on terms and conditions acceptable to him.
- (g) That a letter of thanks be sent by the Council to Bridgestone New Zealand expressing the City's appreciation for this gift of land once the sale and purchase agreement becomes unconditional.

CHAIRPERSON'S RECOMMENDATION

That the information be received and that the staff recommendation be presented to the Council.

9 Cont'd

BACKGROUND (THE ISSUES)

19. In 2003 a concept plan was prepared by Council staff in discussion with the Bridgestone Factory Manager for a stormwater pond on land west of the main north railway line where it borders the Bridgestone site. The aim of this concept was to increase flood storage, access, heritage, recreation, ecology and amenity values in this locality. This concept also outlined landscape development proposals in association with the diversion of Kruses Drain. The intention at that time was to secure an easement over the land identified however this did not eventuate (refer **attachment 2**).
20. The land now offered is the same as the area identified in the concept plan in **Attachment 2**. The offer is effectively a gift without conditions or considerations as to external issues such as development contributions and the Council's plans (including drainage planning for the wider area). The amount of mitigation a developer would need to do on the balance site and the amount of development contribution payable will be related to the type(s) of future development on the site and at present it is not known what is planned by Bridgestone.
21. The agreement provides for the parties to consult and work together in relation to the eventual interface between the gift land and the balance site before development of the donated land for reserve purposes including in particular landscape planting and any fencing proposals. Funding for this work will be put forward in the LTCCP review process in 2012 following detail for landscaping being firmed up.
22. As part of the agreement Bridgestone wish to ensure that an existing memorial plaque and tree (which is less than ten years old) within the factory site are relocated to the gift land. The family of the deceased person who is the subject of the memorial has agreed to the relocation and further consultation will be carried out prior to the Council's landscape works being completed in relation to the placement of this memorial in an appropriate position within the proposed reserve. In addition Bridgestone wish to have a plaque placed on the donated land at a location mutually agreed commemorating the connection between the property and Bridgestone.
23. As a condition precedent to the agreement it will be necessary for a bill currently before parliament being passed in to legislation to effectively make this gift exempt from gift duty. At present the law does not exempt Local authorities from this duty as not only does the recipient has to be charitable but also must be registered with the Charities Commission. This law change is expected in the later half of this year.
24. The Agreement is also conditional on approval by the Board of Bridgestone of the terms of the agreement within two months from the date of the agreement.

ENVIRONMENTAL ASSESSMENT

25. An environmental site assessment report has recently been prepared for Bridgestone by Golder Associates. Staff hold a full copy of this report, which relates to the whole site including the land proposed for reserve.
26. The report has identified and recommended two areas within the proposed reserve both near the western border of section 3 RPS 232-01 for contamination remedial work (**Attachment 3**) Bridgestone have indicated it will take responsibility for these works. Those areas are as follows:
 - (a). Pegasol is a highly inflammable solvent which is stored on site in an underground tank (UST). This is a potential source of contamination and is not required anymore. As the site is being decommissioned, the UST should be removed along with any pipelines associated with the tank. Impacted soil should also be removed and validation samples taken from the area. Sampling by Golder Associates of two groundwater wells as part of their investigation work did not identify any contamination within the shallow groundwater beneath the area.

9 Cont'd

- (b). Golder Associates during its preliminary environmental site assessment observed an area near the Hazardous waste store where fly tipped and burnt waste has been deposited which is partly on the land intended for gift. A soil bore was placed near to this area and sample testing identified a number of metals above the adopted human health criteria for residential use. These chemicals are not used onsite anymore. Their recommendation is that soils in this area should be removed and disposed of at a licensed facility and the area validated
- 27. The Golder Associates report has produced to Bridgestone a recommended list of tasks associated with site remediation and additional investigations so that this work could be coordinated with decommissioning works. This task list includes the two areas mentioned above which should form part of a remediation plan to be produced outlining the areas to be remediated and controls to be put in place when undertaking the work as recommended for the whole site. Golder consider that the findings of the contamination survey for the whole property should be collated in a final site validation report submitted to Environment Canterbury and the Christchurch City Council for the file record. This will provide evidence to the local Councils that the site was thoroughly investigated and remediated for its end use.
- 28. The agreement for Sale and Purchase provides for the Council being satisfied, on terms and conditions acceptable to itself with an environmental assessment report relating to the property. It is considered that this condition could be satisfied on the submission of final site validation report as recommended by Golder Associates

THE OBJECTIVE

- 29. To secure land in the most cost effective way for the mitigation of storm water runoff in the locality of the Bridgestone Papanui site.

THE OPTIONS

- 30. The options are:
 - (a) To accept the gift of land as proposed;
 - (b) To decline to accept the gift as proposed.

THE PREFERRED OPTION

- 31. Option (a) is the preferred option as to decline to accept the gift would be passing up an opportunity to obtain land outside a purchase for floodwater detention and stormwater drainage purposes in this area.

10. APPLICATION TO THE SHIRLEY/PAPANUI COMMUNITY BOARD'S YOUTH DEVELOPMENT FUND – COURTNEY ANN WILLIAMSON, HARRISON ANDREW HAWKE AND CASEY MICHELLE SIMPSON

General Manager responsible:	General Manager, Community Services, DDI 941-8607
Officer responsible:	Unit Manager, Community Support Unit
Author:	Bruce Meder, Community Development Adviser

PURPOSE OF REPORT

1. The purpose of this report is to present three Youth Development Fund applications for funding in the 2010/2011 financial year to the Shirley/Papanui Community Board. The attached table includes the recommendations for allocation made by the Community Development Adviser.

EXECUTIVE SUMMARY

2. Attached is a table summarising the applications for funding via the Youth Development Fund. The total cost of projects is \$10,439. The applicants have not indicated an amount that they are seeking.
3. The Board has \$9,200 available for distribution from its Youth Development Fund. The Community Development Adviser has made recommendations totalling \$950. However, the final decision relating to funding belongs with the Community Board.

FINANCIAL IMPLICATIONS

4. The Shirley/Papanui Community Board has available \$9,200 from the Youth Development Fund.

LEGAL CONSIDERATIONS

5. There are no legal considerations.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

6. Aligns with page 184 in the 2009-19 LTCCP.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

7. As above.

ALIGNMENT WITH STRATEGIES

8. Application aligns with the Council's Youth Strategy and local Community Board objectives.

Do the recommendations align with the Council's strategies?

9. As above.

CONSULTATION FULFILMENT

10. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Shirley/Papanui Community Board consider the attached table in its deliberations and make the following allocations from the Board's 2010/2011 Youth Development and Discretionary Fund to each applicant as follows:

- (i) Courtney Ann Williamson - \$400 to attend the World Pipe Band Championships in Glasgow, Scotland (3 August to 17 August).

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- (ii) Harrison Andrew Hawke – \$400 to attend the World Pipe Band Championships in Glasgow, Scotland (3 August to 17 August).
- (iii) Casey Michelle Simpson - \$150 to attend the New Zealand Kapa Haka Championships in Rotorua (27–30 July)

CHAIRPERSON'S RECOMMENDATION

For discussion.

11. CORRESPONDENCE

Any items of correspondence that have been received will be separately circulated to members.

12. COMMUNITY BOARD ADVISER'S UPDATE

12.1 UPDATE ON LOCAL CAPITAL PROJECTS

That the Board receives the June Local Capital Project Update for information (**attached**).

12.2 CSR REPORT FOR JUNE 2010 (attached).

13. MEMBERS QUESTION