

28. 7. 2005

**BURWOOD/PEGASUS COMMUNITY BOARD
6 JULY 2005**

**A meeting of the Burwood/Pegasus Community Board
was held on Wednesday 6 July 2005 at 5.00 pm**

PRESENT: Glenda Burt (Chairperson), Carole Evans, Carmen Hammond,
Caroline Kellaway, Tina Lomax, Don Rowlands and Gail Sheriff.

APOLOGIES: No apologies were received.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

**1. CANTERBURY ROWING ASSOCIATION PROPOSAL TO EXTEND THE BOAT STORAGE SHED
AT KERRS REACH**

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

PURPOSE OF REPORT

1. The purpose of this report is for the Council to consider a proposal by the Canterbury Rowing Association (CRA) to extend its existing boatshed by "two bays" (9.4m x 16.7m), which will allow an additional 34 boats to be stored in the space created.

EXECUTIVE SUMMARY

2. The Canterbury Rowing Association seek to extend its existing boatshed from approximately 324m² to 478m² to accommodate the rearrangement of storage for existing boats and accommodate the storage of extra boats due to the increased popularity of rowing.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The existing CRA Boatshed is a modern structure, but the CRA would consider moving it to any newly created water sport facility.
4. The Association has obtained the necessary quotations from preferred suppliers for the proposed extension. The estimated cost of the extension is \$60,000.
5. The applicant has indicated the CRA has a building fund and has been successful in obtaining a grant for the partial funding of the structure. It is confident of being in a position to carry out the construction of the building extension, hoping to complete work in time for 2005/06 regatta season, which commences in September/October 2005.
6. The CRA has previously been provided with a lease document to sign for the existing premises, but despite a number of past requests made by the Facility Assets Unit this remains unsigned. Recent enquiries made by the CRA has revealed that the Association's solicitor has mislaid the original document. A covering letter from the CRA is detailed under attachment one.
7. The existing structure and intended additions sit on land held under the Public Works Act 1981, which requires a decision of the Council whether the project should proceed. Because the land is held under this Act it is not necessary to advertise the proposal. Whilst the Canterbury Rowing Association have not signed the existing lease it is considered a new lease could be compiled in the Council's Facility Assets Unit to accommodate the existing and intended building footprint. The applicant has agreed to sign a new lease in the event of Council approving the addition.

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STAFF RECOMMENDATION

That the Board recommend to the Council that it support the proposal, subject to the following conditions:

1. The Canterbury Rowing Association to obtain all necessary Resource and Building Consents before any development commences on the site.
2. Any building extension to be painted in a colour to match the existing green colour, without triangular shapes (shades).
3. The Canterbury Rowing Association to ensure the construction area is maintained in a safe and tidy condition at all times.
4. All costs associated with development and subsequent maintenance of the building to be paid for by the Canterbury Rowing Association.
5. The applicant is to enter into a written lease agreement for the site and ensure that any necessary documentation is fully completed prior to any construction works being undertaken.
6. Before any tenders are let or work commences on the site, discussions are to be held with the Parks and Waterways Area Advocate (Burwood/Pegasus) to ascertain the Council's requirements through the development phase of the construction of the facility.
7. A bond of \$2,000 is to be paid by the Canterbury Rowing Association to the Council's Parks and Waterways Area Advocate before work commences on the site. The bond to cover any items not reinstated to the Council's satisfaction as a result of the construction of the new addition. The bond less any expenses incurred by the Council will be refunded to the payer upon the completion of the work.

BOARD RECOMMENDATION

The Board decided to recommend to the Council that the staff recommendations be adopted with the addition of a new condition:

1. That a landscaping plan be prepared and implemented by the Canterbury Rowing Association.

BACKGROUND ON CANTERBURY ROWING ASSOCIATION PROPOSAL TO EXTEND THE BOAT STORAGE SHED AT KERRS REACH

8. The Canterbury Rowing Association has taken initiatives to foster and promote the sport of rowing in Canterbury. The Association has a programme to foster youth rowing and assist rowing amongst schools. Currently nine member clubs support 20 schools and two university clubs. The applicant has indicated participation levels from schools are increasing each year. In Christchurch, Kaiapoi, Ashburton and Timaru, rowing is a growth sport, and the applicant anticipated in April 2005 an increase of 200 rowers over that number competing for their respective schools in 2004.
9. Rowing New Zealand has a structured pathway and development programme for high performance athletes. The Canterbury Rowing Association supports this programme by creating educational opportunities through a Rowing Academy in conjunction with Aoraki Polytechnic, through coaching and the availability of plant and equipment. The Meridian Energy Rowing Centre at Kerrs Reach (in the Avon Rowing Club building) was created to further the Associations contribution to the sport.

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10. In 1999 the CRA constructed the present boatshed at Kerrs Reach to house skiffs and equipment. A plan detailing the existing and intended boatshed dimensions is detailed under Attachment One. The CRA presently owns 27 skiffs and a coaching boat which are stored in the boat shed. Thirty five boats from schools are also housed in the boat shed. A serious congestion problem now exists which often makes it difficult for rowers to access their particular boats. Some rowers have to resort to the use of specially made stools to gain access to boats in regular use which are stored on high racks. The applicant has consulted with neighbours and those residents immediately adjacent to the site in Locksley Avenue. Whilst there have been no objections to the proposal one resident has asked that the exterior wall of the existing and intended structure be painted in a plain pattern, instead of embodying the triangular patterns that currently exist.

OBJECTIVES

11. The objectives that will be achieved by the applicant extending the boatshed are:
 - More storage room created to enable an additional 34 boats to be stored.
 - The space gained in the existing part of the boatshed will enable the applicant to rearrange the existing boat racks which can be dedicated to the storage of mostly "fours" and "eights".
 - New storage space will be created to enable the storage of projected new boat purchases by the CRA and schools over the next five years.
 - The extended boatshed area will enable a new specialised boat, an "adaptive Rowing Project" in association with the Halberg Trust, to be stored.

THE OPTIONS

12. The CRA have indicated the Association is "looking to the long-term", and that any future development of a dedicated water sport facility in Christchurch will influence rowing locally and nationally. Until the facility is available, rowing, kayaking, and outrigger canoes will need to continue to base their activities on the lower reaches of the Avon River. The proposed extension to the boatshed will provide for boat fleet expansion for at least five years.

The options the CRA has considered are as follows:

- Extend the existing building to accommodate net and additional boats.
- Site two shipping containers on the boat apron adjacent to the Leander Building. These containers would have provided secure storage for single scull boats, coaching boats, and other plant items. The applicant indicates that this arrangement could not sustain required boat storage arrangements for the next five years.
- Do nothing and live with consequences of overcrowding, insufficient storage space, and health and safety issues.

PREFERRED OPTION

13. The preferred option is to extend the existing shed to enable existing boats to be rearranged and to accommodate additional boats.

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ASSESSMENT OF OPTIONS

The Preferred Option

	Benefits (current and future)	Costs (current and future)
Social	Enhances social interaction by rowing participants.	Nil.
Cultural	Enables all cultures to interact.	Nil.
Environmental	Minimal impact on the environment through enlarged building footprint.	Minimal.
Economic	Enables a number of secondary school participants to use the site, instead of their schools having to build separate facilities.	Approximately \$60,000 projected cost.
Extent to which community outcomes are achieved: As detailed under Social and Cultural Benefits.		
Impact on Council's capacity and responsibilities: Nil.		
Effects on Maori: Nil.		
Consistency with existing Council policies: Yes.		
Views and preferences of persons affected or likely to have an interest: The applicant has consulted with neighbours.		
Other relevant matters: Nil.		

Maintain The Status Quo (If Not Preferred Option)

	Benefits (current and future)	Costs (current and future)
Social	Cramped boat storage area affecting social interaction.	Deprives some possible participants using facility because of overcrowding.
Cultural	Nil.	Nil.
Environmental	Nil.	Nil.
Economic	Nil.	Nil.
Extent to which community outcomes are achieved: Will not enhance community outcomes.		
Impact on Council's capacity and responsibilities: Nil.		
Effects on Maori: Nil.		
Consistency with existing Council policies: Possible issues of health and safety with boat storage.		
Views and preferences of persons affected or likely to have an interest: Nil.		
Other relevant matters: Nil.		

PART B - REPORTS FOR INFORMATION

2. PROPOSED POLICY FOR THE GRANTING OF LICENCES TO COMMERCIAL RECREATION PROVIDERS WISHING TO OPERATE UPON COUNCIL OWNED OR ADMINISTERED PARK AND RESERVE LAND

The Board was invited to comment on the content of a proposed policy for the licensing of commercial recreation providers wishing to operate regularly on council owned or administered park and reserve land.

The Board **decided** to:

1. Recommend that this report be referred to the Environmental Diversity Portfolio Group for consideration before a decision is made by Council.
2. Request that this report be the subject of a seminar for all elected members prior to it being considered by Council.

Note: The recommendations of each of the six Community Boards are to be referred to the Environmental Diversity Portfolio Group for consideration as to the incorporation of their comments into the proposed policy, prior to its referral to the Council.

3. RESIDENTS' ASSOCIATIONS

John Mainwaring and Syd Ilott, representing the Waitikiri Residents' Association, were in attendance to outline the group's activities. Each residents' group is invited to do this in rotation.

John Mainwaring outlined the group's activities and raised concerns with the increased volume of traffic in Waitikiri due to the significant growth of development in the area. He proposed that Waitikiri Drive be closed off at number 58 Waitikiri Drive and through traffic be diverted along other streets. John Mainwaring also suggested that there may still be certain materials being dumped at the Burwood Landfill.

Syd Ilott asked if the footpath along Waitikiri Drive could be extended beyond the existing end at number 58 to Bottle Lake Forest, for safety reasons.

The Board **decided**:

1. To request that officers report back to the Board on plans for through routes and entranceways with respect to the Waitikiri Drive and Bottle Lake Forest area.
2. To request that officers work with the Waitikiri Residents' Association to organise a public meeting regarding the status of the Burwood Landfill and any planned remediation work.
3. To request that officers report back to the Board on the possibility of extending the existing footpath along Waitikiri Drive to Bottle Lake Forest.

4. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Board **received** items of information under the Community Board Principal Adviser's Update and **decided**:

1. That the Community Recreation Adviser report back to the Board for approval, with all applications received for the seeding grant for beach-based education and health and safety programmes for young people in the Burwood/Pegasus area.
2. To request a report back within three months on whether there is a coastal plan in the Canterbury Civil Defence Emergency Management Group Plan, as requested in the Board's submission in February 2005.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

5. CONFIRMATION OF REPORTS

The Board **resolved** that the reports of the ordinary meeting held on Wednesday 15 June 2005 and the extraordinary meeting held on Wednesday 29 June 2005 be confirmed, subject to an amendment to the 29 June 2005 report to record that an apology was received from Don Rowlands.

6. AN APPLICATION BY A AND T BURNSIDE, 1 YELLOWSTONE CRESCENT FOR THE COUNCIL TO SUPPORT THE LODGEMENT OF A SURVEY PLAN WITH LAND INFORMATION NEW ZEALAND BY A AND T BURNSIDE TO CREATE A SEWAGE EASEMENT OVER COUNCIL RESERVE THAT ADJOINS THEIR PROPERTY

The Policy and Leasing Officer sought the approval of the Board for an application by A and T Burnside for an easement in gross for the drainage of foul water over the adjacent Council recreation reserve being Lot 141 DP 36942, which is located on the corner of Lakewood Drive and Yellowstone Crescent. This easement is required to cover an existing sewer pipe laid through the reserve.

The Board **resolved** to agree to the proposal that A and T Burnside be granted an easement in gross for the drainage of foul water in accordance with Section 48(1) of the Reserves Act 1977 over approximately 4m² (the easement being approximately 2m wide by 2m long), of Lot 141 DP 36942 as shown in the attachments to the agenda, subject to the following conditions:

1. That the applicant lodges a survey plan of the proposed easement with Land Information New Zealand within three months of the granting of the easement.
2. That the applicant registers the easement as required by the Reserves Act 1977.
3. That the Council is not responsible for the maintenance or replacement of the existing or intended drainage on adjoining residential lots that connects and run through Council reserve, being Lot 141 DP 36942.
4. That the applicant pays all the Council costs required in processing this application.
5. That the approval of the Minister of Conservation is obtained.

7. SOUTH BRIGHTON MOTOR CAMP- ASSIGNMENT OF LEASE

The Property Consultant sought the Board's approval under delegated authority to assign the lease of the South Brighton Motor Camp.

The Board **resolved**:

1. To give the consent of the Council, under delegated authority, to the assignment of the lease of the South Brighton Motor Camp from the estate of Gary Gaynor and June Barns to Lyndom Holdings Limited with effect from 1 August 2005 subject to:
 - (a) A deed of Assignment being executed between the parties in normal customary manner.
 - (b) The personal guarantee of the directors and shareholders, Dominic Brownin and Lynda Elizabeth Pilling being given to pay the rent and observe and perform the conditions of the lease.
 - (c) The vendor and purchaser meeting all costs of the assignment of the lease as agreed between the parties.
2. To write to June Barns to thank her for her good work and perseverance with the South Brighton Motor Camp and that the Board wishes her luck for the future.

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8. REQUEST FOR BOUNDARY CHANGE BETWEEN RESIDENT ASSOCIATIONS: DALLINGTON AND GOLF LINKS

The Community Engagement Adviser informed the Board of the actions that have been taken to address a request that the Dallington and Golf Links Residents' Associations' boundary be altered.

The Board **resolved** to:

- (a) Decline the request from Christine and Philip Haythornthwaite to alter the Dallington and Golf Links Residents' Associations' boundary.
- (b) Write to the Haythornthwaite's to inform them of the decision.

9. BOARD SUBMISSION ON THE QEII PARK CONCEPT PLAN

The Community Secretary requested that the Board consider issues to raise for inclusion in its submission to Council on the QEII Park Concept Plan.

The Board **resolved**:

- 1. To approve the submission attached to the agenda as its submission to Council on the QEII Park Concept Plan, subject to the Community Secretary making the amendments agreed to by the Board at the meeting.
- 2. That the Chairperson and one other member speak to the submission at the hearing of submissions by Council.

The meeting concluded at 6.40 pm.

**GLEND A BURT
CHAIRPERSON**