

12. 5. 2005

**BURWOOD/PEGASUS COMMUNITY BOARD
4 MAY 2005**

**A meeting of the Burwood/Pegasus Community Board
was held on Wednesday 4 May 2005 at 5.00 pm**

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

APOLOGIES: Apologies were received and accepted from Caroline Kellaway and Tina Lomax.

An apology for lateness was received from Carmen Hammond who arrived at 5.25 pm and was absent for clauses 1-5 on the agenda.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. 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:	Lyall Matchett, Financial Support Team Leader, DDI 941-8293

PURPOSE OF REPORT

1. The purpose of this report is to enable the Council 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 the 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 Subsequent to that approval, the Canterbury Hockey Association later advised that they had withdrawn their application and have since been considering alternative options for providing additional office space.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. Owing 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 the Council undertakes the public consultation process. A meeting has been held with Canterbury Hockey and the rowing and canoe clubs to canvass 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.

12. 5. 2005

Burwood/Pegasus Community Board 4.5.2005

1 Cont'd

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.

BOARD RECOMMENDATION

That the Council approve the application by the Canterbury Hockey Association to construct a building inside its present leased 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 to obtain all necessary resource and building consents before any development commences on 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 on the site. The proposed colour scheme is to match the existing buildings within the leased area.
3. The leased/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 on the site being met by the Canterbury Hockey Association.
5. Before any tenders are let or work commences on 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 on the site, such 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 on the completion of the work.
7. The existing office building being removed from the site.

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 COMMUNITY SAFETY, HEALTH, LAW & ORDER AND EDUCATION

Blair Anderson was in attendance to speak about drug policy and the impact of illegal drug use on community safety, health, law and order, and education. The Chairperson thanked Mr Anderson for his presentation and noted that the issues raised fell under the area of responsibility of central government rather than local government.

3. CORRESPONDENCE

3.1 LETTER FROM LYNNE CHAPPELL & MARK BALL

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

12. 5. 2005

Burwood/Pegasus Community Board 4.5.2005

3 Cont'd

The Board **decided**:

1. That the letter be received and forwarded to Transport and City Streets officers for consideration and a report back to the board.
2. That the officers seek comment on this issue from local police, to be included in the report back to the board.
3. To request that the Burwood/Pegasus speed trailer be used in the area identified in the letter.

3.2 ROAD SAFETY FUND

An email was received from the Road Safety Co-ordinating Committee seeking ideas from community boards for any community-based road safety projects 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 Board **decided** to request that officers send the Road Safety Fund criteria and application forms to local residents' groups and that Board members be invited to forward any suggestions for projects to the Community Board Principal Adviser.

4. RESIDENTS' ASSOCIATIONS

Bill Todd, Chairman of the North Shore Residents' Association, was in attendance to outline the group's activities. Each residents' group is invited to do this in rotation.

Bill Todd outlined the group's activities and raised two concerns with Rothesay Road. The first concern was that motorists were using the unformed section of the road and some of them were doing so in an irresponsible manner. The second concern was that his group understood that the section of Rothesay Road from Bower Avenue to Te Mara was to remain unformed but there had been no official confirmation of this yet.

5. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

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

1. To request that officers investigate options for the expenditure of the remaining 2004/05 discretionary funds, with options including provision for pedestrian safety outside the Parklands Library and a replacement tree for the Pat Sugrue memorial.
2. That a seminar be held following the 18 May 2005 meeting, subject to the size of the agenda, to discuss the Draft Water and Sanitary Services Assessment consultation.
3. To request approval for a deputation to Council when the issue of the request for a right-turn phase at Marshland/New Brighton/Shirley Roads intersection is considered.
4. To request that officers investigate options for clarifying the confusion around the different sections of Rothesay Road.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

6. CONFIRMATION OF REPORTS

The Board **resolved** that the reports of the ordinary meetings held on Wednesday 6 April and Wednesday 20 April 2005 be confirmed.

12. 5. 2005

Burwood/Pegasus Community Board 4.5.2005

7. PROPOSAL BY THE CITY WATER AND WASTE UNIT TO OBTAIN AN EASEMENT OVER LOT 72 DP 312984 RECREATIONAL RESERVE AT 8A OASIS GROVE

The Policy and Leasing Officer sought the approval of the Board for an easement in gross over Lot 72, DP 312984, part of Oasis Grove, in which City Water and Waste would authorise the laying of a future extension to the existing 225mm diameter sewer main to the Limes Subdivision.

The Board **resolved** that the City Water and Waste Unit (Christchurch City Council) be 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 to the agenda, subject to the following conditions:

1. The City Water and Waste Project Team Leader ensuring that any contractors carrying out works on Council reserves carried and produced evidence of having adequate public liability insurance with a minimum of \$1,000,000 cover.
2. A bond of \$2,000 being lodged by the contractor with the Policy and Leasing Officer, Greenspace Unit, prior to works being carried out on the reserve, the bond to be returned to the contractor at the end of the contract period less any costs incurred by the Council to reinstate minor works.
3. The contractor ensuring that 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 affect the existing vegetation or ecosystem. All excavated material after the completion of works must be removed from 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 them 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.

The meeting concluded at 6.00 pm.

CONSIDERED THIS 18TH DAY OF MAY 2004

**GLENDIA BURT
CHAIRPERSON**