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**BURWOOD/PEGASUS COMMUNITY BOARD
16 AUGUST 2010**

**Minutes of a meeting of the Burwood/Pegasus Community Board
held on Monday 16 August 2010 at 5pm in the Board Room,
corner Beresford and Union Streets, New Brighton.**

PRESENT: David East (Chairman), Nigel Dixon, Tina Lomax, Gail Sheriff, Linda Stewart and Chrissie Williams.

APOLOGIES: An apology for absence was received and accepted from Tim Sintes.

The Board reports that:

PART A – REQUIRING A COUNCIL DECISION

1. QUEEN ELIZABETH II PARK - NEW ZEALAND ACADEMY OF SPORTS SOUTH ISLAND - LEASE



General Manager responsible:	General Manager Community Services, DDI 941-8607
Officer responsible:	Northern Area Recreation Manager
Author:	Kathy Jarden, Leasing Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to enter into a lease with the New Zealand Academy of Sports South Island for the Centre of Excellence for High Performance Sport premises at the Queen Elizabeth II Recreation and Sports Centre, as identified on the **attached** plan.

EXECUTIVE SUMMARY

2. Arising from a Memorandum of Understanding (MOU) between the Council and New Zealand Academy of Sports (NZAS) in 2007, the Centre of Excellence has successfully been established as one of only two strategic high performance centres in New Zealand.
3. The Council currently leases the premises to NZAS on a monthly basis. In support of the original MOU and to secure the future of high performance sports in the South Island in Christchurch and Canterbury, it is now desirable to enter into a long term agreement.
4. Negotiations have commenced with the NZAS for an initial term of five years with two rights of renewal for a further five years each. The final expiry date is 31 December 2024 if all rights of renewal are exercised.
5. The NZAS currently pays a rental of \$20,000 per annum plus GST and is responsible for maintenance of the improvements and fit out.

FINANCIAL IMPLICATIONS

6. Independent valuation advice has been sought. The current market rental has been assessed at \$134,000 per annum plus GST. The rent assessed was based on locating the service at similar sized suburban and warehouse type accommodation. There is no direct comparable rental evidence available for a similar service located in a recreation and sports centre. Furthermore, the NZAS could not support a rental of this amount.

Burwood/Pegasus Community Board 16.8.2010

- 2 -

1 Cont'd

7. The charging of a market rental is the Council's normal practice for commercial leases, however in this circumstance the special partnering relationship between the Council and NZAS was considered and an annual rent of \$30,000 plus GST has been negotiated. However, the inherent subsidy of \$100,000 per annum will be noted.

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

8. Yes, under Recreation and Leisure, page 104, volume 1 of the LTCCP.

LEGAL CONSIDERATIONS

9. The Community Board does not have the delegated authority to authorise the granting of the proposed lease; that decision needs to be made by the full Council. The Community Board may make recommendations to the Council.

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

10. The Council's Legal Services Unit has been instructed to produce a lease for execution by the Council and NZAS.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. Yes, under Recreation and Leisure page 104 volume 1 of the LTCCP – activity 7.0 Recreation and Sports Services.

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

12. Yes, provision of a high level of expertise and support to ensure successful sports bidding and hosting of events both on a national and international level. The Council specifically aims to build capacity in sport and recreation in Christchurch at all levels including high performance sport.

ALIGNMENT WITH STRATEGIES

13. Physical Recreation and Sport Strategy 2002 - moving together to provide a city where people participate and enjoy, and have the opportunity to perform and excel in physical recreation and sport, especially goals five and six relating to developing promising talent and organisations working together in a coordinated and aligned manner.

CONSULTATION FULFILMENT

14. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board recommend to the Council that delegated authority be given to the Corporate Support and Recreation and Sports Unit Managers to negotiate, conclude and administer the lease to the New Zealand Academy of Sports South Island at Queen Elizabeth II Park for an initial term of five years with two further rights of renewal of five years each for a total term of 15 years if all rights are exercised, as generally outlined in this report.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

Burwood/Pegasus Community Board 16.8.2010

- 3 -

1 Cont'd

BACKGROUND

15. In 2007, a Memorandum of Understanding (MOU) was entered into between the Council and the NZAS. The parties agreed to “work cooperatively towards developing the Queen Elizabeth II Centre and the city as a training, preparation and performance centre of national and international standing”. A development plan formed part of that agreement. A copy of the MOU is **attached** to this report.
16. On 30 October 2008, the Council resolved to retire the four squash courts at Queen Elizabeth II Park to construct an indoor sports science and training facility in partnership with the NZAS. On 11 November 2009 the Centre of Excellence officially opened.
17. The New Zealand Academy of Sport South Island Incorporated is an incorporated society.
18. The Centre of Excellence is now established, in alignment with SPARC’s blueprint 2006/12, as one of only two strategic high performance centres in New Zealand, the other being located in Auckland.
19. The complex is home to New Zealand’s top athletes who use it as their training base. The Centre of Excellence has also attracted the attention of top international athletes and sports teams. More significant users include The All Blacks, Bike NZ, International Paralympics teams and the England Rugby Team basing itself in this facility during the Rugby World Cup 2011.
20. The Centre of Excellence has involved considerable investment to date which has returned significant and tangible benefits to Christchurch and Canterbury. NZAS have raised \$350,000 for the fit out of an indoor sports science and training facility and \$650,000 for other office, technical and sports science equipment over 2009. Between 2001 and 2007 NZAS have invested over \$1 million at Queen Elizabeth II Park and now employ staff to the value of \$300,000 annually. Between 2009/2019 the NZAS anticipate investing \$10 million. NZAS are the catalyst that draws 20 (200 staff) sports organisations to locate at Queen Elizabeth II Park.
21. NZAS have recently advocated to central government and SPARC on behalf of Queen Elizabeth II Park and Christchurch for further government investment. The government have confirmed that subject to conditions including a partnership approach it is prepared to invest in high performance facilities at Queen Elizabeth II Park.
22. The NZAS currently lease the facilities on a monthly basis and it is now in the interests of both parties to enter into a long term agreement which supports the Memorandum of Understanding and the future of high performance sports in Christchurch and Canterbury.

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 MR DON HAGGITT RE BROADHAVEN AVENUE - TRAFFIC ISSUES

Mr Don Haggitt of Broadhaven Avenue addressed the Board with a submission expressing concerns regarding traffic related issues in Broadhaven Avenue.

The Chairman thanked Mr Haggitt for his submission.

2.2 MR DION AND MRS CECILE MURPHY RE BROADHAVEN AVENUE AND ROTHESAY ROAD - TRAFFIC ISSUES

Mrs and Mrs Murphy of Flaxgrove Place addressed the Board in response to the submission presented by Mr D Haggitt in clause 2.1 above.

Burwood/Pegasus Community Board 16.8.2010

- 4 -

2 Cont'd

The Chairman thanked Mr and Mrs Murphy for their submission.

During the resulting discussion on the two deputations above, related correspondence was tabled from the Parklands Residents' Association. (Clause 5 of these minutes refers).

The Board **decided** that the submissions presented in clauses 2.1 and 2.2 above regarding Broadhaven Avenue and Rothesay Road, be referred to the appropriate staff for consideration and that a response from staff be provided back to the Board.

2.3 MR WAYNE REID RE BRANKSOME PLACE

Mr Wayne Reid, a local resident, addressed the Board with his concerns regarding unacceptable driver behaviour and ongoing anti-social activities occurring in Branksome Place, Parklands.

The Chairman thanked Mr Reid for bringing his concerns to the Board.

The Board **decided** that it host a meeting with Branksome Place residents, local police and Housing New Zealand to discuss the issues raised in Mr Wayne Reid's deputation.

2.4 MR PETER ROSS RE HORSESHOE LAKE RESERVE – PROPOSED PUBLIC TOILET

This item was deferred until the 13 September 2010 Board meeting.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

The Board **received** the following tabled correspondence:

- Parklands Residents' Association, regarding traffic issues in Broadhaven Avenue. (Clause 2 of these minutes refers.)
- Environment Canterbury, thanking the Board for its submission to Environment Canterbury's Draft Annual Plan 2010/11.

6. BRIEFINGS

Nil.

7. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** the following information:

Burwood/Pegasus Community Board 16.8.2010

- 5 -

7 Cont'd

- Board related activity over the coming weeks including Thursday 19 August 2010 Small Grants Fund Assessment Committee meeting, Monday 23 August 2010 a Joint Burwood/Pegasus and Shirley/Papanui Community Boards site visit to view the Marshland/New Brighton/Shirley/North Parade intersection and Thursday 26 August 2010 a tour of the new Civic Offices.
- Board Funding 2010/11 Update
- Chief Executive's July 2010 Council Projects Update

8. BOARD MEMBERS' QUESTIONS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

9. CONFIRMATION OF MEETING MINUTES – 2 AUGUST 2010

The Board **resolved** that the minutes of its ordinary meeting of 2 August 2010, be confirmed.

10. BUS SHELTER INSTALLATION AT 26 NEW BRIGHTON ROAD - ADDITIONAL INFORMATION

The Board considered a report providing further information and options for a decision to be made regarding bus passenger shelter facilities at the bus stop situated at 26 New Brighton Road.

The Board **resolved** to approve the installation of a bus shelter at the bus stop situated at 26 New Brighton Road and further that the footpath seal in the vicinity be repaired or replaced, as appropriate.

11. LIMES RESERVE - EASEMENT

The Board considered a report seeking approval under delegated authority, to the granting of an easement for the right to convey power over part of Limes Reserve.

The Board **resolved** to approve an Easement in Gross to convey electric power over Lot 74 DP 312984, also known as Limes Reserve, subject to the following conditions:

- (a) The consent of the Department of Conservation being sought.
- (b) The restoration of the Limes Reserve to the condition it is in prior to the commencement of the works.
- (c) The applicant is to pay a \$2,000 bond and sign a temporary access licence before any construction work commences on site.
- (d) The Unit Manager Corporate Support being authorised to finalise and conclude the granting of the easement.

12. WAITIKIRI DRIVE – NO STOPPING RESTRICTION AT BEND

The Board considered a report in response to its request to restrict parking on the inside kerb at the bend on Waitikiri Drive outside numbers 75 and 77.

Burwood/Pegasus Community Board 16.8.2010

- 6 -

12 Cont'd

The Board was provided with feedback on the proposal from the immediately affected local residents.

The Board **resolved** that the stopping of vehicles be prohibited at all times on the north-west kerbside of Waitikiri Drive, commencing at a point 205 metres north-east from its intersection with Bluestone Drive and extending in a north easterly direction (around the inside bend) for a distance of 47 metres.

(**Note:** Linda Stewart requested that her vote against the above decision be recorded.)

13. BURWOOD/PEGASUS DISCRETIONARY RESPONSE FUND 2010/11 – APPLICATION – NORTH BEACH SURF LIFE SAVING CLUB

The Board considered a report requesting funding support from its Discretionary Response Fund from the North Beach Surf Life Saving Club.

The Board **resolved** to approve a grant of \$4,000 from its 2010/11 Discretionary Response Fund, to the North Beach Surf Life Saving Club towards the costs of installing a fire alarm, signage and lighting.

(**Note:** David East declared an interest regarding this item and withdrew from the meeting and took no part in the discussion and voting thereon, when Tina Lomax temporarily assumed the Chair.)

14. BURWOOD/PEGASUS 2010/11 YOUTH DEVELOPMENT SCHEME FUND - APPLICATIONS - AIMEE BLACKLER, OLIVA CHING, MICHAEL JENKINS, MARK PUGH-WILLIAMS

The Board considered a report seeking funding from its 2010/11 Youth Development Scheme for four applicants.

The Board **resolved** to allocate the following grants from its 2010/11 Youth Development Scheme fund:

- (a) \$250 to Aimee Blackler to represent GKR Karate at the Auckland Regional Tournament on 14 August 2010 and the National Tournament in Auckland on 16 October 2010.
- (b) \$150 to Olivia Ching to participate in the Avonside Girls' High School 1st Eleven football team travelling to Dunedin for the National Schools Football Tournament from 1 to 7 September 2010.
- (c) \$400 to Michael Jenkins to attend the World Pipe Band Championships in Glasgow, Scotland on 14 August 2010 as part of the St Andrew's College Pipe Band.
- (d) \$450 to Mark Pugh-Williams to attend the Youth World Climbing Championships in Edinburgh, Scotland from 9 to 12 September 2010.

(**Note:** Chrissie Williams declared an interest in clause (d) above, and took no part in the discussion and voting thereon.)

The meeting concluded at 6.06pm.

CONFIRMED THIS 30TH DAY OF AUGUST 2010

**DAVID EAST
CHAIRMAN**