

16. 3. 2006

**BURWOOD/PEGASUS COMMUNITY BOARD  
15 FEBRUARY 2006**

**A meeting of the Burwood/Pegasus Community Board  
was held on Wednesday 15 February 2006 at 5.00 pm**

**PRESENT:** Glenda Burt (Chairperson), Carole Evans, Carmen Hammond,  
Tina Lomax, and Don Rowlands.

**APOLOGIES:** Apologies of absence were received Gail Sheriff and  
Caroline Kellaway.

Carole Evans arrived at 5.05 pm, and retired from the meeting at  
6.15 pm, and was absent for clauses 1, 5, 6 and 7.

The Board reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**1. SOUTH BRIGHTON MOTOR CAMP - PROPOSED INCREASE IN CAMP CHARGES**

<b>General Manager responsible:</b>	General Manager Community Services
<b>Officer responsible:</b>	Community and Recreation Manager
<b>Author:</b>	Lyall Matchett, Financial Support Team Leader, DDI 941-8293

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Council's approval of an application by the lessees of the South Brighton Motor Camp (Dominic Brownin and Lyn Pilling) for a proposed increase in the charges for tent and caravan sites only at the South Brighton Motor Camp. The accommodation provided at the motor camp is owned by the lessees, and the charges for such accommodation are not subject to approval by the Council.

**EXECUTIVE SUMMARY**

2. The proposed changes to current fees are as follows:

**South Brighton Motor Camp**

**Proposed Charge Schedule**

	<b>Proposed Rate Per Day</b>	<b>Proposed Rate Per Day</b>	<b>Current Rate Per Day</b>	<b>Current Rate Per Day</b>
<b>Camp Sites</b>	<b>Powered Sites</b>	<b>Non Powered Sites</b>	<b>Powered Sites</b>	<b>Non Powered Sites</b>
One Adult	\$15.00	\$14.00	\$14.00	\$13.00
Two Adults	\$25.00	\$22.00	\$22.00	\$21.00
Each extra adult	No change	No change	\$10.00*	\$10.00*
Children	No change	No change	\$6.00	\$6.00
Family Rates (2 adults and 2 children)	\$35.00	\$30.00	\$30.00	\$29.00

3. The charges were last increased in September 2004 and the proposed increase represents a fee increase of between 5% and 15% on current fees.

\* Note that the extra adult charge approved in September 2004 was \$11.00 but this increase has not been applied.

16. 3. 2006

**Burwood/Pegasus Community Board 15.2.2006**

**1 Cont'd**

4. The following is a comparison with other similar camp facilities:

	<b>South Brighton Motor Camp</b>	<b>Spencer Beach Holiday Park</b>	<b>Meadow Park</b>	<b>All Seasons Holiday Park</b>
	<b>New Fees</b>	<b>Inc 1 July 04</b>	<b>Inc Sept 05</b>	<b>Inc Sept 05</b>
Power sites (2 persons)	\$25.00	\$22.00	\$33.00	\$25.00
Extra Adult	\$10.00	\$11.00	\$16.50	\$14.00
Children - under 15	\$6.00	\$5.00	\$8.50	\$6.00

5. Fixed costs in particular have risen significantly since the last increase in September 2004, with increases in electricity, rates, insurances, rent and in particular diesel fuel which is used for hot water heating. There are also likely increased electricity charges coming into force before the coming winter. The camp has recently had a change of lessee and the new lessees have indicated a willingness to undertake a number of improvements to the facility.
6. The current lease has only a further seven years to operate and it is important that the viability of the camp is maintained during this period to ensure that the facilities are well maintained and utilised. The camp is used more by out of town visitors than by residents. This is the opposite of Spencer Park Holiday Park, which is heavily utilised by Christchurch and Canterbury residents.

**FINANCIAL AND LEGAL CONSIDERATIONS**

7. The lease agreement states that *"the lessee will not levy camping ground charges in excess of those approved by Council. The Council's consent to such charges shall not be unreasonably withheld"*. South Brighton Domain is held by Council as a recreation reserve, subject to the provisions of the Reserves Act 1977 with the lease issued under section 54 (1)(a) of that act.

**BOARD RECOMMENDATION**

That the Council approve the proposed increased accommodation charges for the South Brighton Motor Camp to apply from 1 March 2006.

**2. RAWHITI DOMAIN AND THOMSON PARK DRAFT MANAGEMENT PLAN AND LANDSCAPING**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Greenspace Manager
<b>Author:</b>	Kelly Hansen, Parks and Waterways Planner, DDI 941-8688

**PURPOSE OF REPORT**

1. The purpose of this report is seek Council approval to release the Rawhiti Domain and Thomson Park Draft Management Plan for public consultation. Approval is also being sought to consult on a proposed picnic and volleyball area for this year's financial programme in conjunction with the management plan process.

**EXECUTIVE SUMMARY**

2. On Wednesday 13 June 2001, the Council publicly notified, with advertisements in the public notices in The Press and the Star, its intention to review the Rawhiti Park Management Plan in accordance with the Reserves Act 1977. A discussion document was distributed to stakeholders and their ideas and comments invited.

16. 3. 2006

**Burwood/Pegasus Community Board 15.2.2006**

**2 Cont'd**

3. At its meeting on 2 July 2001, the Board was informed of the process being undertaken by the Parks and Waterways Unit to review the 1988 Rawhiti Park Management Plan and was invited to submit comments and suggestions in developing a draft plan. The Board decided:
  - (a) That the information be received.
  - (b) That the North New Brighton Residents' Association, New Brighton Residents' Association, and Ascot/ Freeville Residents' Group be included as key stakeholders.
  - (c) That key stakeholders, including the Community Board, be given an opportunity to meet together before a draft management plan is prepared.
4. During July-August 2001, Council staff met with many of the sport and community groups who use Rawhiti Domain and Thomson Park to discuss their specific needs or issues in the reserve.
5. On 25 September 2001, a public workshop was held at the Rawhiti Golf Clubrooms to provide an opportunity for stakeholders to share ideas and agree on a direction for future management of the reserve, and for staff to outline the process for development of the management plan. Comments from this workshop and from various groups and individuals have been incorporated into the draft plan.
6. In March 2002, stakeholders were informed of a delay in development of the management plan when it was discovered that the reserve was incorrectly vested and classified under the Reserves Act 1977. Following a resolution by the Council on 28 August 2002, classification of the reserve was advertised in the New Zealand Gazette on 25 August 2005 and the draft management plan was subsequently completed (attached).
7. Funding is available in the current financial year to begin landscaping of Rawhiti Domain. It is proposed to use this funding to enhance the picnic opportunities between the community garden and tennis courts with planting, furniture, and a grass or sand volleyball court. Both for efficiency and to illustrate how the picnic and volleyball area fits in with the bigger picture for the reserve, it is intended to consult on the proposed landscaping for this year simultaneously with consultation on the longer term management plan, rather than conduct two separate consultation procedures.
8. The planned consultation process will involve the following:
  - (a) Public notification of the draft management plan in accordance with the Reserves Act 1977.
  - (b) Information regarding the draft management plan and the proposed picnic and volleyball area displayed on a notice board on site.
  - (c) The draft management plan and information about the proposed picnic and volleyball area displayed on the Council's 'Have Your Say' website inviting comment.
  - (d) A letterbox drop to approximately 1,000 households neighbouring the reserve with a leaflet (attached) advising of the availability of and highlighting key points of the draft management plan. Included in the flyer will be information about the proposed picnic and volleyball area will and public comment invited.
  - (e) A leaflet and a complete copy of the management plan sent to all key stakeholders (including groups with a lease or licence on the reserve, three residents' associations, honorary wardens, and individuals who have previously expressed interest in the process) inviting comment.
9. Results of consultation on the proposed picnic and volleyball area will be reported back to the Board in May so that work may begin this financial year if approved.

**Burwood/Pegasus Community Board 15.2.2006**

**2 Cont'd**

10. Consultation on the management plan must follow the procedures set out in the Reserves Act 1977 which requires that the plan be publicly notified and that interested parties be given at least two months to make submissions. The Act also allows for a hearing if required. All written submissions and hearings will be considered in development of the final plan which will be reported to the Council for approval.
11. As Rawhiti Domain and Thomson Park together are categorised as a metropolitan park, the Council must approve the management plan.

**FINANCIAL AND LEGAL CONSIDERATIONS**

12. Limited funding has been allocated to progressively develop Rawhiti Domain over the next five years (including this financial year). It is intended to spend the 2005/06 and 2006/07 allocation, a combined total of \$68,700 on the proposed picnic and volleyball area in accordance with the Rawhiti Domain Landscape Plan included in the management plan.
13. A proposed development programme and budget for the remainder of the reserve is included in the management plan. It is anticipated that, following approval of the final management plan, this will be considered for future budget allocation.

**BACKGROUND ON RAWHITI DOMAIN AND THOMSON PARK DRAFT MANAGEMENT PLAN**

14. The Council is required to keep reserve management plans under continuous review. Generally, a minimum of ten years is accepted as an appropriate review period. As the 1988 Rawhiti Park Management Plan was becoming out of date and obsolete, and a number of new initiatives were being proposed in the reserve, the Board requested that it be updated.

**OPTIONS**

15. As an alternative to approving the draft management plan for public release, the Council could require changes to the current document before it is released for public comment. Unless significant gaps or incorrect information are identified in the document, this would be an unnecessary delay in the consultation process. Should the Council have suggestions or comments on the draft management plan, it would be more appropriate to submit those comments through the consultation process so that they can be considered when preparing the final document. All submitters will also have the opportunity to speak at a hearing should they so desire.
16. The second alternative is to discontinue the management plan review entirely. However, this would contravene the Reserves Act 1977 and is therefore unacceptable.

**PREFERRED OPTION**

17. The preferred option is that the Council approves the Rawhiti Domain and Thomson Park Draft Management Plan for public release together with the landscape proposal for a picnic and volleyball area.

**BOARD RECOMMENDATIONS**

1. That the Council approve the Rawhiti Domain and Thomson Park draft Management Plan, and information about the proposed picnic and volleyball area be released for public consultation.
2. That the consultation process in paragraph 8(e) of the staff report be amended to include presenting the plan to a meeting of key stakeholders.
3. That two on-site meetings be held on days of high public usage of the domain and park.
4. That the Board host a public meeting, as part of the consultation process.

## **PART B - REPORTS FOR INFORMATION**

### **3. SUBURBAN PUBLIC TRANSPORT INTERCHANGES CRITERIA**

The Transport Planner (Public Transport and Sustainability) sought the Board's feedback on certain proposed criteria to identify locations for the development of three suburban bus interchanges.

The Board **decided**:

1. To support the Project's aims and objectives.
2. To seek the inclusion of all 12 criteria options listed below for the development of a priority list of interchange locations:
  - (a) Geographical spread.
  - (b) Existing passenger demand.
  - (c) Existing level of passenger services.
  - (d) Surrounding population catchment.
  - (e) Importance of the suburban centre in comparison to other centres.
  - (f) Status of the centre within the metro network.
  - (g) Land availability and complexity of procurement.
  - (h) Traffic management implications and impacts on other road users.
  - (i) Extent of changes required to the existing metro services and for existing passengers.
  - (j) Impacts on neighbouring landowners and uses.
  - (k) Project cost.
  - (l) Time to complete and time implications with other projects.
3. To request that staff report back to the Board with the proposed interchange location priority list using these criteria (once they are adopted by Council), prior to a resolution being sought by Council for the development of the first three suburban interchange locations.

### **4. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE**

The Board **received** items of information under the Community Board Principal Adviser's Update.

The Board **agreed** to make a submission on the proposed Earthquake-Prone Dangerous and Insanitary Buildings Policy 2006.

The City Plan Heritage Provisions "issues and options" paper would be circulated to members. A decision is yet to be made whether or not the Board will make a submission.

### **5. BOARD MEMBERS' INFORMATION EXCHANGE**

Board members were provided with an opportunity to share issues of concern and give a brief update on community activities.

## **PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**

### **6. CONFIRMATION OF REPORT**

The Board **resolved** that the report of the ordinary meeting held on Wednesday 1 February 2005 be confirmed.

16. 3. 2006

**Burwood/Pegasus Community Board 15.2.2006**

**7. CUFFS RESERVE PLAYGROUND DEVELOPMENT**

The Parks and Waterways Area Advocate requested Board support for the plan of Cuffs Reserve Playground following community consultation.

The Board commented that playground shading in local reserves such as this should be a Council design requirement, when proposals were being considered.

The Board **resolved** to approve the Cuffs Reserve Playground Development Plan, with the addition of a water drinking fountain if possible.

The meeting concluded at 6.35 pm.

**CONSIDERED THIS 1ST DAY OF MARCH 2006**

**GLENDIA BURT  
CHAIRPERSON**