

**RICCARTON/WIGRAM COMMUNITY BOARD
AGENDA**

TUESDAY 13 NOVEMBER 2012

AT 5.30PM

**IN THE COMMUNITY ROOM,
UPPER RICCARTON LIBRARY, 71 MAIN SOUTH ROAD
UPPER RICCARTON**

Community Board: Mike Mora (Chairperson), Natalie Bryden, Helen Broughton, Jimmy Chen, Sam Johnson, Judy Kirk, and Peter Laloli.

Community Board Adviser

Liz Beaven

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- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

INDEX

	CLAUSE NUMBER	CLAUSE	PAGE NO
PART B	1.	APOLOGIES	3
PART C	2.	CONFIRMATION OF MEETING MINUTES – 30 OCTOBER 2012	3
PART B	3.	DEPUTATIONS BY APPOINTMENT	3
PART B	4.	PETITIONS	3
PART B	5.	NOTICES OF MOTION	3
PART B	6.	CORRESPONDENCE	3
PART B	7.	BRIEFINGS 7.1 Carolyn Robertson – City Library Update	3
PART A	8.	ROBBIES ON RICCARTON – 199 CLARENCE STREET – LEASE EXPIRY	4
PART B	9.	RICCARTON ROAD MASTER PLAN PROPOSAL	7
PART C	10.	APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – CHARLOTTE ROSE SULLIVAN	10
PART C	11.	APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – RICCARTON VENTURERS	12

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13.11.2012

- 2 -

	CLAUSE NUMBER	CLAUSE	PAGE NO
PART B	12.	COMMUNITY BOARD ADVISER'S UPDATE	14
PART B	13	ELECTED MEMBERS' INFORMATION EXCHANGE	14
PART B	14.	MEMBERS' QUESTIONS UNDER STANDING ORDERS	14

1. APOLOGIES

2. CONFIRMATION OF MEETING MINUTES – 30 OCTOBER 2012

The minutes of the Board's ordinary meeting of Tuesday 30 October 2012 will be **separately circulated** to Board members.

STAFF RECOMMENDATION

That the minutes of the Board's ordinary meeting of 30 October 2012 be confirmed as a true and correct record.

3. DEPUTATIONS BY APPOINTMENT

4. PETITIONS

5. NOTICE OF MOTION

6. CORRESPONDENCE

7. BRIEFINGS

7.1 CAROLYN ROBERTSON – CITY LIBRARY UPDATE

Carolyn Robertson, Unit Manager – Libraries and Information will be in attendance to update the Board on library matters.

8. ROBBIES ON RICCARTON – 199 CLARENCE ST – LEASE EXPIRY

General Manager responsible:	Paul Anderson, General Manager Corporate Services, DDI 941 8528
Officer responsible:	Sue Chappell, Unit Manager Corporate Support, DDI 941 8671
Author:	Nick Jenkins, Leasing Consultant, Property Consultancy Team, DDI 941 5060

PURPOSE OF REPORT

1. The purpose of this report is to:
 - (a) Seek the support of the Riccarton/Wigram Community Board to recommend that the Council approve the granting of a new lease for the building at 199 Clarence Street to Jacquesy Holdings Limited (trading as Robbies Riccarton) for three years, with an option to the Council to extend the agreement for a further term of two years, and;
 - (b) Grant delegated authority to the Corporate Support Unit Manager to negotiate the terms of the lease agreement and to accept a rental to be determined in accordance with a current market valuation.

EXECUTIVE SUMMARY

2. The current lease of the facility expired on 7 October 2012 and has been rolled over on a monthly basis. The Property Asset Management Team has undertaken to assess the longer term strategic use of the building and formulate a strategy in conjunction with the facilities rebuild programme. It is anticipated this review will be completed within the next 36 months for inclusion in a future LTCCP.
3. The Council's normal practice is to determine a new lease by way of a tender process. However, given the preference to limit the lease term to three years to facilitate the future strategic planning process, it is proposed to negotiate unilaterally with the incumbent tenant to extend their lease for this short period. Market experience suggests that a lease for 36 months would only be viable for the incumbent tenant.

FINANCIAL IMPLICATIONS

4. All of the costs associated with preparation and granting of the proposed lease will be borne by the Lessee

Do the Recommendations of this Report Align with 2009 - 2019 LTCCP budgets?

5. Yes. There is no specific line item in respect of this property or the associated lease. This activity is part of the Council's normal property ownership and management functions.

LEGAL CONSIDERATIONS**Have you considered the legal implications of the issue under consideration?**

6. All of the costs associated with the preparation and granting of the proposed lease of the facility will be borne by the Lessee.
7. Provision of a redevelopment clause, enabling the Council at its sole discretion to extend the lease for a further term of two years will improve the Council's position to redevelop the site if required as part of the Community Facility Rebuild Process.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

8. Yes. There is no specific line item in respect of this property or the associated lease. This activity is part of the Council's normal property ownership and management functions.

8. Cont'd

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

9. Not applicable.

ALIGNMENT WITH STRATEGIES

10. Not applicable.

Do the recommendations align with the Council's strategies?

11. Not applicable.

CONSULTATION FULFILMENT

12. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Riccarton/Wigram Community Board recommend to the Council that:

- (a) The Council approve the granting of a new lease for the building at 199 Clarence Street to Jacquesy Holdings Limited (trading as Robbies Riccarton) for a three year term with provision for the Council to extend the lease for a further two years thereafter if further time is required to complete the strategic planning process.
- (b) Delegated authority be provided to the Corporate Support Unit Manager to negotiate and conclude the terms of the lease agreement and to accept a rental to be determined in accordance with a market valuation.

8. Cont'd

BACKGROUND

13. The current lease with Jacquesy Holdings Limited (trading as Robbies Riccarton) expired on 7 October 2012 and continues to roll over on a monthly basis. It is customary practice of the Council, where practically possible, to make premises publicly available for lease upon the final expiry of any lease. In this case there are extenuating circumstances to suggest we should depart from this practice.
14. Jacquesy Holdings Ltd were assigned the lease in August 2004. Since that time they have proved to be a model tenant, paying rent and other outgoings in a timely fashion, maintaining the premises to an acceptable standard and driving improvements to the outward visual aspect of the building and surrounds. They have expressed an interest in a long term tenancy and also wish to be considered if the building was to be disposed of by the Council.
15. The Property Asset Management Team (PAMT) have indicated that plans to undertake an assessment of the building have been postponed as a result of the earthquakes, with a view to formulating a strategy regarding its future use. It is anticipated that this will be completed within the next 36 months with the outcome being incorporated in a future LTCCP. Flexibility is therefore required to ensure that the property is unencumbered by any lease or other interest(s) in 36 months time to enable all future use options/strategies to be considered.
16. To this end, and given the preference to limit the lease term to facilitate the future strategic planning process, the intention is to enter into discussions with the incumbent tenant to extend their existing lease by three years with provision for the Council to extend the lease further thereafter if further time is required to complete the planning process.
17. Market experience suggests that a short lease term of 36 months would only be commercially viable for the incumbent tenant.

LEASE EXPIRY - OPTIONS

18. The following lease expiry options have been considered:

1. *Negotiate unilaterally with the incumbent tenant*

It is customary practice, where practically possible, to make premises publicly available for re-lease upon final expiry of the lease. There are extenuating circumstances in this case which suggest that we should depart from this practice and deal unilaterally with the incumbent tenant.

2. *Leave the property vacant on expiry*

This option would not be contemplated given, among other things, there would be ongoing maintenance and other expenses incurred which would not be offset by the receipt of rental income. There is no funding in the current LTCCP to cover this shortfall.

3. *Tender on an existing 'as is' use basis:*

This approach preserves the existing use and public services offered by the facility and also provides the opportunity for the incumbent tenant to participate in a tender process. However, there is legitimate concern that a 36 month lease term would not present a commercially viable proposition for a new business to refurbish and fit out the premises and recover costs.

19. Given the context identified above, Option 1 is the recommended option.

9. RICCARTON ROAD MASTER PLAN PROPOSAL

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	City Planning Unit Manager
Author:	Carolyn Bonis - Senior Policy Planner

PURPOSE OF REPORT

1. The purpose of this report is to respond to Board requests for a master plan for the Riccarton Road commercial area as part of the Suburban Centres recovery programme, and to explain why a master plan for this locality is not recommended at this time.

EXECUTIVE SUMMARY

2. The Suburban Centres programme was adopted by the Council in June 2011. The programme aims to support the recovery and rebuild of the City's earthquake-damaged centres through assisting with planning, design and transport related matters. This will aid the creation of employment and housing opportunities and build investor and community confidence.
3. The programme involves two principal work streams: master plans are developed for some centres, with the scale and level of detail varying according to the centre's size and need. All earthquake-damaged centres are 'case managed' to encourage good outcomes and provide support for landowners who may need to interface with different sections of the Council and other organisations.
4. The programme focuses on centres (Business 1 and Business 2 zones) that have been damaged in the earthquakes. It does not:
 - address pre-existing conditions unless these naturally fall within the ambit of any rebuilding efforts
 - include business matters such as resolving private insurance issues or arranging business finance
 - address issues in functioning centres that have experienced increased popularity due to other suburban centres being significantly earthquake-damaged
5. Four master plans – Selwyn Street, Lyttelton, Linwood Village and Sydenham - have been adopted. Others currently in development are Edgware, Sumner, New Brighton and Ferry Road/Main Road (Phase 1). To add a further master plan to the programme will require Council approval and would call for additional budget and resourcing. This resourcing applies both to plan development and implementation, requiring commitment for staff resourcing and capital works.
6. The commercial area as a whole along Riccarton Road was not extensively damaged by the earthquakes, compared with centres mentioned above. While several buildings have been demolished (particularly near the Riccarton roundabout, at the Rotherham/Riccarton Road intersection and a few sites on the north side of Riccarton Road), the majority of businesses in the centre appear to have continued to function without significant disruption.
7. It is acknowledged that the corridor is experiencing a number of planning and transportation issues, including vacant sites, congestion and parking. However, the Riccarton commercial area is not recommended for a master plan under the Suburban Centres programme, for the following reasons:

9. Cont'd

- The Suburban Centres programme focuses on the B1/B2 zones. The Board's request for a master plan for the area between Wharenui Road and Deans Avenue covers a variety of zones (B1/B2/B4, L1/L2/L3/L5, O1/O2, CU3). When the Edgeware and New Brighton master plans were approved for commencement in April, the Council re-affirmed that the scope of Suburban Centre master plans was to be restricted to the commercial core.
- Proportionately, the extent of earthquake damage within the B1/B2 zones is only moderate. The largest site (corner Riccarton Road/Rotherham Street) is currently being developed by Greening the Rubble into a temporary mini-park.
- The centre as a whole appears vibrant, with a high pedestrian footfall. Some of the current 'problems' for Riccarton are a result of the success of the area, whereas other Master Plan areas were far from successful and needed a hand up.
- A proposed transport corridor study this financial year, managed by the City Environment Group, will begin to address modal priorities/conflicts along Riccarton Road and the surrounding network. This will inform the competing interests for limited road space by giving priority use of the road and adjoining streets to different transport modes. The decisions about the operation of the road network will support land use and transport planning and will consider the effects of transport routes on the surrounding community and the environment, especially around Riccarton Mall activity centre.
- The Work Programme for the Planning teams and Suburban Centre Project has been allocated by Council. If a master plan is considered necessary for Riccarton Road, this would require other master plan projects to be deferred or deleted from the programme. Riccarton Road is not considered a higher priority than other currently assigned areas of work.
- Case management continues to be available to owners of all earthquake-affected properties in Riccarton commercial centre.

FINANCIAL IMPLICATIONS

8. The Annual Plan has not made provision within the Suburban Centres Programme budget for a master plan for Riccarton Road.

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

9. Yes, see above.

LEGAL CONSIDERATIONS

10. There are no immediate legal considerations

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

11. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. A master plan for Riccarton was not anticipated by the LTCCP or Activity Management Plans.

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

13. Yes – the Annual Plan 2011/12 includes a revised level of service: the recovery of Suburban Centres is supported by urban design and planning initiatives.

9. Cont'd

ALIGNMENT WITH STRATEGIES

14. There are no implications for Council's strategies

Do the recommendations align with the Council's strategies?

16. Yes, see above

CONSULTATION FULFILMENT

17. No consultation has been undertaken in preparing this report.

STAFF RECOMMENDATION

It is recommended that the Community Board receive the information.

10. APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – CHARLOTTE ROSE SULLIVAN

General Manager responsible:	General Manager, Community Services, DDI 941-8534
Officer responsible:	Unit Manager, Recreation and Sports Unit
Author:	Lisa Gregory, Community Recreation Adviser

PURPOSE OF REPORT

1. The purpose of this report is to seek Board approval for an application for funding from its 2012/13 Youth Development Scheme from Charlotte Rose Sullivan.

EXECUTIVE SUMMARY

2. The applicant, Charlotte Rose Sullivan is a 14 year old Riccarton resident and is seeking Board support to travel to Sydney to represent New Zealand at the Australian Youth Olympic Festival. This trip will take place from 17 – 20 January 2013.
3. Charlotte has participated in gymnastics since the age of six and is currently the top ranked artistic gymnast in New Zealand. In October Charlotte competed at the New Zealand Nationals where she came first in the overall, first in beam, first in bar, first in floor, first in vault and first in the team result.
4. Charlotte has represented New Zealand previously competing at the Commonwealth Youth Games held in the Isle of Man where she came seventh overall. Charlotte also competed at the Pacific Rim Championships in Seattle, United States of America where she came ninth overall against some of the world best gymnasts in her age group. The Youth Olympic Festival is held every four years and is an environment where young athletes get the opportunity to compete against other excelling gymnasts and gain the experience they require to develop further.
5. Charlotte trains up to 28 hours a week and her immediate goal is to compete well at the Australian Youth Olympic Festival. Charlotte's long term goals are to be selected for the New Zealand team to compete at the 2014 Commonwealth Games and at the 2016 Olympics.
6. The sport of gymnastics is not well funded in New Zealand and therefore a majority of Charlotte's expenses are paid for by her parents. As Charlotte has only just been informed of her selection, she has only raised \$200 to date, but she does plan to have sausage sizzles and sell chocolates and fudge to raise further funds. Charlotte would appreciate any assistance from the community board.

FINANCIAL IMPLICATIONS

7. The following outlines budgetary requirements for Charlotte's trip. Only a team breakdown was available at time of writing this report :

CHARLOTTE ROSE SULLIVAN	
EXPENSES	Cost
Airfares	
Accommodation	
Uniforms	
Food and expenses	
Travel Insurance	
Total Cost	\$1,950
Amount Requested from Community Board	\$500

10. Cont'd

8. The applicant received \$500 from the Riccarton/Wigram Community Board's 2011/12 Youth Development Fund.
9. At the time of writing this report there was \$3,710 remaining in the Board's 2012/13 Youth Development Fund.

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

10. Yes see page 172, regarding the Board funding.

LEGAL CONSIDERATIONS

11. There are no legal issues to be considered.

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

12. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. Yes.

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

14. Yes see page 172, regarding the Board funding.

ALIGNMENT WITH STRATEGIES

15. Yes in alignment with the Strengthening Communities Strategy.

Do the recommendations align with the Council's strategies?

16. Yes application aligns with Council Youth Strategy and local Community Board objectives.

CONSULTATION FULFILMENT

17. All appropriate consultation has been undertaken

STAFF RECOMMENDATION

It is recommended that the Board support the application and allocate \$500 to Charlotte Rose Sullivan as a contribution towards her expenses for her trip to Sydney from the 2012/13 Youth Development Fund.

11. APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – RICCARTON VENTURERS

General Manager responsible:	General Manager, Community Services, DDI 941-8607
Officer responsible:	Unit Manager, Community Support Unit
Author:	Marie Byrne, Strengthening Communities Adviser

PURPOSE OF REPORT

1. The purpose of this report is to seek Board approval for an application for funding from the 2012/13 Youth Development Scheme from Riccarton Venturers.

EXECUTIVE SUMMARY

2. The Riccarton Venturer Unit is applying to the Youth Development Scheme on behalf of four of its members who live in the Riccarton/Wigram Ward. This funding would enable them to attend Venture South 2013, a national event to be held in Riverton in January 2013.
3. Venturers are 14-19 year old members of New Zealand Scouts. Venture 2013 is one of a triennial event organised which attracts Venturers from both New Zealand and overseas to attend for a mix of cultural and outdoor activities. Each Venturer will have the opportunity to attend one Venture during their membership. These events provide the opportunity for personal growth, leadership development and social interaction with other participants. They will also qualify participants for some aspects of the Young New Zealanders Challenge and the Queens Scout Award that scout members of this age work towards.
4. The event cost for the Venturers is \$1050 plus travel. The unit intends travelling in a mini-van. They have been fundraising by selling chocolates, holding sausage sizzles and garage sales. The unit started up in late 2011 and therefore the members have not had the usual time to fundraise. Fundraising usually takes place over two to three years.
5. The four members listed below all live in the Riccarton/Wigram ward;
 - Liam McIver from Sockburn
 - Lawrence Botting from Riccarton
 - Callum Dow from Riccarton
 - Taylor McKenzie from Yaldhurst

FINANCIAL IMPLICATIONS

6. The following outlines budgetary requirements for the trip for each member

Riccarton Venturer Unit	Cost \$
Event Fees (per delegate)	1,050
X 4 members	4,200
Amount Requested from Community Board	\$2,500

7. This application originally went to the Small Grants Fund, however it was deemed more appropriate to be funded from the Youth Development Fund.
8. This is the first time the applicant has applied for funding from the Board for this project.

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

9. Yes, see page 172, regarding the Board funding.

LEGAL CONSIDERATIONS

10. There are no legal issues to be considered.

11. Cont'd

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

11. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Yes.

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

13. Yes, see page 172, regarding the Board funding.

ALIGNMENT WITH STRATEGIES

14. Yes, in alignment with the Strengthening Communities Strategy.

Do the recommendations align with the Council's strategies?

15. Yes, application aligns with Council Youth Strategy and local Community Board objectives.

CONSULTATION FULFILMENT

16. All appropriate consultation has been undertaken.

STAFF RECOMMENDATION

It is recommended that the Board support the application and allocate \$500 to Riccarton Venturer Unit as a contribution of \$125 each for Liam McIver, Lawrence Botting, Callum Dow and Taylor McKenzie towards the expenses for their participation in the Venture South 2013 event from the 2012/13 Youth Development Fund.

13.11.2012

- 14 -

12. **COMMUNITY BOARD ADVISER'S UPDATE**
13. **ELECTED MEMBERS' INFORMATION EXCHANGE**
14. **MEMBERS' QUESTIONS UNDER STANDING ORDERS**