

**RICCARTON/WIGRAM COMMUNITY BOARD
AGENDA**

TUESDAY 19 FEBRUARY 2013

AT 5.30PM

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

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

Community Board Adviser
Liz Beaven
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1. APOLOGIES

2. CONFIRMATION OF MINUTES

The minutes of the Board's ordinary meeting of Tuesday 5 February 2013 are **attached**.

CHAIRPERSON'S RECOMMENDATION

That the minutes of the Board's ordinary meeting of Monday 5 February be confirmed.

3. DEPUTATIONS BY APPOINTMENT

3.1 ILAM UPPER RICCARTON RESIDENT'S ASSOCIATION

Jane Taylor-Gordon, Chairperson of the Ilam Upper Riccarton Residents' Association will discuss with the Board concerns recently raised by the Association.

3.2 OAK DEVELOPMENT TRUST

Representatives of the Trust will attend to outline the objectives and work of the Trust.

3.3 HALSWELL BOWLING CLUB

Peter Alty of the Halswell Bowling Club will attend to discuss with the Board the Halswell Bowling Club's proposed lease on Halswell Domain.

4. PRESENTATION OF PETITIONS

5. NOTICES OF MOTION

6. CORRESPONDENCE

7. BRIEFINGS

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**RICCARTON/WIGRAM COMMUNITY BOARD
5 FEBRUARY 2013**

**An ordinary meeting of the Riccarton/Wigram Community Board
held on Tuesday 5 February 2013 at 5.30pm
in the Community Room, Upper Riccarton Library.**

PRESENT: Mike Mora (Chairman), Helen Broughton, Natalie Bryden, Jimmy Chen,
Sam Johnson, Judy Kirk, Peter Laloli.

APOLOGIES: Nil

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. WIGRAM MAGDALA LINK SCHEME

The Board considered a report seeking the Board's recommendation to the Council to approve the proposed scheme design for the Wigram-Magdala Link, to enable the project to progress to construction.

STAFF RECOMMENDATION

It is recommended that the Riccarton/Wigram Community Board confirm to the Council that the Board supports the proposed scheme design for the Wigram-Magdala Link outlined in **Attachments 1 and 2** and as described in the report to enable the project to progress to construction.

BOARD CONSIDERATION

The Board **agreed** to hold a site visit with staff to discuss the concerns that Mr Terris raised in his deputation to the Board in relation to the proposed Wigram/Magdala Link Bridge and report to the Council's meeting of 14 March 2013.

BOARD RECOMMENDATION

Provided that no matters are reported to the Council from the Riccarton/Wigram Community Board's site visit prior to the Council's 14 March 2013 meeting the staff recommendation be adopted.

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 OTAUTAHY YOUTH COUNCIL

Jen Rodgers, of the Otautahi Youth Council, discussed how the Youth Council's relationship with the Board and the Council could be furthered. The Board invited the Youth Council to keep the Board updated on their work.

2.2 BUCHANANS ROAD RESIDENTS

- 2.2.1 Paul Simmons, resident of Buchanans Road, discussed with the Board his concerns in relation to a site specific temporary accommodation consent that has been granted in Buchanans Road for a storage facility.
- 2.2.2 Dean James, resident of Buchanans Road, discussed with the Board his concerns in relation to a site specific temporary accommodation consent that has been granted in Buchanans Road for a storage facility.
- 2.2.3 Helen Thacker, property owner of Buchanans Road, discussed with the Board discussed with the Board her concerns in relation to a site specific temporary accommodation consent that has been granted in Buchanans Road for a storage facility.

The Board **agreed** that the Chairperson and the Community Board Adviser meet with appropriate staff to relay the concerns that the deputations have highlighted in relation to the site specific temporary accommodation consent that has been granted in Buchanans Road for a storage facility.

2.3 WIGRAM/MAGDALA LINK BRIDGE

- 2.3.1 Duncan Terris, resident of Magdala Place, discussed with the Board his concerns in relation to the proposed Wigram Magdala Link Bridge.

The Board **agreed** to hold a site visit with staff to discuss the concerns that Mr Terris has raised in relation to the proposed Wigram/Magdala Link Bridge and report to the Council's 14 March 2013 meeting.

2.4 PARKING IN LESLIE/BRAKE STREETS

- 2.4.1 Bobitty Murfitt, resident of Leslie Street, discussed with the Board her concerns in relation to parking in Leslie and Brake Streets.

The Board were advised that a report on parking in Leslie Street was due to the Board in March 2013.

3. PRESENTATION OF PETITIONS

Nil.

4. CORRESPONDENCE

Nil.

5. BRIEFINGS

Nil.

6. COMMUNITY BOARD ADVISERS UPDATE

• CAPITAL ENDOWMENT FUND: SPECIAL ONE-OFF PROJECTS SCHEME

The Board considered project nominations for Phase One of the Capital Endowment Fund – Special One-off Project Scheme.

The Board **decided** that the following projects be nominated for Phase One of the Capital Endowment Fund funding to the joint Community Board Chairpersons for consideration:

- **Riccarton Bush Trust**
Riccarton House Post Earthquake Repairs (\$9,600)
- **Hornby Presbyterian Community Trust**
Post Earthquake Research Project for Riccarton/Wigram Ward (\$67,268)
- **Halswell School**
School/Community Gymnasium (\$200,000)

7. ELECTED MEMBERS' INFORMATION EXCHANGE

- The Board acknowledged the recent Wigram Green re-opening and hui with Ngai Tahu Property that was held on Wednesday 30 January. 2013.
- The Board were advised that the meeting the Board had requested in December 2012 in relation to Owaka Pit is to held after the current court case has been heard. There has not been a court date set.
- The Board were updated on a recent meeting held at the Riccarton Baptist Church with University of Canterbury students on community engagement. Some Board members and staff attended.
- The Board were advised that many submissions had been received for the proposed Hagley Cricket Oval.
- The Chairperson advised that he is meeting with the General Manager – Strategy and Planning later in the week to discuss the Board's input into Council initiated Plan Changes and the development of new subdivisions with the Riccarton/Wigram ward.
- The Board were advised that judging for the Garden Awards has commenced.

8. BOARD MEMBERS' QUESTIONS UNDER STANDING ORDERS

Nil

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

9. CONFIRMATION OF MINUTES – 22 JANUARY 2013

The Board **resolved** that the minutes of its ordinary meeting of Tuesday 22 January 2013 be adopted.

10. NOTICES OF MOTION – PARKING IN LESLIE AND BRAKE STREETS

The following Notice of Motion was submitted by Helen Broughton and seconded by Mike Mora.

*That the Board **resolve** to request that Council staff complete an urgent and (separate from the larger traffic study) report on options for solving the traffic/parking issues in Leslie and Brake Streets.*

The Board **received** and accepted the Notice of Motion.

11. WIGRAM MAGDALA LINK SCHEME (CONTD.)

The Board considered a report seeking its approval for the removal of trees to make way for the new Wigram Magdala Link Scheme.

The Board **resolved** to approve the removal of trees to make way for the new Wigram Magdala link.

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12. COMMUNITY BOARD ADVISER'S UPDATE

- Transport and Greenspace Committee - Peter Laloli agreed to continue as the Chairperson of the Transport and Greenspace Committee.

The Board **resolved** that it would not hold further Transport and Greenspace Committee meetings after 22 February 2013 unless there was a need.

13. MAIN SOUTH ROAD – SOCKBURN BUS STOP UPGRADE AND NO STOPPING RESTRICTION

The Board considered a report seeking its approval for revised bus stop markings and installation of no stopping restrictions on Main South Road from Church Corner to the Sockburn Roundabout.

The Board **resolved** to approve the revised bus stop markings and the installation of no stopping restrictions on Main South Road from Church Corner to the Sockburn Roundabout.

The meeting concluded at 8.25 pm.

CONFIRMED THIS 19TH DAY OF FEBRUARY 2013

**MIKE MORA
CHAIRPERSON**

8. RICCARTON BUSH TRUST – APPOINTMENT OF TRUSTEES

General Manager responsible:	General Manager Regulation & Democracy Services, DDI 941-8462
Officer responsible:	Legal Services Unit Manager
Author:	Robert O'Connor, Senior Solicitor, Legal Services Unit

PURPOSE OF REPORT

1. To seek a resolution of the Riccarton/Wigram Community Board recommending to the Corporate and Finance Committee that the Committee recommend to the Council that the Council makes certain appointments to the Board of Trustees of the Riccarton Bush Trust.

EXECUTIVE SUMMARY

2. Parliament recently enacted into law the Riccarton Bush Amendment Act 2012 ("the Amendment Act"), which, amongst other things, alters the number and composition of the board of trustees of the Riccarton Bush Trust.
3. Under the old repealed statutory provision, the Council was required to appoint six out of nine of the trustees, whereas the Amendment Act reduces the total number of board members to 8 and requires the Council to appoint only 5.
4. Under the Amendment Act, the term of office of the existing trustees expires on 13 May 2013 and accordingly new trustees must be appointed by that date.
5. The existing Council appointees to the Board of the Riccarton Bush Trust are as follows:

Councillor Jimmy Chen
Peter Laloli – Riccarton/Wigram Community Board Member
Mike Mora – Riccarton/Wigram Community Board Chair
Bob Shearing (former City Councillor)
Pam Wilson (former heritage adviser with the NZ Historic Places Trust)
Tony Gemmill (former Council employed community manager responsible for Riccarton House and Bush matters)
6. Council staff have consulted with the Chairman of the Riccarton Bush Trust Board, Charles Deans, who in turn has consulted with the existing members of the Board. Mr Deans has indicated that, for reasons of continuity, particularly related to earthquake rebuild issues, his preference is for the current board members to be re-appointed where possible. Bob Shearing has indicated that he is happy to retire from the board and the remaining existing Council appointees have indicated that they are available for re-appointment.

FINANCIAL IMPLICATIONS

7. There are no financial implications arising for the Council from the proposed appointments.

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

8. Not applicable.

LEGAL CONSIDERATIONS

9. Section 5A(2) of the Riccarton Bush Amendment Act 1947 (as amended by the Amendment Act) provides that the term of office of existing Council appointees to the Riccarton Bush Trust expires on 13 May 2013. The Council is therefore required to make new appointments to the Board with effect from 14 May 2013.
10. Section 5 of the Riccarton Bush Amendment Act 1947 (as amended by the Amendment Act) provides that the Christchurch City Council must appoint 5 members of the Board as follows:
 - (a) Three must be persons whom the Council decides to appoint;

Clause 8 Cont'd

- (b) Two must be elected members of a community board for either the community in which the Riccarton Bush is situated or an immediately adjacent community.

- 11. Board members appointed by the Council generally hold office for three years. However, appointees who are elected members hold office for the shorter of three years or the period during which he or she is an elected member.

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

- 12. Yes, see above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

- 13. Not applicable.

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

- 14. Not applicable.

ALIGNMENT WITH STRATEGIES

- 15. Yes.

Do the recommendations align with the Council's strategies?

- 16. Yes.

CONSULTATION FULFILMENT

- 17. The Riccarton Bush Trust Board has been consulted through the Board Chair, Charles Deans.

STAFF RECOMMENDATION

That the Board resolves to recommend to the Corporate and Finance Committee that the Committee resolves to recommend to the Council that the Council adopts the following resolution:

"That the Council, with effect on 14 May 2013, appoints the following persons to the board of trustees of the Riccarton Bush Trust:

- (a) General appointments pursuant to section 5(2)(a) of the Riccarton Bush Amendment Act 1947:
 - (i) Councillor Jimmy Chen
 - (ii) Pam Wilson
 - (iii) Tony Gemmill
- (b) Community Board appointments pursuant to section 5(2)(b) of the Riccarton Bush Amendment Act 1947:
 - (i) Peter Laloli
 - (ii) Mike Mora

9. AIDANFIELD, KINTYRE, HALSWELL IN THE PARK, AND TE REPO SUBDIVISIONS - NAMING OF NEW RESERVES

General Manager responsible:	General Manager City Environment
Officer responsible:	Unit Manager, Asset and Network Planning
Author:	Russel Wedge, Parks and Waterways Planner,

PURPOSE OF REPORT

1. The purpose of this report is to seek the Riccarton/Wigram Community Board approval for:
 - (a) The proposed reserve names as listed in **Attachment One** and for the Board's resolution to be referred to the Council for adoption.
 - (b) The proposed classification of the reserves as specified in **Attachment One** and for the Board's resolution to be referred to the Council for adoption.

EXECUTIVE SUMMARY

2. A number of new reserves have been vested in the Council as part of subdivision developments in the Riccarton/Wigram Ward. *The Council Policy Register: Naming of Reserves and Facilities* states that all reserves vested in or under the control of the Council shall be given an appropriate name. New reserves are required to be allocated a name before they can be entered into the Council's maintenance contracts.
3. Under the *Reserves Act 1977, Section 14 (1)* any land that has been vested with the Council can declare that land to be a reserve providing it has been given a classification through Council resolution. The classification of the reserve will provide the basis as to how the reserve should be managed and administered e.g. a recreation reserve compared to a drainage reserve refer to **Attachment One**.

FINANCIAL IMPLICATIONS

4. There are no direct financial implications associated with the allocation of reserve names, which is an administrative process undertaken as an operational expense.

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

5. Yes, the administrative expense associated with the naming of the reserve is aligned to the administration and management of the Council's reserves as identified in the budget.

LEGAL CONSIDERATIONS

6. *The Council Policy Register: Naming of Reserves and Facilities:* (4) For reserves having local or major status, naming proposals, including options, shall in the first instance be referred to the appropriate Community Board. To the extent deemed necessary, proposals will then be referred to the community for comment prior to formal adoption and recommendation, to the Council.
7. All of the reserves proposed for naming in **Attachment One**, are considered to be of local status.
8. Where land has been vested with the Council through the subdivision process for a specific purpose as identified in the *Reserves Act 1977* and is to be managed for that purpose, then the land should be classified through Council resolution: *Reserve Act 1977, Section 14* Local authority may declare land vested in it to be a reserve-(1) subject to his section, any local authority may by resolution declare any land vested in it to be a reserve within the meaning of this Act subject to any conditions specified in the resolution, to be held for any of the purposes specified in sections 17 to 23 of this Act.

Clause 9 Cont'd

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

9. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. Aligns with the following:

- (a) Safety - by ensuring that our parks, open spaces and waterways are healthy and safe places, and by controlling and minimising flood and fire hazards.
- (b) Community – by providing spaces for communities to gather and interact, and by providing community burial grounds.
- (c) Environment - by enabling people to contribute to projects that improve our environment.
- (d) Governance - by involving people in decision-making about parks, open spaces and waterways.
- (e) Health - by providing areas for people to engage in healthy activities. By managing surface water.
- (f) Recreation - by offering a range of recreational opportunities in parks, open spaces and waterways.

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

11. Yes as above.

ALIGNMENT WITH STRATEGIES

12. Aligns with the Public Open Space Strategy 2010-2040 – To provide, develop and maintain a publicly accessible network for open space to enhance and protect health, recreation and liveability for residents and visitor to Christchurch and Banks Peninsula.

Do the recommendations align with the Council's strategies?

13. Yes as above.

CONSULTATION FULFILMENT

- 14. *The Council Policy Register: Naming of Reserves and Facilities* states:
For reserves having local or major status, naming proposals, including options, shall in the first instance be referred to the appropriate Community Board. To the extent deemed necessary, proposals will then be referred to the community for comment prior to formal adoption and recommendation, to the Council.
- 15. The proposed names for the reserves in **Attachment One**, are considered to have local status or are adding additional land to an existing reserve and therefore adopting the name of the existing reserve. Community consultation is not considered necessary for the proposed reserve names.

STAFF RECOMMENDATION

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

- (a) To approve the proposed reserve names as specified in **Attachment One**,
- (b) To approve the proposed classification of the reserves as specified in **Attachment One**, and the Board's resolution be referred to the Council for adoption.

Table 1: Proposed Reserve Names and Classifications

Proposed Name	Address	Legal Description	Area (ha)	Reserve Classification	Map Reference
Aidanfield Stage 7 Subdivision					
Mariposa Corridor Reserve	29R Mariposa Crescent	Lot 311 DP 428152	0.2819	Recreation Reserve	1
Mariposa Park	16R Mariposa Crescent	Lot 310 DP 428152	0.3111	Recreation Reserve	2
Rosario Park	36R Mariposa Crescent	Lot 312 DP 428152	0.1491	Recreation Reserve	3
Mariposa Drainage Reserve	51R Mariposa Crescent	Lot 302 DP 428152	0.4849	Local Purpose (Drainage) Reserve	4
Nga Puna Wai SouthWest Entrance	100R McMahan Drive	Lot 313 DP 428152	0.1012	Recreation Reserve	5
McMahan Reserve	56 McMahan Drive	Lot 314 DP 428152	0.0153	Recreation Reserve	6
Kintyre Subdivision					
Amdale Reserve	8R Dunaverty Place	Lot 406 DP 434191	0.0379	Local Purpose (Road) Reserve	7
Glen Kerran Drainage Reserve	69R Rannoch Drive	Lot 405 DP 434191	0.9319	Local Purpose (Drainage) Reserve	8
Rannoch Drainage Reserve	40R Rannoch Drive	Lot 407 DP 434191	0.9174	Local Purpose (Drainage) Reserve	9
Carradele Drainage Reserve	32R Carradale Avenue	Lot 408 DP 434191	0.5676	Local Purpose (Drainage) Reserve	10
Halswell in the Park Subdivision					
Halswell Domain (addition of land to existing reserve)	23R Parklea Avenue	Lot 353 DP 430578	0.0501	Recreation Reserve	11
Halswell Domain (addition of land to existing reserve)	15R Hyde Place	Lot 358 DP 430578	0.0004	Recreation Reserve	12
Te Repo Subdivision					
The Oaks Park	265 Halswell Road	Lot 28 DP 437025	0.3240	Recreation Reserve	13
Old Red Barn Drainage Reserve	25R Old Red Barn Road	Lot 16 DP 450862	0.0129	Recreation Reserve	14
	40R Old Red Barn Road	Lot 30 DP 450862	0.0571	Local Purpose (Drainage) Reserve	
44 Epsom Road subdivision, Sockburn					
Paparua Stream Reserve (addition of reserve land to existing reserve)	17 Taggart Place	Lot 8 DP 441238	0.0853	Local Purpose (Drainage) Reserve	15
	15R Taggart Place	Lot 18 DP 441238	0.3286	Local Purpose Reserve	
	118 Middlepark Road	Lot 12 DP 1941	0.1144	Local Purpose (Drainage) Reserve	

Naming of New Reserves – Location Maps

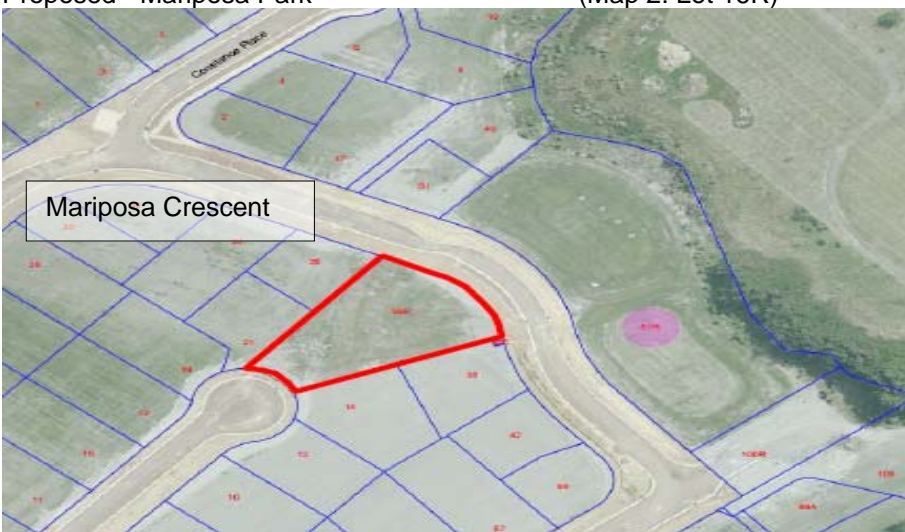
Attachment 2 to Clause 9



Proposed - Mariposa Corridor Reserve (Map 1: Lot 29R)

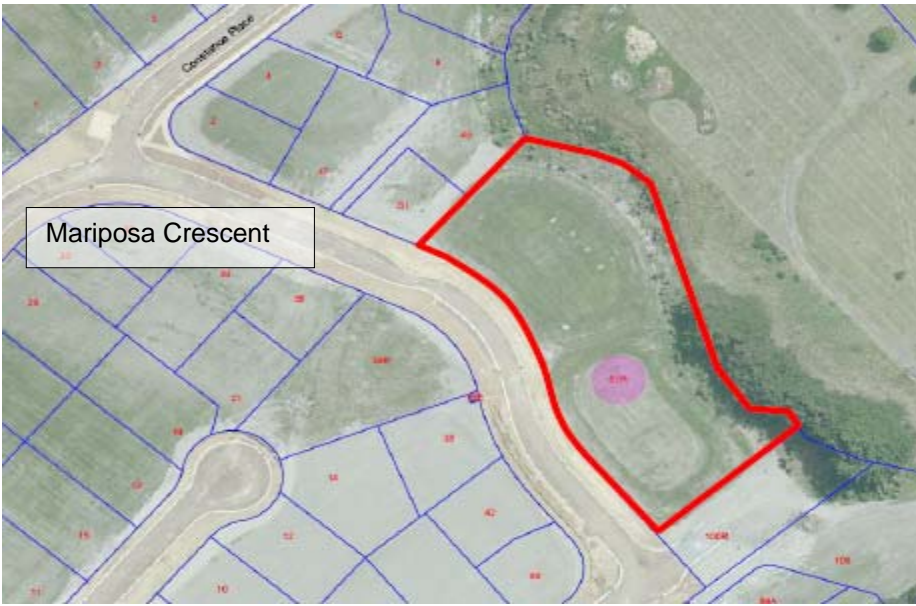


Proposed - Mariposa Park (Map 2: Lot 16R)



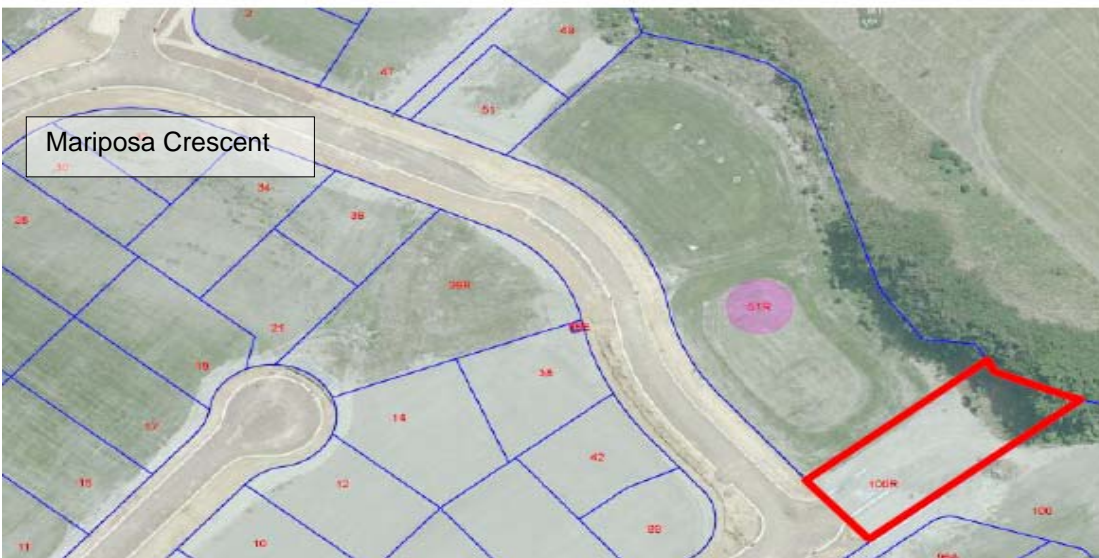
Proposed - Rosario Park

(Map 3: Lot 36R)



Proposed - Mariposa Drainage Reserve

(Map 4: Lot 51R)



Proposed - Nga Puna Wai South West Entrance

(Map 5: Lot 100R)



Proposed - McMahon Reserve

(Map 6: Lot 56)



Proposed - Amdale Reserve

(Map 7: Lot 8R)



Proposed - Glen Kerran Drainage Reserve

(Map 8: Lot 69R)



Proposed - Rannoch Drainage Reserve

(Map 9: Lot 40R)



Proposed - Carradale Drainage Reserve

(Map 10: Lot 32R)



Proposed - Halswell Domain

(Map 11: Lot 23R)



Proposed - Halswell Domain

(Map 12: Lot 15R)



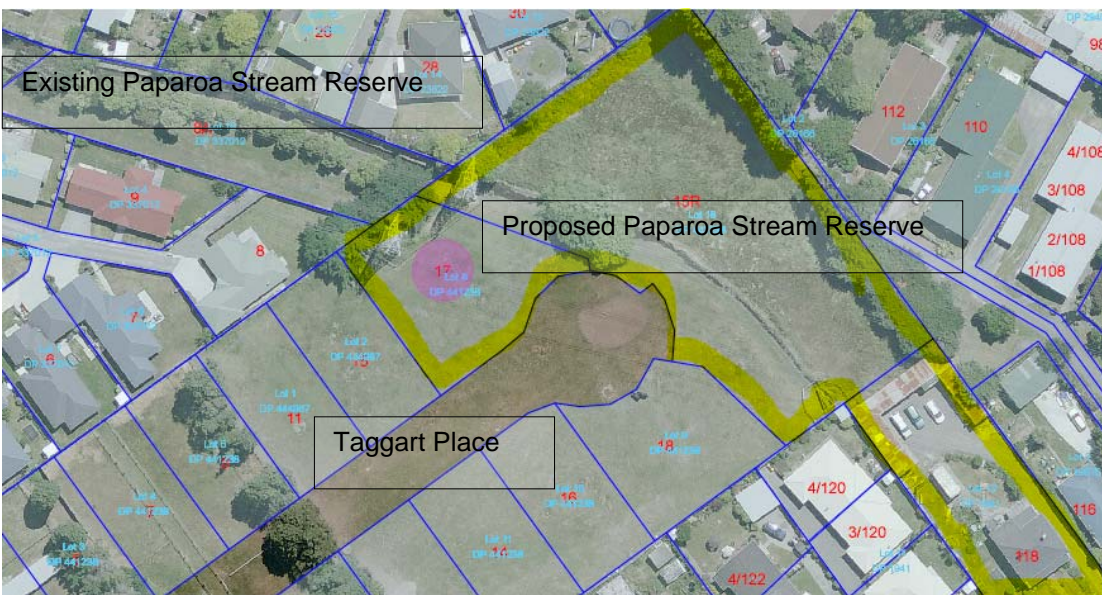
Propose - The Oaks Park

(Map 13: Lot 265R)



Proposed - Old Red Barn Drainage Reserve

(Map 14: Lots 25R & 40R)



Proposed - Paparua Stream Reserve

(Map 15: Lots 15R, 17, 118)

10. HALSWELL DOMAIN – PROPOSED LEASE TO HALSWELL BOWLING CLUB

General Manager responsible:	General Manager, City Environment Group, DDI 941-8608
Officer responsible:	Unit Manager, Asset and Network Planning
Author:	Joanne Walton, Policy Advisor Greenspace

PURPOSE OF REPORT

1. The purpose of this report is to seek the Riccarton/Wigram Community Board's approval under delegated authority from the Council of an application from the Halswell Bowling Club for a renewal and extension of their lease over part of Halswell Domain. This new lease will enable the Club to continue their present activities, and to construct an additional bowling green and an extension to their clubrooms.

EXECUTIVE SUMMARY

2. The Halswell Bowling Club Inc. has held a lease over 4370 square metres of land on Halswell Domain on which there are two bowling greens, clubrooms, and accessory sheds. This lease expired on 30 June 2012 and the Club is seeking a new lease. The Club is currently occupying the site on a monthly basis until a new lease is put in place.
3. The Club has also made an application to the Council to lease an additional area of Halswell Domain of approximately 1983 square metres on which to construct an additional bowling green and an extension of their existing clubroom building. The Club has experienced steady growth in membership and wishes to provide for further growth through the provision of additional facilities. The proposed third bowling green will be a grassed playing surface and will be surrounded by an open-style perimeter fence for security and visibility. The proposed building extension of approximately 92 square metres will be added to the north-east facing wall of the existing building, facing the new green, and will be in a similar style to the existing building. There will be car-parking in close proximity to the Club as the overall car-parking provision within Halswell Domain is upgraded by Council.
4. A proposed total lease area of 6215 square metres, including an extension of 1845 square metres, was publicly advertised. The final proposed new total lease area of 6353 square metres is slightly larger than this in order to fully accommodate the additional green and part of the building extension. This increase is considered to be within acceptable limits. The additional 138 square metres around the perimeter of the proposed lease extension area has no significant impacts in terms of the visual appearance and amenity of the new facilities, or on any other recreational use of the park.
5. No submissions on, or objections to, the proposed lease were received.
6. Staff are recommending that the Board approve the lease under section 54(1)(b) and (c) of the Reserves Act 1977 over approximately 6353 square metres of Halswell Domain subject to a number of conditions as detailed in the "Staff Recommendation" section of this report.

FINANCIAL IMPLICATIONS

7. There are no financial implications for the Council with the proposed lease, it being the responsibility of the Halswell Bowling Club to construct their facilities at their own expense. The only costs will be in staff time spent assessing the application, preparing this report, and if approved, putting the new lease in place, and monitoring developments as they occur on site, these costs being already allowed for within existing operational budgets.

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

8. The recommendations will have no impact on the 2009-19 LTP budgets.

Clause 10 Cont'd

LEGAL CONSIDERATIONS

9. Halswell Domain is a large recreation reserve totalling 26.2307 hectares in area, and made up of 8 parcels of land, all vested in the Council pursuant to the Reserves Act 1977, as detailed below:
- (a) Lot 1 DP 429188 of 5582 square metres contained in CT 517811.
 - (b) Lot 505 DP 371617 of 1504 square metres contained in CT 289731.
 - (c) Lot 347 DP 359481 of 4.3972 hectares contained in CT 242182.
 - (d) SEC 3 SO 346383 of 1104 square metres contained in CT 217021.
 - (e) RS 40337 DIST CANTERBURY of 8.4139 hectares contained in CT 646/79.
 - (f) PT LOT 1 DP 7532 of 6.224 hectares contained in CT 396/76.
 - (g) Lot 1 DP 81774 of 6.0 hectares contained in CT 47B/42.
 - (f) Lot 341 DP 342774 of 872 square metres contained in CT 175678.

The lease will be granted over two of these parcels – Lot 1 DP 429188 and RS 40337 DIST CANTERBURY.

10. Section 54 of the Reserves Act 1977 requires that the proposal is publicly advertised (section 54(2) in accordance with section 119 of the Act), full consideration given to any submissions or objections received (section 120 of the Act), and the prior consent of the Minister of Conservation (delegated to Canterbury Conservancy staff), prior to putting a lease in place.
11. The Board has delegated authority from the Council (dated 25 October 2012) to consider this application and to decide whether or not to approve the lease.
12. An unregistered lease can be offered under the Reserves Act 1977 for a period of up to 33 years. Before issuing the lease, the Council must be satisfied that the conditions contained in the lease can be met, and that there is sufficient need for the facilities and amenities, and that some other use should not have priority in the public interest.
13. Current Council practice has been to grant leases of undeveloped park and reserve land for a period of up to 33 years, this period being broken into three periods of 11 years each. The club in question has the right to renew the lease at the end of the first two terms if the Council is satisfied that the terms and conditions of the lease have been complied with, and that in the public interest some other sport, game or recreational activity should not have priority.
14. Halswell Domain is zoned partly Open Space 2 (District Recreation and Open Space) and partly Living 1 (Outer Suburban) in the Christchurch City Plan. The proposed lease area is partly within each of these zones. A resource consent and building consent will be required for the construction of the building extension. Any necessary resource and building consents will be required to be obtained for this project prior to Halswell Bowling Club commencing work on the site. The approval of this application is being made subject to any required consents being obtained.

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

15. Yes, as above.

ALIGNMENT WITH LTP AND ACTIVITY MANAGEMENT PLANS

16. The proposal aligns with the following under the 2009-19 LTP:

Parks, open spaces and waterways

Recreation: By offering a range of recreational opportunities in parks, open spaces and waterways.

Health: By providing areas for people to engage in healthy activities.

Community: By providing spaces for communities to gather and interact.

Clause 10 Cont'd

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

17. Yes, as above.

ALIGNMENT WITH STRATEGIES

18. The proposal aligns with the following:

- (a) Physical Recreation and Sport Strategy.
- (b) Recreation and Sport Policy.
- (c) Public Open Space Strategy.
- (d) Social Wellbeing Policy.
- (b) Recreation and sport organisations – rating, ground charges and lease costs.

Do the recommendations align with the Council's strategies?

19. Yes, as above.

CONSULTATION FULFILMENT

20. The Council has fulfilled the requirements of section 54(2) of the Reserves Act 1977 which states that the administering body, in this case the Council, shall publicly notify the Council's intention to grant a lease over the reserve, for one calendar month to enable interested parties to make a formal submission or objection to the Council's proposal to grant the lease. The proposed lease was publicly advertised in the public notices column of the Press newspaper on Saturday 6th October 2012 for one calendar month closing 5 p.m. Monday 12th November 2012.
21. In addition, an information letter was circulated to approximately 56 households and absentee owners in the immediate vicinity of the proposed lease, along with the other clubs and organisations occupying Halswell Domain, and the Halswell Residents Association.
22. No submissions or objections were received.

STAFF RECOMMENDATION

It is recommended that the Board under delegated authority from the Council:

- (a) Grant a lease to Halswell Bowling Club Inc. pursuant to the requirements of section 54(1)(b) and (c) of the Act over approximately 6353 square metres of Lot 1 DP 429188 of 0.5582 hectares, and RS 40337 DIST CANTERBURY of 8.4139 hectares, both vested in the Christchurch City Council as recreation reserves pursuant to the Reserves Act 1977, as shown on the attached plan labelled *Plan LP331610: Halswell Domain – Proposed new lease area for Halswell Bowling Club including additional bowling green and pavilion extension (TRIM No. 2013/33255) (Refer to Attachment One)*, for a period of up to 33 years broken into three terms of 11 years each, on which to continue their current activities, and to construct an additional bowling green and an extension to their clubrooms.

Subject to the following conditions:

- (i) That the Halswell Bowling Club Inc. have the right to ask for a renewal of its lease and licence for a further term at the end of each of the first two terms, subject to the Council being satisfied that the conditions of the lease and licence have been met, and that there is sufficient need for the facilities and amenities, and that some other use should not have priority in the public interest.
- (ii) That the Halswell Bowling Club Inc. is to obtain all necessary resource and building consents before any development commences on the site.
- (iii) That the lease terms be negotiated by the Corporate Support Manager in consultation with the Policy and Leasing Administrator, and Policy Advisor, City Environment Group.

Clause 10 Cont'd

- (iv) That the lease area be maintained by the Halswell Bowling Club Inc. in a safe and tidy condition at all times.
- (v) That all costs associated with the issuing of the lease, development and subsequent maintenance of all structures are to be the responsibility of the Halswell Bowling Club Inc.
- (vi) That the lease agreement is to include a clause which indemnifies the Council and its servants from all claims or demands of any kind, and all liability in respect to any damage or injury occurring to any person or property as a result of the Halswell Bowling Club Inc.'s activities on site.
- (vii) That the final location, plans and elevations for the building extension, and the open-style perimeter fencing, are to be approved by the Transport and Greenspace Manager, or his/her delegate, before an application is made for resource and building consent.
- (viii) That before the Club and their contractors commence work on the site, a bond is to be paid to the Christchurch City Council via the Transport and Greenspace Unit Area Contract Manager (Southern) at Beckenham Service Centre, and a temporary access licence signed. The bond less any expenses incurred by the Council will be refunded to the payee upon completion of the work



LOCALITY PLAN
NOT TO SCALE

KEY	
	EXISTING LEASE AREA
	PROPOSED ADDITIONAL LEASE AREA
	PROPOSED NEW BUILDING EXTENSION



SITE PLAN
SCALE 1:1000

NOTE:
Buildings in photo within the proposed lease extension area have now been removed.



HALSWELL DOMAIN
Proposed New Lease Area For Halswell Bowling Club
Including Additional Bowling Green and Pavilion Extension

Original Plan Size: A4

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11. **COMMUNITY BOARD ADVISER'S UPDATE**
 - **Earthquake Recovery Update**
12. **ELECTED MEMBERS INFORMATION EXCHANGE**
13. **QUESTIONS UNDER STANDING ORDERS**