

Waikura
Linwood-Central-Heathcote Community Board
AGENDA

Notice of Meeting:

An ordinary meeting of the Waikura/Linwood-Central-Heathcote Community Board will be held on:

Date: **Wednesday 20 March 2019**
Time: **10am**
Venue: **The Board Room, 180 Smith Street,
Linwood**

Membership

Chairperson	Sally Buck
Deputy Chairperson	Jake McLellan
Members	Alexandra Davids
	Yani Johanson
	Darrell Latham
	Tim Lindley
	Brenda Lowe-Johnson
	Deon Swiggs
	Sara Templeton

15 March 2019

Arohanui Grace
Manager Community Governance, Linwood-Central-Heathcote
941 6663
arohanui.grace@ccc.govt.nz
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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Strategic Framework

The Council's Vision – Christchurch is a city of opportunity for all.

Open to new ideas, new people and new ways of doing things – a city where anything is possible.

Whiria ngā whenu o ngā papa Honoa ki te maurua tāukiuki

Bind together the strands of each mat
And join together with the seams of respect
and reciprocity.

The partnership with Papatipu Rūnanga
reflects mutual understanding and respect,
and a goal of improving the economic,
cultural, environmental and social
wellbeing for all.

Overarching Principle

Partnership – Our
people are our taonga
– to be treasured and
encouraged. By working
together we can create
a city that uses their
skill and talent, where
we can all participate,
and be valued.

Supporting Principles

Accountability	Collaboration
Affordability	Prudent Financial Management
Agility	Stewardship
Equity	Wellbeing and resilience
Innovation	Trust

Community Outcomes

What we want to achieve together as our city evolves

Strong communities

Strong sense of
community
Active participation in
civic life
Safe and healthy
communities
Celebration of our
identity through arts,
culture, heritage and
sport
Valuing the voices of
children and young
people

Liveable city

Vibrant and thriving
central city, suburban
and rural centres
A well connected and
accessible city
Sufficient supply of, and
access to, a range of
housing
21st century garden city
we are proud to live in

Healthy environment

Healthy waterways
High quality drinking
water
Unique landscapes and
indigenous biodiversity
are valued
Sustainable use of
resources

Prosperous economy

Great place for people,
business and investment
An inclusive, equitable
economy with broad-
based prosperity for all
A productive, adaptive
and resilient economic
base
Modern and robust
city infrastructure and
community facilities

Strategic Priorities

Our focus for improvement over the next three years and beyond

Enabling active citizenship and connected
communities

Maximising opportunities to develop a vibrant,
prosperous and sustainable 21st century city

Climate change
leadership

Informed and proactive
approaches to natural
hazard risks

Increasing active, public
and shared transport
opportunities and use

Safe and sustainable
water supply and
improved waterways

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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1. Apologies

At the close of the agenda no apologies had been received.

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Confirmation of Previous Minutes

That the minutes of the Waikura/Linwood-Central-Heathcote Community Board meeting held on [Monday, 4 March 2019](#) be confirmed (refer page 5).

4. Public Forum

A period of up to 30 minutes will be available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

5. Deputations by Appointment

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

5.1 140 Main Road, Redcliffs – Name and Landscape Plan for New Park

David Miller, will speak on behalf of Sumner Cricket Club, regarding the club's submission on the name and landscape plan for the new park at the former Redcliffs School.

6. Presentation of Petitions

There were no petitions received at the time the agenda was prepared.

Waikura Linwood-Central-Heathcote Community Board OPEN MINUTES

Date: Monday 4 March 2019
Time: 3pm
Venue: The Board Room, 180 Smith Street,
Linwood

Present

Chairperson	Sally Buck
Deputy Chairperson	Jake McLellan
Members	Alexandra Davids
	Yani Johanson
	Darrell Latham
	Tim Lindley
	Deon Swiggs
	Sara Templeton

4 March 2019

Arohanui Grace
Manager Community Governance, Linwood-Central-Heathcote
941 6663
arohanui.grace@ccc.govt.nz
www.ccc.govt.nz

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Part A Matters Requiring a Council Decision

Part B Reports for Information

Part C Decisions Under Delegation

The agenda was dealt with in the following order.

1. Apologies

Part C

Community Board Resolved LCHB/2019/00038

Community Board Decision

That an apology for absence from Brenda Lowe-Johnson be accepted.

Yani Johanson/Jake McLellan

Carried

2. Declarations of Interest

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes

Part C

Community Board Resolved LCHB/2019/00039

Community Board Decision

That the minutes of the Waikura/Linwood-Central-Heathcote Community Board meeting held on Wednesday, 20 February 2019 be confirmed with the following amendment:

Clause 15. Elected Members' Information Exchange

Heathcote Expressway Cycleway the paragraph is to read:

The Board highlighted their concern regarding a report for an amendment to the Heathcote Expressway Cycleway Route to the Infrastructure, Transport and Environment Committee. The proposed amendment was not forwarded to the Board for their consideration prior to the Committee's consideration of the matter and the Board Chairperson was not invited to attend the relevant committee meeting as per the Council's resolution of 9 March 2017 in relation to the Committee's delegations.

Darrell Latham/Tim Lindley

Carried

4. Public Forum

Part B

4.1 Stepping Stone for Nature

Part B

Valerie Campbell, local resident, addressed the Board and requested support for a proposal of a community planting effort to turn 5 Clarendon Terrace, (which was recently purchased by Council as part of the Land Drainage Programme), into an indigenous eco-hub that becomes part of the stepping stones to facilitate the movement of small biota across the city.

Following questions the Chairperson on behalf of the Board, thanked Ms Campbell for her attendance.

The Board requested that Ms Campbell's presentation be forwarded to staff to be considered when the future of the properties purchased by Council under the Land Drainage Programme report is being prepared.

5. Deputations by Appointment

Part B

There were no deputations by appointment.

6. Presentation of Petitions

Part B

There was no presentation of petitions.

7. Linwood-Central-Heathcote Community Board's 2018/19 Discretionary Response Fund - 2018/19 Youth Development Fund

Community Board Resolved LCHB/2019/00040 Original Staff Recommendation accepted without change.

Part C

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Approve a grant of \$3,000 from the Linwood-Central-Heathcote 2018/19 Discretionary Response Fund to the Linwood-Central-Heathcote 2018/19 Youth Development Fund.

Yani Johanson/Jake McLellan

Carried

8. Application to Waikura/Linwood-Central-Heathcote Community Board 2018/19 Youth Development Fund - Various

Community Board Resolved LCHB/2019/00041 Original Staff Recommendations accepted without change.

Part C

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Approve a grant of \$500 from its 2018/19 Youth Development Fund to Thomas Georg Pirkler towards attending the Five Schools Educational and Cultural Exchange in Japan from 13 -17 April 2019.
2. Approve a grant of \$1,000 from its 2018/19 Youth Development Fund to Mileena Mackenzie-Jane Allan-Griffiths towards attending the Youth America Grand Prix (YAGP) Ballet competition in New York from 10 - 22 April 2019, and the American Ballet Theatre (ABT) Summer Intensive workshop in New York from 24 June - 26 July 2019.

Darrell Latham/Tim Lindley

Carried

9. Waikura/Linwood-Central-Heathcote Community Board Area Report - March 2019

Staff Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Receive the Waikura/Linwood-Central-Heathcote Community Board Area Report for March 2019.
2. Consider items for inclusion for the Board Report to the Council's 11 April 2019 meeting.
3. Consider items for inclusion in the Board April 2019 Newsletter.

Community Board Resolved LCHB/2019/00042

Part B

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Receive the Waikura/Linwood-Central-Heathcote Community Board Area Report for March 2019.
2. Requested progress updates on the following :
 - a. **Woodhill, Ferrymead Site** – when the next part of the consultation will be carried out and reported to the Board.
 - b. **Te Oranga Waikura** - how community concerns regarding design and landscaping defects are being mitigated and updating the neighbours of Te Oranga Waikura on proposed works.
 - c. **Purchas/Madras Street Intersection** -the progress of the installation of the no stopping restrictions.
3. Approve Sally Buck and Yani Johanson to be the speakers at Linwood Youth Festival Experience (LYFE) on behalf of the Board.
4. Request the following items be included in the Board April 2019 Newsletter:
 - a. Te Oranga Waikura Nature Play Workshop that is to be held on 6 April 2019.
 - b. Linwood Youth Festival Experience (LYFE)
 - c. Richardson Terrace Pump Station Opening including information on the stormwater filter system that has been installed in Woolston Park.
 - d. Alcohol Regulatory & Licensing Authority (ARLA) Upcoming Hearing on the Sale of Alcohol Application Appeal by Riccarton Liquorland, 375 Ferry Road.

3. Agrees to hold a workshop to formulate the Board's submission on the Council's Draft 2019-2020 Annual Plan and delegates the Community Board Chairperson and/or Deputy Chairperson to authorise the Board's 2019-2020 Annual Plan submission to be submitted.

Deon Swiggs/Alexandra Davids

Carried

10. Elected Members' Information Exchange

Part B

The Elected Members shared the following information:

- The Board was advised that the Charleston Residents' Association have voiced their concern about the possibly removal of a the street seat on Barbour Street
- The Board was updated on the works planned for the Stanmore Road Pedestrian Crossing by Avalon Street, Richmond.

Meeting concluded at 4.15pm.

CONFIRMED THIS 4th DAY OF March 2019.

SALLY BUCK
CHAIRPERSON

7. Correspondence

Reference: 19/228248

Presenter(s): Liz Beaven, Community Board Advisor

1. Purpose of Report

Correspondence has been received from:

Name	Subject
Marie Kyle-Stevenson	Request Removal of Wooden Fence in Muritai Terrace, Mt Pleasant.

2. Staff Recommendation

That the Linwood-Central-Heathcote Community Board:

1. Receive the information in the correspondence report dated 20 March 2019

Attachments

No.	Title	Page
A ↓	Correspondence - Request to remove Wooden Fence in Muritai Terrace.	12

LINWOOD-CENTRAL-HEATHCOTE COMMUNITY BOARD

CORRESPONDENCE – 20 MARCH 2019

From: Marie Kyle-Stevenson [mailto:marie.kylestevenson@yahoo.co.nz]
Sent: Sunday, 3 March 2019 10:51 p.m.
To: Beaven, Liz <Liz.Beaven@ccc.govt.nz>
Subject: Wooden Fence 21 Muritai Tce

4 March 2019

To The Community Board.

The removal of the white wooden fence built on a council owned grass berm in Muritai Tce Mt Pleasant

This fence was constructed temporarily after the earthquakes outside number 11 Muritai Tce. The retaining wall adjacent to the road needed rebuilding and reinforcement. This has now been completed and a secure fence built on top of the retaining wall.

The area between the retaining wall fence and the white wooden fence is approximately 1.2 metres wide. There is approximately 700mm of grass berm between the fence and the road. See photos.

There is no footpath on the opposite side of the road.

It has been at least 8 years since the earthquake in 2011 and this fence stands as a constant reminder of this. The area inside the fence is unkempt with grass and other greenery causing a potential fire hazard.

More importantly this fence as a potential danger as Muritai Tce is a narrow street.

1. For residents and their young families walking as they have to walk on the road when cars are parked on the narrow stretch between the white wooden fence and the road. There is a hump at the entrance to Muritai Tce and a pedestrian cannot be seen until the car is in the terrace.
2. Residents driving down the street have a narrow space to navigate leaving potential for damage to vehicles. A residents car has already been damaged in this matter. Often cars are parked on the berm and on the opposite side of the roadway.

I have spoken to _____ who lives opposite the fence in number 8. She has said that backing out of her drive is difficult with such a narrow area to turn and has seen near misses with cars and other vehicles such as delivery & council refuse trucks trying to navigate down the street.

I would like to propose the council remove the white wooden fence and make this side of the street a footpath with the kerbs on the side and yellow lines so then cars can't park and we have a safe walkway. The street appeal is returned to our street with the removal of this unnecessary and unsightly fence.

We have been residents in the street prior to the earthquake and have appreciated that temporary changes had to be made. However just as we have all had repairs and changes to our properties we now want to move forward.

Thank you for taking the time to look into this matter.

Kind Regards

Marie Kyle-Stevenson

Muritai Terrace resident

0212094295







8. Hereford Street at Arts Centre- Proposed Parking and Stopping Restrictions

Reference: 19/197541

Presenter(s): Michael Thomson, Transport Engineer – Traffic Operations

1. Purpose of Report

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board to approve a new five minute parking area, relocated Mobility park, and reconfirm existing Parking and Stopping restrictions on the north side of Hereford Street between Rolleston Avenue and Montreal Street.

2. Staff Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Revoke any previous resolutions pertaining to any parking and stopping restrictions made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in this report.
2. Approves that the stopping of vehicles be prohibited at any time on the north side of Hereford Street commencing at its intersection with Rolleston Avenue and extending in an easterly direction for a distance of nine metres.
3. Approves that the parking of vehicles be restricted to a maximum period of 120 minutes and controlled by Parking Meters, (including Pay and Display machines or any approved means of payment) on the north side of Hereford Street, commencing at a point nine metres east of its intersection with Rolleston Avenue and extending in an easterly direction for a distance of 45 metres. This restriction is to apply Monday to Sunday, from 9am to 6pm.
4. Approves that the parking of vehicles be reserved for vehicles with an approved mobility person's parking permit, prominently displayed in the vehicle, in accordance with section 6.4 of the Land Transport-Road User Rule: 2004, on the north side of Hereford Street, commencing at a point 54 metres east of its intersection with Rolleston Avenue and extending in an easterly direction for a distance of six metres. This restriction is to apply at any time.
5. Approves that the stopping of vehicles be prohibited at any time on the north side of Hereford Street commencing at a point 60 metres east of its intersection with Rolleston Avenue and extending in an easterly direction for a distance of six metres.
6. Approves that the parking of vehicles be restricted to a maximum period of five minutes on the north side of Hereford Street, commencing at a point 66 metres east of its intersection with Rolleston Avenue and extending in an easterly direction for a distance of 33 metres. This restriction is to apply at any time.
7. Approves that the parking of vehicles be restricted to a maximum period of 120 minutes and controlled by Parking Meters, (including Pay and Display machines or any approved means of payment) on the north side of Hereford Street, commencing at a point 99 metres east of its intersection with Rolleston Avenue and extending in an easterly direction for a distance of 50 metres. This restriction is to apply Monday to Sunday, from 9am to 6pm.
8. Approves that a Loading Zone (Goods Vehicles only) be created and be restricted to a maximum period of five minutes, on the north side of Hereford Street, commencing at a point

149 metres east of its intersection with Rolleston Avenue and extending in an easterly direction for a distance of 17 metres.

9. Approves that the stopping of vehicles be prohibited at any time on the north side of Hereford Street commencing at a point 166 metres east of its intersection with Rolleston Avenue and extending in an easterly direction to its intersection with Montreal Street.
10. Approves that these resolutions take effect when parking signage and/or road marking that evidence the restrictions described in the staff report are in place (or removed in the case of revocations).

3. Key Points

- 3.1 This recommendations in this report are consistent with the anticipated outcomes of the Traffic Safety & Efficiency Service Plan in the [Councils Long Term Plan \(2018 - 2028\)](#)
- 3.2 The following feasible options have been considered:
 - Option 1 - Install new and reconfirmed parking and stopping restrictions (preferred option)
 - Option 2 - Do nothing
- 3.3 Option Summary - Advantages and Disadvantages (Preferred Option)
 - 3.3.1 The advantages of this option include:
 - Meets the parking /servicing needs of the redeveloping Arts Centre.
 - 3.3.2 The disadvantages of this option include:
 - Less paid P120 parking available for general use and less associated revenue.

4. Context/Background

Issue

- 4.1 As part of the repaired and redeveloped Arts Centre, a new tourist hotel is establishing, as detailed on **Attachment A**.
- 4.2 In 2017, this Board approved a new loading zone adjacent to the proposed five minute parking area. Following discussions with the hotel developer's consultants, it is desirable to create a five minute parking area, directly outside the new hotel frontage.
- 4.3 This short term parking area will prove for tour buses arriving /leaving the hotel, guests arriving to check in and be allocated a long term park, taxis picking up /dropping off hotel guests, and goods vehicles servicing the hotel. This parking management has been used at other central city hotels and works well.
- 4.4 The mobility park will be relocated a few metres west, on the other side of the driveway. The existing kerb cut down will retain the accessibility of this park. The existing P5 loading zone will be replaced by this larger P5 parking area.

Strategic Alignment

- 4.5 The recommendations in this report are also consistent with the anticipated outcomes of the Traffic Safety & Efficiency Service Plan in the [Councils Long Term Plan \(2018 - 2028\)](#).

Decision Making Authority

- 4.6 Part 1, Clauses 7 and 8 of the Christchurch City Council Traffic and Parking Bylaw 2017 provides Council with the authority to install parking and stopping restrictions by resolution.
- 4.7 The Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations. The list of delegations for the Community Boards includes the resolution of stopping restrictions and traffic control devices.
- 4.8 The installation of any signs and/or markings associated with parking and stopping restrictions must comply with the Land Transport Rule: Traffic Control Devices 2004.

Assessment of Significance and Engagement

- 4.9 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 4.10 The level of significance was determined by the low level of impact and low number of people affected by the recommended decision
- 4.11 The community engagement and consultation outlined in this report reflect the assessment

5. Options Analysis

Options Considered

- 5.1 The following reasonably practicable options were considered and are assessed in this report:
 - Option 1 - Install Parking and No Stopping Restrictions (preferred option)
 - Option 2 - Do Nothing
- 5.2 No other options were considered.

Options Descriptions

- 5.1 **Option One: Preferred Option:** Install Parking and No Stopping Restrictions.
 - 5.1.1 **Option Description:** Install Parking and No Stopping restrictions in accordance with **Attachment A.**
 - 5.1.2 **Option Advantages**
 - Meets the needs of the repaired and redeveloped Arts Centre.
 - 5.1.3 **Option Disadvantages**
 - Less paid P120 parking available for general use and less associated revenue.
- 5.2 **Option Two:** Do Nothing
 - 5.2.1 **Option Description:** Existing parking and stopping restrictions remain.
 - 5.2.2 **Option Advantages**
 - Increased parking revenue.
 - 5.2.3 **Option Disadvantages**
 - Does not meet the needs of the repaired and redeveloped Arts Centre.

6. Community Views and Preferences

- 6.1 The Arts Centre Committee has requested this change. The YMCA has no objections, and they spoke on behalf of tenants with the site.

- 6.2 The Team Leader Parking Compliance supports the preferred option.

7. Legal Implications

- 7.1 This specific report has not been reviewed and approved by the Legal Services Unit however the report has been written using a general approach previously approved of by the Legal Services Unit, and the recommendations are consistent with the policy and legislative framework.

8. Next Steps

- 8.1 Approval is required by the Linwood- Central –Heathcote Community Board.
- 8.2 If approved, the recommendations will be implemented approximately four weeks after the contractor receives the request.

9. Options Matrix

Issue Specific Criteria			
Criteria		Option 1 - Install No Stopping Restrictions	Option 2 – Do Nothing
Financial Implications	Cost to Implement	\$300 for the installation of parking restrictions, plus \$750 for consultation and the preparation of this report	\$750 for consultation and the preparation of this report
	Maintenance/Ongoing	Covered under the area maintenance contract and effect will be minimal to the overall asset.	\$0
	Funding Source	Traffic Operations Budget.	Existing staff budgets
	Impact on Rates	No impact	No impact
Environmental Impacts		No impact	No impact
Social & Community Impacts		No impact	No impact
Accessibility Impacts		No impact	No impact

Statutory Criteria		
Criteria	Option 1 - <enter text>	Option 2 - <enter text>
Impact on Manua Whenua	No impact	No Impact
Alignment to Council Plans & Policies	This option is consistent with Council's Plans and Policies.	This option is inconsistent with Council's Infrastructure Design Standard.

Attachments

No.	Title	Page
A ↓	Hereford Street at Art Centre - Proposed Parking and Stopping Restrictions	24

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

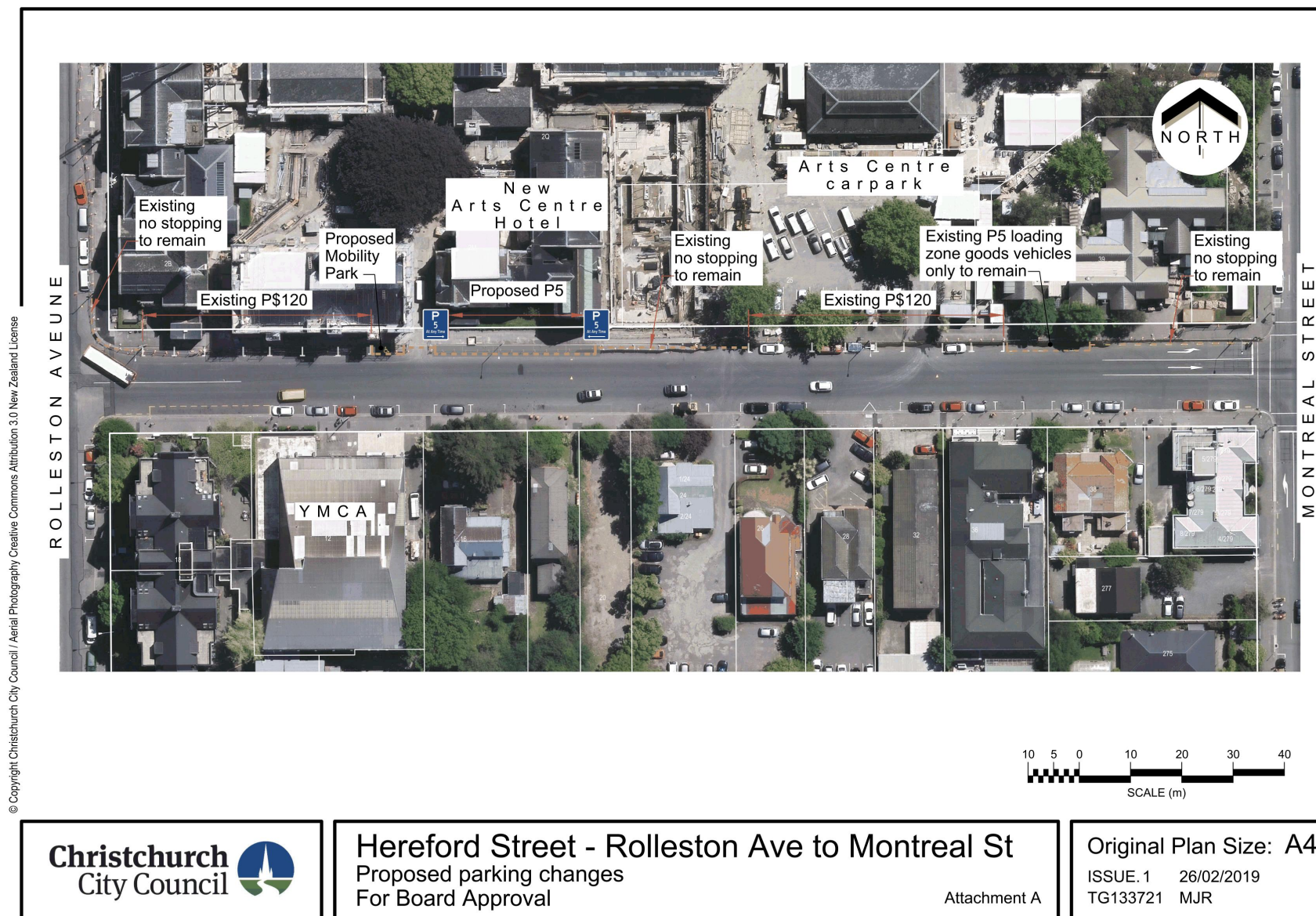
(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Michael Thomson - Transport Engineer
Approved By	Ryan Rolston - Team Leader Traffic Operations



9. 22 Cholmondeley Avenue - Risingholme Community Centre - Deed of Lease

Reference: 19/24956

Presenter(s): Kathy Jarden, Team Leader Leasing Consultancy

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board to approve the granting of a lease to Risingholme Community Centre Incorporated Society of the Risingholme Community Centre at 22 Cholmondeley Avenue.

Origin of Report

- 1.2 This report is staff generated as part of the process in managing activation of Council's community facilities and heritage assets. With repairs near completion it is timely that a lease agreement is finalised with Risingholme Community Centre Trust Incorporated.

2. Significance

- 2.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.

2.1.1 The level of significance was determined *by assessment of a number of factors*:

- Level of Impact – no disruption or reduction of service and brings increased activity to promote heritage and community participation.
- Possible environment, social and cultural impacts – brings a positive impact on heritage preservation and an opportunity for Council to achieve its outcomes.
- Ownership or function of a strategic asset is affected – in granting a lease there is no transfer of ownership of the asset

2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Note that public advertising of the intention to grant a lease to Risingholme Community Centre Trust Incorporated has been carried out in accordance with the requirements of the Local Government Act.
2. Approve the granting of a lease to Risingholme Community Centre Trust Incorporated over those buildings referred to as Risingholme Community Centre located at Risingholme Park at 22 Cholmondeley Avenue as shown in the plan in Attachment A to this report for a period up to 20 years (less one day) on terms and conditions as generally set out in this report.
3. Authorise the Property Consultancy Manager to manage and conclude all issues and processes associated with the above resolution.

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):

4.1.1 Activity: Community Development and Facilities

- Level of Service: 2.0.7.0 Support community management and activation of facilities through a Council and Community partnership model - At least 80% of community facilities are activated and managed in partnership with the community.

4.2 The following feasible options have been considered:

- Option 1 – Grant Lease (preferred option)
- Option 2 – Run RFP process

4.3 Option Summary - Advantages and Disadvantages (Preferred Option)

4.3.1 The advantages of this option include:

- Enabling active citizenship and connected communities
- Heritage buildings are promoted through the Society.
- The Society is able to generate income to promote educational and recreational activities on the park.
- Utilisation of the buildings is one of the best ways to protect heritage fabric.
- The use of the building is consistent with the purpose for which the land is held.
- No alterations are required to enable the use as a public facility.
- The Society would have better visibility over the site by its active presence and is in a better position to quickly report any signs of vandalism or damage to the Council.
- The Society can promote open days for heritage events.
- The current activity is in keeping with the Conservation Plan
- Complies with the Council's "Lease Policy for the Creation of New Leases and Extension Requests Prior to Expiry – Property"

4.3.2 The disadvantages of this option include:

- In granting a lease, the Council relinquishes the day-to-day control of the activities and bookings within the building.
- Dealing unilaterally with the Society may be seen as limiting the uses for the property and prevents any other interested parties from having an opportunity to enter into a lease with the Council.

5. Context/Background

The Land and Buildings

- 5.1 The Risingholme Community Centre is located on Risingholme Park at 22 Cholmondeley Avenue, Opawa. The land is held in certificate of title CB 7D/524, which is fee simple land held for the purpose of health, amusement and instruction of the public. Refer to Attachment A for the overall site plan.
- 5.2 Risingholme Park is a park in accordance with section 138(2) of the Local Government Act 2002.
- 5.3 The buildings and their setting are listed as "Highly Significant" in the Christchurch City Council District Plan Schedule of Significant Historic Heritage.
- 5.4 The Risingholme Community Centre is registered under the Heritage New Zealand Pouhere Taonga Act 2014 and has a listing as Historic Place Category 2.

- 5.5 The land and buildings were gifted to the Council in 1943. Residents requested that the Council use the house as a community centre for Ōpāwa and surrounding area.
- 5.6 The Risingholme Community Centre Incorporated Society (the Society) was formed in 1944.
- 5.7 The location has provided a place for adult and community education classes ever since.
- 5.8 In the aftermath of the earthquake events of 2010/2011 and a fire, a programme of repair was undertaken to repair the buildings. The buildings are expected to be completed in the next two months with an official reopening scheduled for early June 2019.

Proposed Agreement

- 5.9 There is no current lease agreement between the Council and Risingholme Community Centre Incorporated.
- 5.10 The annual rental will be a nominal \$1 per annum with rent review provisions three-yearly in accordance with any policy that the Council, as landlord, sets for the lease of heritage buildings and community facilities.
- 5.11 The lease agreement will set out the responsibilities of the Society and the Council and bring into place current legislation including health and safety requirements.
- 5.12 The Society will be responsible for promoting the use of Risingholme, take bookings for classes and functions, encourage and promote programmes and activities for use of the facilities, and collecting any hire fees for use of the same.
- 5.13 The Society will be responsible for expenses such as electricity, promotional costs, security, interior maintenance, rubbish removal, minor maintenance not affecting the heritage fabric of the building, public liability insurance and contents insurance for the Society's chattels.
- 5.14 The Council will be responsible for carrying out scheduled maintenance work through its scheduled maintenance plan (SMP) contracts in place, including but not limited to annual inspections of heritage fabric and building wash downs, spouting and gutter cleaning, maintenance of the historic reserve.
- 5.15 The Council will pay any building insurances, rates or levies payable, fire service charges and maintenance of fire detecting and firefighting equipment, costs incurred in supplying a building warrant of fitness, and those obligations to keep the property in good order and repair.

Community Board Delegations

- 5.16 The Council has granted Community Boards the delegated authority to grant leases of non-reserve land for a maximum term of 20 years (less one day) to voluntary organisations over parks for the erection of pavilions and other buildings and structures associated with and necessary for the use of the land for outdoor sports games and other recreational activities. The educational classes fall within this purpose.

Public Advertising

- 5.17 The intention to grant a lease to the Society has been advertised in the local newspaper for a period of one month in accordance with the Local Government Act.
- 5.18 At the time of writing no submissions had been received. Should any submissions be received between the time of writing and the Community Board's consideration of the report, these will be tabled at the Board's meeting together with recommended responses.

Considerations - Dealing Unilaterally

- 5.19 Where there is only one logical lessee for a property, the Council may deal unilaterally with that Lessee. This includes facilities linked to leases to not for profit organisations, community buildings and buildings on parks and reserves.

- 5.20 There are a number of matters that need to be considered when contemplating a unilateral dealing. (Refer to Attachment B)
- 5.21 The granting of a lease to the Society is a continuation of services that have been offered by the Society and supports the purpose for which the land is held.
- 5.22 This proposal does not depart from the considerations as outlined in the attachment to this report and officers believe that it would be appropriate for the Board to approve the lease to the Risingholme Community Centre Incorporated Society.

6. Option 1 – Grant a Lease (preferred)

Option Description

- 6.1 Grant a lease to Risingholme Community Centre Incorporated to allow the Society to continue to promote and provide educational and recreational opportunities in the facilities located on Risingholme Park.

Significance

- 6.2 The level of significance of this option is low, consistent with section 2 of this report.
- 6.3 Engagement requirements for this level of significance are not required for this specific decision.

Impact on Mana Whenua

- 6.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.5 The local community, individuals seeking further educational and recreational opportunities and the Society are specifically affected by this option. Their views are supportive of the intention to grant a lease.

Alignment with Council Plans and Policies

- 6.6 This option is consistent with Council's Plans and Policies.

Financial Implications

- 6.7 Cost of Implementation – Preparation of lease documents to be covered through operational budgets.
- 6.8 Maintenance / Ongoing Costs – minor maintenance is the responsibility of the Society. Capital costs for renewals and replacements are covered by the Council's annual budgets for community facilities.
- 6.9 Funding source – Maintenance and ongoing costs not the responsibility of the Society are provided for in the annual plan for Community Facilities assets.

Legal Implications

- 6.10 There is a legal context, issue or implication relevant to this decision.
- 6.11 This report has not been reviewed and approved by the Legal Services Unit.
- 6.12 The legal consideration is the Local Government Act 2002 and the Council's Leasing Council Property policy. The preparation of the Deed of Lease is a routine matter on which the legal situation is well known and settled.

Risks and Mitigations

- 6.13 There is an environmental risk that there may be damage to the heritage fabric of the buildings when undertaking any repairs.
- 6.13.1 Residual risk rating: The residual rating of the risk after the below treatment(s) is implemented will be low.
- 6.13.2 Planned or current treatment(s) include consultation with the Facilities Maintenance team for Community Facilities prior to carrying out any repairs in consultation with the heritage conservation plan for the built structures.

Implementation

- 6.14 Implementation dependencies – Community Board resolution

6.15 Implementation timeframe – 1 month

Option Summary - Advantages and Disadvantages

6.16 The advantages of this option include:

- Enabling active citizenship and connected communities
- Heritage buildings are promoted through the Society.
- The Society is able to generate income to promote educational and recreational activities on the park.
- Utilisation of the buildings is one of the best ways to protect heritage fabric.
- The use of the building is consistent with the purpose for which the land is held.
- No alterations are required to enable the use as a public facility.
- The Society would have better visibility over the site by its active presence and is in a better position to quickly report any signs of vandalism or damage to the Council.
- The Society can promote open days for heritage events.
- The current activity is in keeping with the Conservation Plan
- Complies with the Council's "Lease Policy for the Creation of New Leases and Extension Requests Prior to Expiry – Property"

6.17 The disadvantages of this option include:

- In granting a lease, the Council relinquishes the day-to-day control of the activities and bookings within the building.
- Dealing unilaterally with the Trust may be seen as limiting the uses for the property and prevents any other interested parties from having an opportunity to enter into a lease with the Council.

7. Option 2 - Run a Request for Proposals process to determine the Lessee of the historic community centre buildings.

Option Description

7.1 Council officers would be required to carry out a Request for Proposals (RFP) process to determine future use of the building through an open tender process.

Significance

7.2 The level of significance of this option is low, consistent with section 2 of this report.

7.3 Engagement requirements for this level of significance are not required for this specific decision.

Impact on Mana Whenua

7.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

7.5 The local community, individuals seeking further educational and recreational opportunities and the Society are specifically affected by this option. Their views would be determined through the response to an RFP process.

Alignment with Council Plans and Policies

7.6 This option is consistent with Council's Plans and Policies.

Financial Implications

- 7.7 Cost of Implementation – staff time and advertising to run RFP process. Advertising costs of approximately \$700, lease preparation costs \$250.
- 7.8 Maintenance / Ongoing Costs – annual operating costs and capital costs for renewals and replacements are covered by the Council's annual budgets for heritage buildings.
- 7.9 Funding source – Maintenance and ongoing costs are provided for in the annual plan for Community Facilities assets. Any revenue returns would offset maintenance and ongoing costs.

Legal Implications

- 7.10 There is a legal context, issue or implication relevant to this decision.
- 7.11 This report has not been reviewed and approved by the Legal Services Unit.
- 7.12 The legal consideration is the Local Government Act 2002 and the Council's Leasing Council Property policy and procurement guidelines. The preparation of the Deed of Lease is a routine matter on which the legal situation is well known and settled.

Risks and Mitigations

- 7.13 There is a risk of some reputational damage or negative impact on Council's image in not granting a lease to a group whose work is well known in the community. This may result in a minor disengagement with the community.
- 7.13.1 Residual risk rating: The residual rating of the risk after the below treatment(s) is implemented will be low.
- 7.13.2 Planned treatment(s) include a positive media campaign to counter potential negative press.

Implementation

- 7.14 Implementation dependencies – successful RFP process, report to Community Board, possible Reserves Hearing Panel and Council decision
- 7.15 Implementation timeframe – 6-9 months.

Option Summary - Advantages and Disadvantages

- 7.16 The advantages of this option include:
- Complies with lease policy – where there is a broader market and public interest the Council would seek tenants through an open transparent and public process.
- 7.17 The disadvantages of this option include:
- Risingholme Community Centre Incorporated Society may become disengaged and end their relationship with the Council and community.
 - The community centre buildings are not utilised until such time as a use is determined.
 - Risk to heritage fabric of building due to inactivity.
 - Requirement for resource consent if any activity does not meet current use of the buildings.
 - Building consent requirements resulting in any change of use may require material alterations to the buildings, e.g. accessibility ramps, toilet facilities.

Attachments

No.	Title	Page
A ↓	Risingholme Community Centre - Aerial Map	33
B ↓	Risingholme Community Centre Lease - Factors to Consider When Dealing Unilaterally	34

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Kathy Jarden - Team Leader Leasing Consultancy
Approved By	Angus Smith - Manager Property Consultancy Bruce Rendall - Head of Facilities, Property & Planning John Filsell - Head of Community Support, Governance and Partnerships Mary Richardson - General Manager Citizen and Community

Heritage Items and Settings Aerial Map



Attachment A Item 9

RISINGHOLME COMMUNITY CENTRE LEASE

FACTORS TO CONSIDER WHEN DEALING UNILATERALLY

- 1.1 The Council must consider and meet the requirements of section 14 of the Local Government Act 2002 (LGA) in particular:
 - (1)(a) Conduct its business in an open, transparent, and democratically accountable manner,
 - (1)(f) Undertake any commercial transactions in accordance with sound business practices.
 - (1)(g) Ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including planning effectively for the future management of its assets.
- 1.2 The relevant Council policy as recorded in the Council's Policy Register as Property – Leasing Council Property is "where the Council recognises there is only one logical lessee for a public property, the Council will unilaterally deal with that lessee." This includes facilities linked to contracts including but not limited to buildings on parks and reserves and not for profit organisations.
- 1.3 In addition it is useful and supportive to consider the Ministry of Business, Innovation and Employment 'Unsolicited Unique Proposals - How to deal with uninvited bids'; guidance for government entities dated May 2013 that recommends when evaluating an unsolicited proposal it needs to be ensured that there is a sound business case to support the decision to accept the unique unsolicited proposal.
- 1.4 The purpose of the MBIE Guidance on Unsolicited Proposals is to provide a methodology for considering unsolicited proposals in a way that:
 - is transparent and fair to everyone;
 - encourages the supplier community to put forward good ideas;
 - promotes objectivity; and
 - supports decisions based on sound fact and evidence.
- 1.5 Having given consideration to the above factors, it is felt that this is not an unsolicited proposal but rather a continuation of services offered by the Society established for that purpose. It supports effective and efficient use of resources and the prudent management of the Council's assets.

Legal Considerations – Accepting the Proposal and Granting a Lease

- 1.6 There are a number of relevant legal considerations when making a decision about the proposal received and the future use of the property:
- 1.7 Decision Making sections 76 – 82 LGA
 - Section 76 provides that "Every decision made by a local authority must be made in accordance with such of the provisions of sections 77, 78, 80, 81 and 82 as are applicable". In summary those sections provide:
 - Section 77 a local authority must, in the course of the decision-making process, seek to identify all reasonably practicable options for the achievement of the objective of a decision and in doing so assess the options in terms of their advantages and disadvantages.
 - Section 78 the views and preferences of persons likely to be affected by, or to have an interest in, the matter must be considered.

- Section 79 provides that in considering how to achieve compliance with sections 77 and 78 they must consider the significance of the matter in accordance with its Significance and Engagement Policy.
- Section 80 sets out the matters that need to be clearly identified when making a decision that is inconsistent i.e. the inconsistency, reason for it and any intention of the local authority to amend the policy or plan to accommodate the decision.
- Section 81 provides contributions to decision making by Maori.
- Section 82 sets out the principles of consultation.

Section 78 does not require the Council to undertake a consultation process of itself but the Council must have some way of identifying the views and preferences of interested and affected persons.

- 1.8 Importantly and specific to this property is Section 97 LGA which provides that if the Council is proposing to transfer the control of a “strategic asset” to or from the Council, the Council must not make that decision, unless:

- The decision is explicitly provided for in its LTP; and
- The proposal to provide for the decision was included in a consultation documents in accordance with section 93E.

- 1.9 The Significance and Engagement Policy sets out the list of “strategic assets”. In particular, the Policy lists as “strategic assets”, community facilities as follows:

Community Facilities

- (i) Christchurch Town Hall;*
- (j) Christchurch Art Gallery and its permanent collection;*
- (k) all land and buildings comprising the Council's social housing portfolio;*
- (l) all public library facilities;*
- (m) all parks and reserves owned by or administered by the Council;*
- (n) all public swimming pools;*
- (o) all waterfront land and facilities owned or operated by the Council, including wharves, jetties, slipways, breakwaters and seawalls;*
- (p) cemeteries and listed heritage buildings and structures.*

“All” or “its” means the asset as a whole.

- 1.10 Where a “strategic asset” is a network or has many components, decisions may be made in respect of individual components within the network without those components being regarded as strategic, unless such decisions are considered to significantly alter the level of service provided by the Council.
- 1.11 Paragraph 5.39 (p) does not use the word “all”, and it suggests that cemeteries and listed heritage buildings and structures are not treated as a group but separately. In the opinion of Council’s Legal Services, it would be difficult to argue that listed cemeteries and listed heritage buildings and structures are part of a network or have many components.
- 1.12 Therefore it is considered that section 97 applies; this means that the Council can progress the proposal (where it transfers the control of an asset by way of lease) as the LTP stipulates that Christchurch’s culture and heritage are valued, the city’s heritage is conserved for future generations and the public has access to places of scenic, natural, heritage, culture and educational interest.

- 1.13 The Service Plan for Heritage is to be considered in conjunction with relevant Conservation Plans and the LTP includes levels of service supporting the proposed activity:
- The City's heritage and cultural items are maintained and conserved to acceptable standards for current and future generations.
 - Appropriate use of built facilities and are under constant review to protect and enhance, and provide appropriate business use.
 - Buildings are administered by Trusts to promote the building and provide a range of events and displays to inform, and provide enjoyment to residents and visitors is undertaken.
- Through the Service Plan for Heritage, services are in place to provide and manage heritage buildings and structures. This includes leasing areas to community organisations.
- 1.14 The Council's "Leasing Council Property" policy adopted 10 December 2015 was developed to ensure that the Council was "consistent with the principles of legislation and the behaviours expected to prudently manage public property".

10. 9 Rolleston Avenue - Grant of Right to Convey Electricity Easement to Orion

Reference: 19/172859

Presenter(s): Justin Sims, Property Consultant

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Waikura/Linwood-Central-Heathcote Community Board to approve the grant of an easement for the right to convey electricity to Orion over part of 9 Rolleston Avenue, being the Robert McDougall Art Gallery. This is held by Council under the Christchurch City Council (Robert McDougall Gallery) Land Act 2003 which requires the Council to hold the land as a Local Purpose Reserve administered under the Reserve Act 1977.

Origin of Report

- 1.2 This report is staff generated following Orion's request for an easement to protect new infrastructure they wish to install.

2. Significance

- 2.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined by utilising the significance and engagement assessment worksheet, taking into consideration (amongst other things) the number of people affected and/or with an interest, the level of community interest already apparent for the issue, possible environmental, social and cultural impacts, possible costs/risks to the Council, ratepayers and wider community of carrying out the decision, and whether the impact of the decision can be reversed.
 - 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board, acting in the capacity of the administering body, resolve to:

1. Recommend that the Chief Executive, acting as the Minister of Conservation's delegate, consents to the granting of the easement to Christchurch City Council for the right to convey electricity as outlined in this report.
2. Subject to the consent of the Minister of Conservation, approve the grant of the easement pursuant to Section 48 of the Reserves Act 1977 to:
 - a. Orion - for the right to convey electricity over part of the Robert McDougall Art Gallery, 9 Rolleston Ave (Record of Title reference CB2A/544) shown on the plan at 5.7 below, or such other area if this is only a minor amendment.
3. Authorise the Property Consultancy Manager, should the easement be granted with the consent of the Minister of Conservation, to finalise documentation to implement the easement.

4. Key Points

- 4.1 This report does not support the [Council's Long Term Plan \(2018 - 2028\)](#).

- 4.2 Orion is upgrading its existing electrical infrastructure located on part of the Robert McDougall Art Gallery land. The upgrading of this existing infrastructure (that is protected by the Electricity Act 1992) means they must acquire an easement to complete this work.
- 4.3 The Reserves Act 1977 does not provide Council with the ability to allow such infrastructure on reserves other than covered by an easement and therefore Council has no option, if it is to comply with the Reserves Act, than to grant an easement.
- 4.4 Option Summary - Advantages and Disadvantages
 - 4.4.1 The advantages of this option include:
 - The easement will protect the infrastructure in perpetuity.
 - The easement will identify the existence of the electrical equipment on the Title.
 - The easement is required to fulfil the Reserve Act.
 - 4.4.2 The disadvantages of this option include:
 - The property will be encumbered with an easement.

5. Context/Background

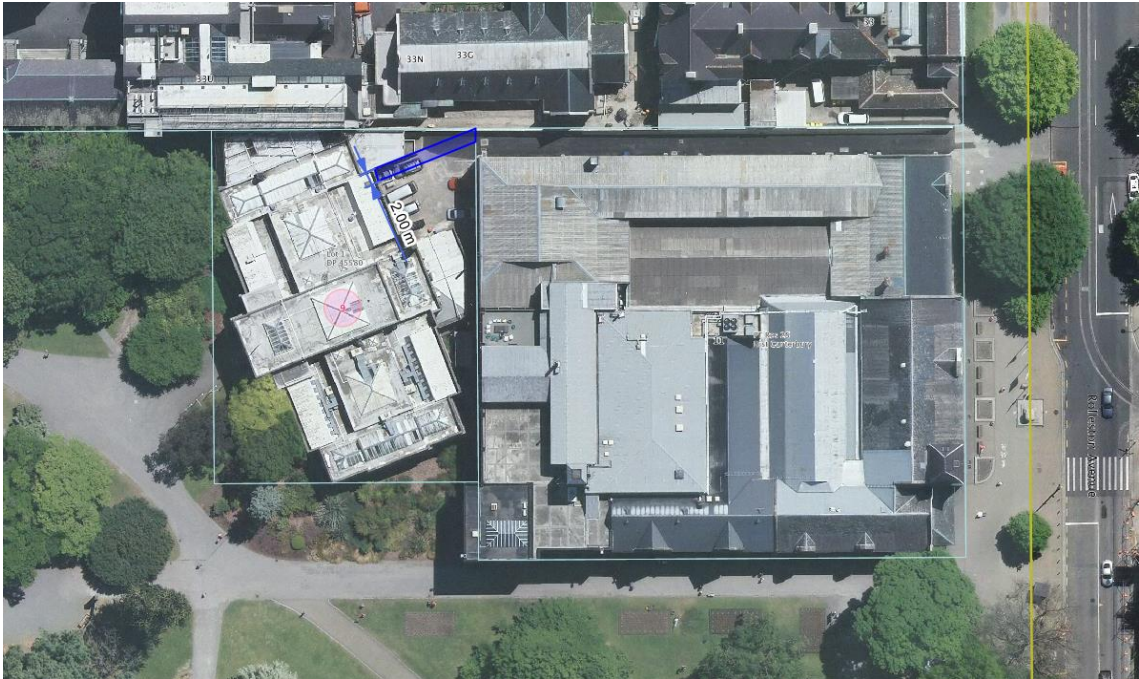
Background

- 5.1 Orion is upgrading its existing electrical infrastructure located on part of the Robert McDougall Art Gallery, Christchurch Museum and Christs College.
- 5.2 The existing infrastructure does not require a no easement to protect it as this is effectively provided by the Electricity Act 1992 which gives Orion rights for the infrastructure on private land together with access and maintenance.
- 5.3 The Electricity Act does not however allow for upgrading and therefore Orion need an easement to install and protect their new infrastructure.

Easement

- 5.4 Section 48(1) of the Reserves Act 1977 ("the Act") provides that the administering body (Council), with the consent of the Minister of Conservation, may grant easements for an electrical installation or work.
- 5.5 Under section 48(2) of the Act, it is necessary for the Council to publicly notify its intention to grant an easement except where the reserve is unlikely to be materially altered or permanently damaged, and the rights of the public in respect of the reserve are unlikely to be permanently affected (section 48(3) of the Act).
- 5.6 As the electrical infrastructure is predominantly below ground and in the location of Orion's existing infrastructure, the rights of the public will not be materially or permanently affected and therefore no public notification is required.

- 5.7 The easement location is outlined in blue on the plan below.



- 5.8 For easements, the Council has delegated the role of administering body to Community Boards.

Consent of the Minister of Conservation

- 5.9 By way of the Instrument of Delegation to Territorial Authorities the Minister of Conservation has delegated the Minister's consent powers to Council.
- 5.10 The delegation from the Minister includes an expectation that the role of administering body will be kept separate from the role as Minister's delegate. Council has addressed this through making community boards the administering body and the Chief Executive Officer (CEO) the Minister's delegate.
- 5.11 The Minister's delegate responsibilities have not been sub-delegated to staff and remain with the Chief Executive.
- 5.12 In exercising the consent of the Minister of Conservation, the Council should be satisfied that due process has been followed and in this respect it is confirmed that the following matters have been considered:
- The land is held by the Council as a local purpose reserve subject to the Reserves Act 1977.
 - The easement being applied for, falls within the purposes specified in Section 48(1) of the Act.
 - There are sufficient grounds to waive the public notification requirements of Section 48(2) of the Reserves Act as the works comply with Section 48(3).
 - Iwi have not been consulted as this site is not a site of significance to tangata whenua in the City Plan.

6. Option – Grant of right to convey electricity easement to Orion (preferred)

Option Description

- 6.1 That the Council grants an easement for the right to convey electricity to Orion under the Reserves Act 1977.

Significance

- 6.2 The level of significance of this option is low consistent with section 2 of this report.
- 6.3 The level of significance was determined by considering the number of properties involved, the effect on the public on the use of the reserve and the precedent effect and potential implications for the Council.

Impact on Mana Whenua

- 6.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 6.5 Not applicable.

Alignment with Council Plans and Policies

- 6.6 This option is considered to be consistent with Council's Plans and Policies.

Financial Implications

- 6.7 Cost of Implementation – Orion is paying for all costs associated with the grant of the easement. No compensation is payable as the easement is formalising an existing situation.
- 6.8 Maintenance / Ongoing Costs – N/A.
- 6.9 Funding source – N/A.

Legal Implications

- 6.10 There is a legal context, issue or implication relevant to this decision.
- 6.11 This report has not been reviewed and approved by the Legal Services Unit.
- 6.12 The legal consideration is that the grant of an easement under section 48(1) of the Reserves Act 1977 is required to allow for, and protect, Orion's infrastructure on the title.

Risks and Mitigations

- 6.13 There are no risks to Council.

Implementation

- 6.14 Implementation dependencies - none.
- 6.15 Implementation timeframe – imminent.

Option Summary - Advantages and Disadvantages

- 6.16 The advantages of this option include:
- The easement will protect the infrastructure in perpetuity.
 - The easement will identify the existence of the electrical equipment on the Title.
 - The easement is required to fulfil the Reserve Act.
- 6.17 The disadvantages of this option include:
- The property will be encumbered with an easement.

Attachments

There are no attachments to this report.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Justin Sims - Property Consultant
Approved By	Angus Smith - Manager Property Consultancy Bruce Rendall - Head of Facilities, Property & Planning Anne Columbus - General Manager Corporate Services

11. 140 Main Road, Redcliffs - Name and Landscape Plan for New Park

Reference: 19/67542

Presenter(s): Kelly Hansen, Team Leader Parks and Recreation Planning

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Linwood-Central-Heathcote Community Board to approve the name and landscape plan for the new park in Redcliffs that has arisen from the land swap with Redcliffs School, and to instruct staff to initiate an Expression of Interest (EOI) process for use of the community building in the park.

Origin of Report

- 1.2 This report is staff generated.

2. Significance

- 2.1 The decision in this report is of low-medium significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was determined by the limited scope of the project and potential impacts on the local community.
 - 2.1.2 The community engagement and consultation outlined in this report reflect the assessment.

3. Staff Recommendations

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Recommend to the Council the adoption of the name Te Papa Kura Redcliffs Park for the new park on the site of the former Redcliffs School.
2. Approve the amended landscape plan (**Attachment A**) for the new park on the site of the former Redcliffs School.
3. With regards to the existing building located in the southern corner of the new park, instruct staff to progress an open Expressions of Interest process, followed by a closed Request for Proposals process, with results and final lease recommendation reported back to the Community Board for decision in due course.

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
 - 4.1.1 Activity: Parks & Foreshore
 - Level of Service: 6.8.1.1 Parks are provided managed and maintained in a clean, tidy, safe, functional and equitable manner- (Provision) - Community Parks:5.9 ha/1000 people
- 4.2 The following feasible options have been considered:
 - Option 1 – approve the proposed name for recommendation to the Council to adopt, approve the amended draft landscape plan for the new park in Redcliffs, and instruct

staff to progress an Expressions of Interest (EOI) process for use of the community building (preferred option).

- Option 2 – recommend an alternative park name to the Council, approve an alternative landscape plan for the new park in Redcliffs, and do not progress and Expressions of Interest (EOI) process for use of the community building.

4.3 Option Summary - Advantages and Disadvantages (Preferred Option)

4.3.1 The advantages of this option include:

- Cultural values and the former park are recognised in the name of new park.
- Levels of service from former Redcliffs Park are replaced.
- Retains assets identified by the Community Board.
- Is responsive to community feedback.

4.3.2 The disadvantages of this option include:

- None identified.

5. Context/Background

Redcliffs School – Redcliffs Park ‘Land Swap’

- 5.1 On 7 September 2017, following a public consultation and hearing process, the Council resolved to proceed with a series of property transactions, giving effect to a ‘swap’ of land between the Council and the Ministry of Education. Redcliffs School is being rebuilt on the former Redcliffs Park site and a new park is to be developed on the former School site.
- 5.2 At its meeting on 14 February 2018, the Linwood-Central-Heathcote Community Board resolved:
- 5.2.1 In response to the Ministry of Education’s offer, recommend to the Council’s Chief Executive, the following assets on the current Redcliffs School site be retained for use within the new Redcliffs Park:
- a. The building located in the southern corner of the site, known as ‘Blocks 20, 21 & 22’
 - b. The car park.
 - c. The children’s playground, sand pit, shade sails and decking.
 - d. Garden adjacent to the car park and trees.
 - e. In-built furniture.
 - f. Sealed path to playground.
 - g. Boundary fencing.
 - h. Services.
- 5.2.2 Instruct staff to investigate ‘Heritage Option 3’, outlined within Section 5.22, being interpretation signage and/or artwork for the school buildings which hold heritage significance.
- 5.3 These recommendations were subsequently approved by the Chief Executive.
- 5.4 At its meeting on 3 August 2018, the Waikura/Linwood-Central-Heathcote Community Board resolved to request staff to initiate a process to determine the use for the former Redcliffs School buildings that are going to be retained on site.

New Park Name

- 5.5 A name for the new park is required.
- 5.6 Raekura/Redcliffs, along with Te Ihutai (Avon-Heathcote Estuary), is a significant Māori cultural landscape. This area is of immense cultural and historical importance to manawhenua Te Ngāi Tūāhuriri Rūnanga and wider Ngāi Tahu Whanui being a place of significant settlement and food gathering by Waitaha, Ngāti Māmoe and Ngāi Tahu for over 650 years. The area's numerous caves and rock shelters formed by overhanging coastal cliffs were utilised by Māori for shelter. The area offered the bounty of the estuary and provided access to the fishing grounds of Te Tai o Mahaanui (Pegasus Bay) via the estuary mouth. The Raekura/ Redcliffs area is among the most nationally significant archaeological areas (2017: Cultural Values Report: Raekura/Redcliffs School site and Redcliffs Park, Mahaanui Kurataio Ltd.)
- 5.7 The Māori name of Te Papa Kura School Park was gifted to the Council by Te Ngāi Tūāhuriri Upoko Te Maire Tau. In English, papa means park. Kura means school and is also another word for red.
- 5.8 At a seminar on 13 August 2018, the Community Board indicated a willingness to accept the Māori component of the name but requested community consultation on the English component of the name.
- 5.9 The Ngāi Tūāhuriri Kaitiaki Portfolio Committee requested the addition of the word Rēhia (rēhia means recreation) to make the park name Te Papa Kura Rēhia and this was included as an option for consultation.
- 5.10 Five name options were consulted on, including an option for people to provide their own suggestion. Te Papa Kura Redcliffs Park was supported by almost half of the submitters as the preferred name.

Landscape Plan

- 5.11 A draft landscape plan for the new park, incorporating the assets to be retained, replacement sports fields and toilets, a new perimeter path, and future recreation spaces was presented to the Community Board at a seminar on 13 August 2018.
- 5.12 The draft landscape plan (Attachment B) was circulated in the community in November 2018.
- 5.13 In response to community feedback (Attachment C and D), the draft landscape plan has been amended (Attachment A) as follows:
- Relocate seat in north west corner away from neighbours
 - Planting added behind goal of intermediate field to prevent balls rolling down driveway to road.
 - Recreation area near Main Road earmarked for interpretation/ history boards consistent with the Community Board's previous resolution, with implementation subject to funding availability.
 - Recreation area near community building earmarked for picnic and BBQ area with some toddler play equipment and petanque, with implementation subject to funding availability.
 - Seating by playground to be two directional for watching both play and sport.
 - Cycle stands added near car park and community building.
 - Perimeter planting to be mostly native consistent with community feedback and the cultural values report.
 - Trees added near playground for shade.

Community Building

- 5.14 The building located in the southern corner of the park has been retained as a potential community space. The building is modern, largely undamaged and includes functioning spaces and toilets.
- 5.15 The building has minor cosmetic damage and work required to the piles of the structure. The future use of this building is yet to be determined.
- 5.16 A network plan for the Council's community facilities is currently under preparation, due for completion in September this year. There is no known need for a community facility in this area. Council-lead community research undertaken for the Redcliffs Community Facility identified a number of churches, organisations and clubs that own venues that can be hired by individuals and groups in the community. Five facilities were described. Some concern was expressed by research participants about potential oversaturation of facilities in such a small community, especially since none of the existing facilities are currently used to capacity.
- 5.17 Ferrymead Bays Football Club are the main sports users of Redcliffs Park and are likely to continue to be the main users of the new sports fields. They are not seeking clubrooms on the site and it is beyond the Council's Level of Service to provide changing rooms for junior fields.
- 5.18 Use of the building needs to be consistent with the Reserves Act classification of the park which is currently a recreation reserve. This means it should be used for recreation and sporting activities, particularly outdoor recreation in the park. Any other use of the building may require a change of reserve classification.
- 5.19 Submitters to the landscape plan were able to indicate their interest for use of the community building on the park and responses are listed in Attachment C.
- 5.20 Some feedback from submitters was received on the need for vehicle access and car parking for the community building. Formal vehicle access across the park has not been included as it would conflict with the trees, sports fields, or playground. The building is less than 100m from Main Road.
- 5.21 Red zoned land to the rear of the building at 30 Raekura Place was suggested by some submitters for vehicle access and car parking. This land is within that part of the Port Hills/ Southshore/ Brooklands red zoned land agreed in 2017 to be transferred from the Crown to the Council. At this stage it is not known when that land will be transferred to the Council. It is not available as a car park as the Council has approved it for sale (CNCL/ 2017/00001) to fund the project costs associated with the Port Hills/ Southshore/ Brooklands red zone land.
- 5.22 It is proposed to initiate an open process inviting Expressions of Interest (EOI) to use the building followed by a closed and more detailed Request for Proposals (RFP) with selected groups. Ideally, the building would be leased to a combination of collaborating groups, with one overarching governing body as the key tenant who take responsibility for the ongoing management of the facility, including making it available for community use. These parameters can be included in the EOI process.

6. Option 1 - Approve the proposed name and amended draft landscape plan for the new park in Redcliffs and progress an EOI for the building (preferred)

Option Description

- 6.1 Approve and recommend to the Council adoption of the name 'Te Papa Kura Redcliffs Park'
- 6.2 Approve the amended landscape plan for the park (Attachment A).
- 6.3 Instruct staff to progress an Expressions of Interest (EOI) process for use of the community building

Significance

- 6.4 The level of significance of this option is low-medium, consistent with section 2 of this report.
- 6.5 Engagement requirements for this level of significance is consultation with local and interested residents and groups.

Impact on Mana Whenua

- 6.6 This option does involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Ngāi Tahu, their culture and traditions. The Te Ngāi Tūāhuriri Kaitiaki Portfolio Committee raised no concerns in regards to the draft landscape plan.

Community Views and Preferences

- 6.7 Consultation ran from 19 November 2018 to 17 December 2018 and we received 53 submissions on 'Have Your Say' and via consultation leaflets, which provided feedback on additional items for the park, items not wanted in the park and the park name.
- 6.8 Leaflets were delivered to residents living adjacent to the park, absentee owners and local libraries and service centres.
- 6.9 Local stakeholders and submitters on the Redcliffs Park / Redcliffs School land swap, were emailed directly.
- 6.10 The opportunity to provide feedback was promoted on social media.
- 6.11 A combined drop in session on 27 November for both this and the school transport project was attended by 15 local residents.
- 6.12 Submitters most commonly asked for:
 - Play equipment for pre-schoolers.
 - A BBQ.
 - Vehicle access to the community building.For a full list of requests see **Attachment C**.
- 6.13 Submitters most commonly asked for a skate park not to be included (6 mentions)
- 6.14 Those who provided feedback on the park name (51) preferred the name Te Papa Kura Redcliffs Park (24, 47%). Other names were as follows:
 - An English name (8, 16%)
 - Te Papa Kura Park (5, 10%)
 - Te Papa Kura School Park (5, 10%)
 - Te Papa Kura (2, 4%)
 - Te Papa Kura – Other (7, 14%, see **Attachment C** for a list of suggested names)
- 6.15 Submitters were also able to indicate their interest for use of the community building on the park and responses are listed in **Attachment C**.
- 6.16 Full submissions are available in **Attachment D**.

Alignment with Council Plans and Policies

6.17 This option is consistent with Council's Plans and Policies

Financial Implications

6.18 Cost of Implementation – The cost of implementing the plan will be determined once detailed design is complete.

6.19 Maintenance / Ongoing Costs – Estimated \$12,000 maintenance costs per annum

6.20 Funding source – \$1.2million is available for development of the new park from the sale of the former Redcliffs Park and a contribution by the Ministry of Education. Maintenance costs will be transferred from former Redcliffs Park operational budget.

Legal Implications

6.21 There is not a legal context, issue or implication relevant to this decision

6.22 This report has not been reviewed and approved by the Legal Services Unit

Risks and Mitigations

6.23 There is a risk that archaeological investigations may uncover artefacts and items of interest. This may result in a need for extensive and expensive excavations or require design changes.

6.23.1 Residual risk rating: The residual rating of the risk after the below treatment is implemented will be medium.

6.23.2 Planned treatment includes filling rather than excavating the site to create level playing fields and minimising digging.

Implementation

6.24 Implementation dependencies - plan approval.

6.25 Implementation timeframe – 18 months.

Option Summary - Advantages and Disadvantages

6.26 The advantages of this option include:

- Cultural values and the former park are recognised in the name of new park.
- Levels of service from former Redcliffs Park are replaced.
- Retains assets identified by the Community Board.
- Is responsive to community feedback.

6.27 The disadvantages of this option include:

- None identified.

7. Option 2 - Approve an alternative park name and an alternative landscape plan for the new park in Redcliffs and do not progress an EOI for the building

Option Description

7.1 Approve an alternative park name to 'Te Papa Kura Redcliffs Park' for the new park in Redcliffs.

7.2 Approve an alternative landscape plan for the new park in Redcliffs.

7.3 Do not progress an Expressions of Interest (EOI) process for the existing community building.

Significance

7.4 The level of significance of this option is low-medium consistent with section 2 of this report.

- 7.5 Engagement requirements for this level of significance is consultation with local and interested residents and groups.

Impact on Mana Whenua

- 7.6 This option does involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences

- 7.7 As in Option 1. If the plan was to be altered significantly, further consultation may be required.

Alignment with Council Plans and Policies

- 7.8 This option is consistent with Council's Plans and Policies.

Financial Implications

- 7.9 Cost of Implementation – Costs would depend on the approved plan.
7.10 Maintenance / Ongoing Costs – Costs would depend on the approved plan.
7.11 Funding source – As in Option 1.

Legal Implications

- 7.12 There is not a legal context, issue or implication relevant to this decision.
7.13 This report has not been reviewed and approved by the Legal Services Unit.

Risks and Mitigations

- 7.14 There is a risk that archaeological investigations may uncover artefacts and items of interest. This may result in a need for extensive and expensive excavations or require design changes.
7.14.1 Residual risk rating: The residual rating of the risk after the below treatment is implemented will be medium.
7.14.2 Planned treatment includes filling rather than excavating the site to create level playing fields and minimising digging.

Implementation

- 7.15 Implementation dependencies - dependent on an alternative plan being approved.
7.16 Implementation timeframe – once an amended plan is approved.

Option Summary - Advantages and Disadvantages

- 7.17 The advantages of this option include:
- None identified.
- 7.18 The disadvantages of this option include:
- Potential community dissatisfaction and delays.

Attachments

No.	Title	Page
A ↓	Amended Landscape Plan for New Park in Redcliffs	51
B ↓	Draft Landscape Plan for New Park in Redcliffs	52
C ↓	Summary list of requests for New Park in Redcliffs	53
D ↓	Submissions table on Landscape Plan for New Park in Redcliffs	54

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

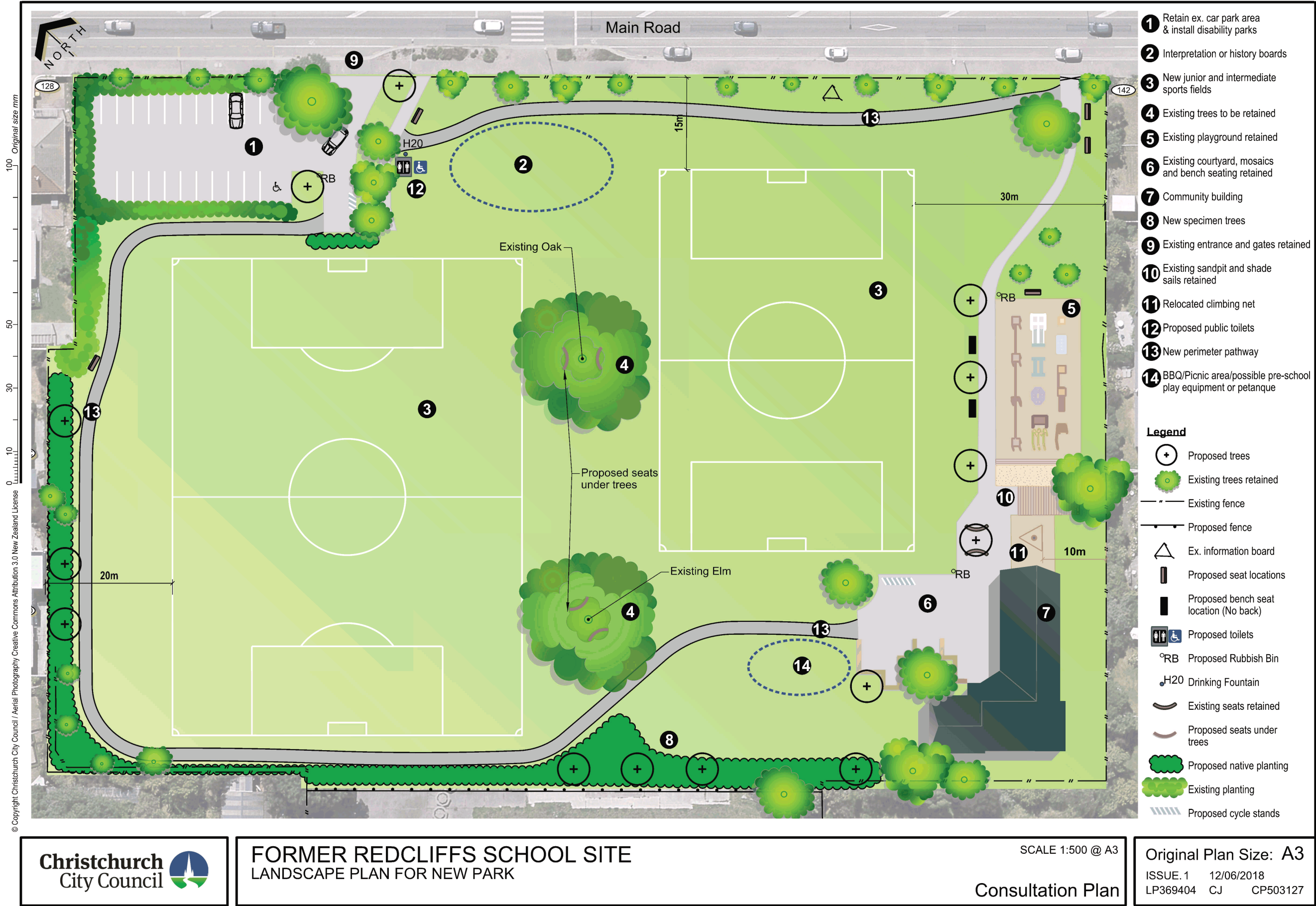
(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Kelly Hansen - Team Leader Recreation & Planning
Approved By	Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizen and Community





Attachment A

Additional items requested (*most common):

- A BBQ*
- Play equipment for pre-schoolers*
- Vehicle access to the community building*
- Information / history boards
- Plants / barriers to prevent balls reaching Main Road
- High fencing
- Shade cloth over the playground
- More seating / move seating
- Water fountain near road (dog accessible)
- More trees
- Native plants
- Flower beds
- Additional paths
- Rubbish bins
- Picnic tables
- Cycle parking
- More car parking
- Good lighting
- Hamster wheel for kids
- Giant jumping pillow
- Obstacle course
- A flying fox
- Spiral spinning top
- Slides - spiral, covered spiral or metal
- Rope swing and other swings
- Playground roundabout /merry go round
- Ground level trampoline
- Monkey bars that spin
- Young cycle course
- Fitness equipment
- Pump track
- Skate area
- Hockey pitch
- Cricket wicket
- Petanque / boules
- Half court (basketball, netball, tennis)
- Dog exercise area

Suggested additions to the the name 'Te Papa Kura (other)'

- Rēhia
- Wai Pataki
- Community Park
- Redcliffs Old School Park
- Old School Park
- Tony Ineson Par

Groups interested in using the community building on the park:

- Redcliffs Resident Association
- Redcliffs Community Shed
- Sumner Redcliffs Church
- Ferrymead Rotary Club
- Mount Pleasant Netball Club
- Original Scripts Theatre School
- Sumner Art Society
- Sumner Silver Band
- Pottery clubs (local and Lyttelton)

Submissions for Redcliffs Park Landscape Plan 2018

ID	If funds allow, are there any (low cost) additional items you would like in the park?	Are there any items you would like removed or not included in the park?	What should the new park be called?	Name
20634	No, we will build our own wooden garden boundaries		Te Papa Kura Redcliffs Park	Fletcher Stanton
20633	More trees planted around the playing fields to provide shade Drinking fountain by playground, A cricket strip	Please describe rock protection bund at the cliff side of the park	Te Papa Kura - Other What does Te Papa Kura mean? Old School	Ria Wayne
20625	No. However, the Sumner Cricket Club has a junior section of fourteen teams. Their home games are currently spread around St Leonards Square, Barnett Park, Sumner School and Van Asch Deaf Education Centre. St Leonards Square is often unavailable because of the demands of the club's adult men's Championship side. Ideally the club would like an artificial wicket at the new park but the obvious location between the two winter sports fields is precluded by the existing heritage trees. Accordingly the club would like the use of the winter sports fields for grass wickets during the summer. Children's grass wickets do not require specialist pitch blocks as for adult cricket. All that is required is the mowing and rolling of a couple of strips in the outfield as happens at St Leonards and Barnett. The club undertakes this work at its own cost and would be happy to do the same at the new park. In summary, what we are seeking is the ability to access the park for junior cricket during the summer months. This could well be of benefit to the new Redcliffs School if no cricketing facilities are available there because the club would be happy for them to use the wickets during the school week.		Te Papa Kura Redcliffs Park	Sumner Cricket Club Inc
20619		Not in agreeance with the proposal of possible future skate park - noise pollution rickshaying off surrounding cliffs	Te Papa Kura Redcliffs Park	Daphne Rolston
20618	Imperative to retain all existing trees including those up the driveway which were donated by local families. Large oak and elm are irreplaceable - they MUST stay. + Picnic tables? A BBQ? (as at Barnett Park) Need plenty of rubbish bins and for them to be cleared regularly.	No. Important to make it a place for families to play, relax, and be involved in outdoor activities	Te Papa Kura - Other Redcliffs Park. That has always been the name of the park in the area. Why change it? "Redcliffs" MUST be part of the name	Jan McLauchlan
20617	What a great park design with sports fields, impressive playground and a new community hall. Just perfect, if this were 1985. Spokes is not in support of this plan. Council has made numerous statements in support of cycling. Yet these plans and the Redcliffs Transport Project fail to provide for, or even mention cycling. Plans show a park and new community centre with no cycle parking. This undermines faith in Councils commitment to supporting people centred neighbourhoods and providing for active transport. Spokes asks that cycle parking be provided to the south of the car parking, east of the playground and near the community hall. This allows CPTED and personal observation of bicycles where people are likely to be.		Te Papa Kura School Park	Spokes - Canterbury Cyclists Association
20616 And 20608	Parking. Minimal parking is available on site. There is not enough onsite parking for soccer teams, players/families/supporters. Everyone will have to park on the Main Rd, a major thorough fare, it will be chaotic and will create traffic congestion. Just look at the traffic congestion at Barnett Park when soccer is playing there, and there is far more available parking there. You need to allocate more onsite parking, area 2 beside toilets would be ideal. There is limited parking. Area 2 beside toilets should be more parking. Just look at the parking chaos at Barnett Park when there is a soccer game and there is more permanent parking there than what you are planning for Te Papa Kuru Park. Main Rd is going to be chaotic when games are on, and the public/players/families/supporters will be parking both sides of a major highway. It will be chaotic.		Te Papa Kura Park	Jackie Jones
20613	1. Please ensure that additional playground equipment for very little children 1-3years is included. The existing primary school age play equipment is all too high and too hard for this age group. There is very little	The gate to the playground should be removed or fixed now. It is broken and swings into the pavement. I favour fixing it as it is good	Te Papa Kura Redcliffs Park	Christine Toner

ID	If funds allow, are there any (low cost) additional items you would like in the park?	Are there any items you would like removed or not included in the park?	What should the new park be called?	Name
	<p>at Barnett Park for a 1-2 year old (only swings and a rocking horse). So Redcliffs at present has no safe welcoming play area for tiny tots. The coloured 'fort' type playground at the old Redcliffs Park (which was somewhat ok for smaller children) has been removed so please at least replace this in the new playground. Please don't say this will be added 'in future'! We have had to drive some distance to take our children to a safe playground for nearly two years already.</p> <p>2. Please provide shade cloth over the playground and in other areas in the park. So many trees have been removed now that used to provide shade.</p> <p>3. Please ensure that there is drive on access to the Community building for people with disability and for loading and unloading. Ideally this would be indicated with subtle signage to prevent people just driving across gardens and sports fields.</p> <p>4. Please ensure that there is very secure high fencing between the park and all the residential properties and red zone land all the way around the boundary.</p> <p>5. Please ensure that the special high tension rock fall protection fencing (built by the MoE in the 1980s and effective in the 2011 rock fall event) is repaired where it has been breached by a gate, and regularly checked to ensure that it remains a safe barrier.</p> <p>6. I would like to see an off road drop off pick up zone along the front of the school, or to have the car parking area as a drive through so that Redcliffs school children can be safely dropped off. Streetside drop off pick up has always been hazardous and it interferes with traffic flow on Main Road.</p> <p>7. It would be great to see much more seating around the park and alongside the sports fields.</p> <p>In addition to my other submission 20613, please can you ensure that the stone walls at the existing entranceway are retained as a kind of memorial to the old school. These walls were built at the time of the 100 year celebrations.</p> <p>Is there any other acknowledgement planned to remember the old school? If so could we consult the ex-pupils of the school. I have a list of about 300 emails from the Centenary - many will be extinct by now but then there will be hundreds more on the school database since then. It may be possible to ask ex-pupils to contribute to a memorial thing a sculpture, photo board, or a plaque. It would be important to have more extensive memorial stuff in the Community building and perhaps appropriate for the school to arrange that.</p>	<p>to have a barrier there to slow down a tiny runaway and since there is a fence along the front, there may as well be a working gate.</p>	<p>Te Papa Kura sounds as though this is an Auckland park. Can you reconfigure the contextual te reo to sound like a local place name.</p>	
20611	<p>A Hockey Pitch Redcliffs has a great history of star hockey players, even a half turf would be amazing. And a skate area would be great!</p> <p>We already a decent number of football fields in the area, so swapping one for a hockey turf wouldn't be a loss to the community.</p>	<p>swap one of the football spaces for a hockey turf</p>	<p>Te Papa Kura Rahia (Rahia means 'recreation')</p>	<p>Jayde Drumm</p>
20610	<p>Good Lighting for all of the perimeter pathways.</p> <p>Two seats are noted beside playground but for watching football seating would be appreciated North-west and South-east sides of the sports fields.</p>	<p>Resite the toilets: Toilets at the main entrance would not be at all attractive. Ideally the toilets could be sited between the Community building (7) and possible future recreation space (2) on the southern corner of the park. They would be more accessible for users of the Playground and Community building assuming not all of the Community building will be open 24/7.</p>	<p>Te Papa Kura Redcliffs Park</p>	<p>Dennis and Sue Morgan</p>
20600	<p>Cycle parking.</p> <p>When a sports game is played there is a home and an away team. There would be more car parks available to the away team families if they local children and their parents had somewhere to secure their bikes. Then maybe when there is proven demand for cycling as a form of transport the cycle lane on Main Street can be upgraded from two white lines inside the door zone of parked cars to one appropriate to a city the size of Christchurch.</p> <p>Also please make the drinking fountain one of the ones where it is easy to fill a drink bottle as well as have a drink.</p>		<p>Te Papa Kura Redcliffs Park</p>	<p>Catherine Kilgour</p>
20593		<p>Nothing speedy or noisy on wheels e.g. Skateboard ramps and Lime scooters</p>	<p>Te Papa Kura - Other Redcliffs Old School Park</p>	<p>Angela Abbott</p>
20584			<p>Te Papa Kura - Other Tony Ineson Park (ex Redcliffs School pupil, goal scorer & captain</p>	<p>Mark Irving</p>

ID	If funds allow, are there any (low cost) additional items you would like in the park?	Are there any items you would like removed or not included in the park?	What should the new park be called?	Name
			of NZ's Olympic Gold Medal hockey team). Redcliffs School was traditionally a very strong hockey school, providing many Canterbury & New Zealand representatives.	
20582	What allowance for cyclists please? I cannot see anything marked. How do cyclists exit / enter towards the estuary, and to Celia Street please? On the map, please make the location of bike lanes clearer - suggest a different colour please. I assume that the park will be well-signposted from Main Rd and Beachville Rd?	Where is the cycle parking pls?	Te Papa Kura Redcliffs Park I don't mind. "Redcliffs" will help many find the park more easily	Chris Abbott
20577	A playground for toddlers. Signposted vehicle access (across grass) to community building for servicing and disabled access. Flower beds and more seats. Possum and rat traps at the boundary to the rear as part of the Predator Free Redcliffs project.		Te Papa Kura Redcliffs Park	Pat McIntosh
20571		The proposed name "Te Papa Kura". The park should be named for its history as the Redcliffs School site - Redcliffs School Park. Te Ngai Tuahuriri are based at Tuahiwi in North Canterbury - any connection to Redcliffs are tenuous at best	Te Papa Kura - Other Redcliffs School Park	B Thompson
20553			Te Papa Kura - Other None of the above. Having lived in Redcliffs since 1948, I have a strong love of the area and have played a very active role in the community over this period. I object to the maori gifting of the name and would like to see the park named Redcliffs Park, bearing in mind that a land swap should also be a name swap. Along with many other people of my vintage, we have a strong tie to the area and do not buy in on the Maori claptrap.	William Rothwell
20550			Redcliffs Park	Robert & Lesley Hardie
20541			Te Papa Kura School Park	Steph Grieve
20535			Te Papa Kura Redcliffs Park Just Redcliffs Park will do.	Peter Croft
20534			Te Papa Kura Redcliffs Park This is supposed to be a consultation, see Local Govt Act 2002. There are legal requirements. Redcliffs Park please	Kate Bovett
20505	Plan good for under 5's Please keep the established trees - as many as possible	Please don't include skate park		M Price
20436	This site was unsuitable to remain as a school due to future possible earthquakes & classed as being unsafe. If the proposed new plan proceeds then surely it remains a risk to all public.		Te Papa Kura School Park	Doug Chapman

ID	If funds allow, are there any (low cost) additional items you would like in the park?	Are there any items you would like removed or not included in the park?	What should the new park be called?	Name
	NOT SAFE FOR A SCHOOL THEN NOT SAFE FOR A PARK. If the area is deemed to be safe then rebuild the new school on the same site.			
20426	Certainly NOT a skate Park. Please leave all the trees	Please leave all the trees.	Te Papa Kura Park Te Papa Kura Community Park	Robyn Pearson
20417	I'd like to see a couple of gas BBQ's with table like the ones you see on the Sunshine coast. While over there they are free and people respect them and clean up after using them, we could have a small charge of \$2 coin to use the gas.	Just wondering if any other sport will be allow to use the playing fields like junior hockey or touch rugby etc.	Te Papa Kura Redcliffs Park I have to say that I am struggling to understand why anything we build now in this city has to have a Maori name first??? I didn't want to put Te Papa Kura Redcliffs park above but it wouldn't let me leave it blank. This doesn't allow for people who oppose to the name Te Papa Kura an option to express this. Iwi is very clever by gifting all these different names around the city so they have a dominance over all these new facilities. I don't have a problem with the Maori names of buildings but given English is still the most used language in NZ why can't the English word be first??	Ali Mclauchlan
20403 and 20313	Some adult exercising equipment		Te Papa Kura - Other Redcliffs Old School Park. I would like to gift to the Council the name "Redcliffs old school park" And below that name "Te Papa Kura"	Margaret Bunce
20402	Yes outdoor area for hangi and bbq preparation close to community building, eg bench and sink with water supply, seating and fixed sun shade. Area for petanque pit with seating, close to community building. Add a linking pathway from car park to community building between the sports fields going around the existing trees. Install an information display board showcasing the previous uses of this park at the entrance, consult local historians for content matter, eg Maori, world war 2 and school use over the years. I believe these enhancements will add greatly to our cultural community events and support the diverse character of the peoples that make up Redcliffs.		Exclusion of the above suggested name. Use either Redcliffs park or Redcliffs school park as commonly referred to by locals.	Redcliffs community shed
20401	It would be great to see some basketball or netball hoops (on a half-court maybe?). How about the classic cinder-block wall for hitting tennis balls/ kicking balls/ handball etc at?			Jesse Newman
20364	All existing fencing and trees to be retained. At least one dog drinking fountain. Several rubbish bins. An information board with information regarding the history of the land being the School for over a hundred years, the Moa Caves nearby, the school being used as a hospital during the 1918 Flu epidemic etc, the earthquakes causing generations to miss out on attending the school in Redcliffs, using the Redcliffs (te Raekura) Moa motif.		Te Papa Kura Redcliffs Park Te Papa Raekura - which means Redcliffs Park. Redcliffs needs to retain a Redcliffs Park.	Kate Webber

ID	If funds allow, are there any (low cost) additional items you would like in the park?	Are there any items you would like removed or not included in the park?	What should the new park be called?	Name
20341	skate ramp		Te Papa Kura Redcliffs Park	Jeff Smit
20331		<p>I am extremely concerned to see the number 2 site at the back of the park closer to the cliffs designated as a potential other activities site which means it could be used as a future skate site. This is the very area a large number of the local residents were concerned about as there is lack of observation of this area, opportunity for trouble and a strong echo from the cliffs at this position from Skate bangs.</p> <p>There is no opportunity of supervision at this end after hours and the likelihood of bad behaviours arising as a whole is high... drugs, casing of nearby homes, inappropriate delinquent behaviours. This has already been happening while the school ruins were here. Do not put an unsupervised activity area at the back... it will invite opportunists of a different sort and compromise both park users and residents safety.</p>	Te Papa Kura School Park	Sandra Tully
20315	<p>An area to play petanque or boules - the play areas pictured are for very active pursuits. This suggestion is for those who are not so active or family groups looking to enjoy a shared recreational activity.</p> <p>Learners' cycle/tricycle area - with areas to learn about the road rules thinking of the under 5 year olds here that we want to get cycling. I saw outside the velodrome in Cambridge North Island a very much used space that had stop signs and even traffic lights teaching beginners how to navigate safely on real roads</p> <p>Bring back native bird life such as tui, kereru and kaka to this side of the Port Hills. Planting natives attracts native insects, and honey rich flowers which in turn attracts natives birds. Every bit of native planting helps. CCC must lead by example of ensuring plants are eco-sourced and appropriate for this area. Plant exotics and we get exotic invertebrates and exotic birds. So keen to have as much native planting as possible to be part of the corridor linking to the Green Spine in the Red Zone</p>		Te Papa Kura Park The vision for the Pest Free Port Hills and Pest Free Banks Peninsula is to	Cynthia Roberts
20314	<p>Parking on the vacant land at the rear of the School site close to the Building.</p> <p>All Community groups need to know what are acceptable activities for the buildings, The CCC have the opportunity with this area to make it a model for future community buildings and parks to be used to their full extent by multiple community groups in the area. Please note:- We do not need another community meeting room in the Redcliffs area as some of the already existing ones have little or no use. Make lease cost, terms and conditions of the lease to be able to make an informed decision on affordability prior to submitting an application for use of the buildings. Perhaps an open day for interested groups and discussion between them to ensure the buildings and area are used to their full extent and no become another park with facilities used two days a week.</p>	The design and layout of the park does not allow for any vehicle access to the buildings by persons with disabilities or age movement restrictions. Parking close by would ensure that the facilities are used to their full extent and accessible in all weathers by all persons.	Te Papa Kura - Other (select this option and write your suggestion below) My Preference of the park name is only Redcliffs Park.	Neville Dell
20296	A gate into the 'hazardous' area behind the school in the former back field of the school property, with appropriate warning signage, of course.		Te Papa Kura Redcliffs Park	Samuel Zelter
20281	Totara trees for tui return.		Te Papa Kura - Other and Wai Patiki - as close to where Maori caught/speared flounder and park is near sea. A well-known and respected Ngai Tahu Maori Artist Cath Brown, (also HoD Art at Christchurch Teachers' College) used to	Juliana Venning

ID	If funds allow, are there any (low cost) additional items you would like in the park?	Are there any items you would like removed or not included in the park?	What should the new park be called?	Name
			emphasise the Patiki as a crucial source of mahinga kai. She depicted patiki frequently in her many forms of art around Canterbury and overseas, she also incorporated Pukeko. Artwork showing both would be great.	
20280	On behalf of Room 5 and 6 - we are Year 3 and 4 students at Redcliffs School (38 students), here are our suggestions (11): Trampoline set at ground level Monkey bars that spin Hamster Wheel for kids Giant jumping pillow Obstacle course A lower flying fox Spiral spinning top Slides - spiral, covered spiral or metal Rope swing and other swings Playground roundabout /merry go round A dogs' playground/ exercise area with ramps etc		Te Papa Kura Redcliffs Park	Redcliffs School (Room 5 and 6)
20271			Te Papa Kura Park	(Isabel) Patricia Clothier-Murray
20256	A proposed name for the new Redcliffs Park. "Watsonville" was the original name for the area from Moncks Spur to "The Cutting" Mr Watson was the original owner of rural sections 261-262 and it was Called Watsonville in the 1890's before Redcliffs was so named. Although my relatives are of Maori descent please have no more Maori names for this area it is already too confusing to people.		Watsonville Park	Maureen Rule
20237			Te Papa Kura Redcliffs Park	Redcliffs School
20223	Please retain the young Norfolk Island Pines that were planted along the school frontage in the early 2000s, they have survived all the upheavals of the earthquakes and demolition and their striking form adds character to the coastal landscape (as the older Norfolk Pines do at Sumner!) as these trees mature, they will provide valuable summer shade for sports spectators and walkers alike. The landscape plantings along the back fence should ideally feature hardy coastal species such as Myoporum laetum, Dodonaea viscosa, Kunzea ericoides and Olearia spp but also some colourful frost tender things such as Pohutukawa, Proteas and Bottlebrush to take advantage of the warm, sheltered aspect of the site.		Te Papa Kura Redcliffs Park	David Barwick
20194	More native plantings to attract native birds		Te Papa Kura Park	Wendy Biggs
20184	a flying fox		Te Papa Kura Redcliffs Park	Charlotte Cooper
20182	A playground suitable for under 5 year olds. There was a good one at Redcliffs Park but this has since been removed and closed off. The existing playground at the school is more suitable for older children. Shade sails, particularly around the playground, would also be a great addition as the site is sheltered and sunny.		Te Papa Kura - Other	Emma Taylor
20181	1. Water fountain near road. Perhaps near toilets... for cyclists and runners passing by. 2. Path to the Community Shed, would be ideally wide enough for a vehicle. As there is always equipment and gear to drop off.	No it looks excellent. Love the toilet block.	Te Papa Kura Redcliffs Park It would be nice if this question also outlined what "Te Papa Kura" means.	Sue Cooke

ID	If funds allow, are there any (low cost) additional items you would like in the park?	Are there any items you would like removed or not included in the park?	What should the new park be called?	Name
			When googled it says School Board.	
20172	I would love to see some fitness equipment placed around the park - like North Hagley Park. It could create a fitness circuit that runs around the perimeter of the park. This could be used by children, adults and CrossFit/boot camp groups. While people are using the equipment they could provide a watchful eye that would increase the security of the park.		Te Papa Kura School Park	Wayne Simmons
20171	Is the pathway to the Community building wide enough for all service and vehicles for disabled folk to be delivered to attend a function? Is there information boards other than the existing one in the middle of the Main rd frontage. ie others maybe at the eastern entrance and near the carpark. What about a space for a community BBQ to be installed - a Community Service group[s] might be interested in providing one. Perhaps the seats by the eastern entrance and the Main road could be placed in a space better suited for watching activity, ie parallel to the main road and on the western boundary of the grounds. What provision has been given to public events being held at the park like Fairs etc. Is there provision for flood lighting for evening sport or events. Maybe a drink fountain by the exiting play area.	See above	Te Papa Kura Redcliffs Park	John Taylor
20166		I am opposed to a skate park being introduced to the park. If there HAS to be a skate park introduced it should be placed near the busy main road, so as to be easily seen and accessible to those who would use it, and to keep those who might use it away from housing.	Te Papa Kura Park	Gabrielle Mayer
20165	No, proposal appears sensible	Please stay within the allocated funds provided as CCC has issues in fiscal restraint. Remember lots of pensioners live close by and are on fixed incomes.	Te Papa Kura Redcliffs Park	Phil Smith
20153	In area 2 "possible future recreation space", I suggest a play park/structure that is suitable for pre-schoolers or younger children. The retained park in area 5 is lovely but too advanced for young pre-schoolers. Any additional funding to add structures to balance out the playing age would be great. Also, please consider fencing off the play areas.	Please leave the fencing. It is a relief when playing at the park with young kids to know they can't easily run onto the road.	Te Papa Kura - Other Just "Te Papa Kura"	Marie-Claude Hebert
20143	Community amenities for meetings/functions etc		Te Papa Kura - Other Just the te reo please	Jane Gregg
20140		1. I would like the proposed seat location of the seat in the NW section next to the path to be removed. I believe that people should not be invited to congregate next to the immediate neighbours. This seat could be located to a more suitable location away from direct neighbours. Maybe further south where the land is Red Zoned and not next to houses that are inhabited. 2. What is the plan/restrictions that will be put in place to deter late night annoyances? (boy racers, anti-social groups etc..) Will the gate be locked at a certain time? My house is directly next to the car park and will be subject to increased noise and disturbances. 3. Planting / barriers should be put in place to prevent soccer balls from reaching the Main Road. 4. Other than that the plans look GOOD!	Te Papa Kura Redcliffs Park	Matt Cockcroft
20134	I'm in full support of creating a Bays Area Skate and scooter Park, also a low cost dirt pump track should be considered for young children learning to ride their bikes.	No, it's a good looking design and an excellent use of this land.	Te Papa Kura Redcliffs Park	George Langridge
20132			Te Papa Kura Redcliffs Park	Anna Coppens

12. Elected Members' Information Exchange

This item provides an opportunity for Board Members to update each other on recent events and/or issues of relevance and interest to the Board.

13. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
14	PUBLIC EXCLUDED LINWOOD-CENTRAL-HEATHCOTE COMMUNITY BOARD MINUTES - 20 FEBRUARY 2019			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	