
Waitai/Coastal-Burwood Community Board

AGENDA

Notice of Meeting:

An ordinary meeting of the Waitai/Coastal-Burwood Community Board will be held on:

Date: **Monday 6 July 2020**

Time: **4.30pm**

Venue: **Boardroom, Corner Beresford and Union Streets,
New Brighton**

Membership

Chairperson	Kelly Barber
Deputy Chairperson	Jo Zervos
Members	James Daniels
	Bebe Frayle
	Phil Mauger
	Linda Stewart

30 June 2020

Christopher Turner-Bullock
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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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Ōtautahi-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

Principles

Being open,
transparent and
democratically
accountable

Promoting
equity, valuing
diversity and
fostering inclusion

Taking an inter-generational approach
to sustainable development,
prioritising the social, economic
and cultural wellbeing of
people and communities
and the quality of the
environment, now
and into the
future

Building on the
relationship with
Te Rūnanga o Ngāi Tahu
and the Te Hononga-Council
Papatipu Rūnanga partnership,
reflecting mutual understanding
and respect

Actively collaborating and
co-operating with other
local, regional
and national
organisations

Ensuring
the diversity
and interests of
our communities
across the city and the
district are reflected in
decision-making

Community Outcomes

Resilient communities

Strong sense of community
Active participation in civic life
Safe and healthy communities
Celebration of our identity
through arts, culture, heritage,
sport and recreation
Valuing the voices of all cultures
and ages (including children)

Liveable city

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

Healthy environment

Healthy water bodies
High quality drinking water
Unique landscapes and
indigenous biodiversity are
valued and stewardship
exercised
Sustainable use of resources
and minimising waste

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

**Enabling active
and connected
communities
to own their future**

**Meeting the challenge
of climate change
through every means
available**

**Ensuring a high quality
drinking water supply
that is safe and
sustainable**

**Accelerating the
momentum
the city needs**

**Ensuring rates are
affordable and
sustainable**

Ensuring we get core business done while delivering on our Strategic Priorities and achieving our Community Outcomes

Engagement with
the community and
partners

Strategies, Plans and
Partnerships

Long Term Plan
and Annual Plan

Our service delivery
approach

Monitoring and
reporting on our
progress

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

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1. Apologies / Ngā Whakapāha

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

2. Declarations of Interest / Ngā Whakapuaki Aronga

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 / Te Whakaāe o te hui o mua

That the minutes of the Waitai/Coastal-Burwood Community Board meeting held on [Monday, 15 June 2020](#) be confirmed (refer page 5).

4. Public Forum / Te Huinga Whānui

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 / Ngā Huinga Whakaritenga

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

There were no deputations by appointment at the time the agenda was prepared.

6. Presentation of Petitions / Ngā Pākikitanga

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

Waitai/Coastal-Burwood Community Board OPEN MINUTES

Date: Monday 15 June 2020
Time: 4.30pm
Venue: Boardroom, Corner Beresford and Union Streets,
New Brighton

Present

Chairperson	Kelly Barber
Deputy Chairperson	Jo Zervos
Members	James Daniels
	Bebe Frayle
	Phil Mauger
	Linda Stewart

15 June 2020

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The agenda was dealt with in the following order.

1. Apologies / Ngā Whakapāha

Part C

There were no apologies.

2. Declarations of Interest / Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua

Part C

Community Board Resolved CBCB/2020/00037

That the minutes of the Waitai/Coastal-Burwood Community Board meeting held on Tuesday, 2 June 2020 be confirmed.

Kelly Barber/James Daniels

Carried

4. Public Forum / Te Huinga Whānui

Part B

4.1 Earham Street, Brooklands

Mandy Neil, local resident, addressed the Board and provided a handout in relation to Earham Street, Brooklands.

The Chairperson thanked Mandy Neil for her presentation.

Attachments

A Earham Street, Brooklands presentation

4.2 Fronds and Estuary Edge Protection

Phil Mauger, Community Board member, addressed the Board on behalf of Aileen Trist, local resident, in relation to the fronds and estuary edge protection.

The Chairperson thanked Phil Mauger for passing on Aileen Trist's concerns.

4.3 3PO Protecting People and Property Organisation

Jeremy Heard and Soozie Bragg, on behalf of 3PO Protecting People and Property, provided the Board with an update on the organisation, its mission and future plans.

After questions from members, the Chairperson thanked Jeremy Heard and Soozie Bragg for their presentation.

4.4 New Brighton Residents' Association

Brian Donovan, on behalf of the New Brighton Residents' Association, addressed the Board in relation to the Boards Submission to the updated Draft Annual Plan 2020-21.

After questions from members, the Chairperson thanked Brian Donovan for his presentation.

4.5 Southshore Residents' Association

Simon Watts, Tim Sintes and Annette Bolton on behalf of the Southshore Residents' Association addressed the Board in relation to the Southshore South New Brighton Earthquake Legacy Project and asked the Board to support this in their Annual Plan Submission.

After questions from members, the Chairperson thanked Simon Watts, Tim Sintes and Annette Bolton for their presentation.

Attachments

- A Southshore Residents Association presentation

5. Deputations by Appointment / Ngā Huinga Whakaritenga

Part B

There were no deputations.

6. Presentation of Petitions / Ngā Pākikitanga

Part B

There was no presentation of petitions.

7. New Brighton Road - Proposed No Stopping Restrictions

Community Board Resolved CBCB/2020/00038(Original Staff Recommendation accepted without change)

Part C

That the Waitai/Coastal-Burwood Community Board:

1. Approve the installation of a new pedestrian island on New Brighton Road at a point approximately 36 metres east of its intersection with Dunair Drive (measured to centre of proposed island), plus associated line marking and infrastructure, as shown on the plan included as Agenda Attachment A ('New Brighton Road – Crossing Point', Drawing TG1368s4, dated 08-Apr-20).
2. Approve, pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at all times on:
 - a. The north side of New Brighton Road commencing at a point six metres east of its intersection with Dunair Drive and extending in an easterly direction for a distance of 52 metres.
 - b. The south side of New Brighton Road commencing at a point 17 metres east of its intersection with Dunair Drive (prolongation of Dunair Drive eastern kerb line) and extending in an easterly direction for a distance of 48 metres.

- c. Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in 2a and 2b above.
- d. Approve that the resolutions 2a to 2c take effect when installation of signage and/or road markings that evidence the restrictions described in the staff report are in place (or removed in the case of revocations).

Kelly Barber/Bebe Frayle

Carried

Jo Zervos requested that her vote against the above decisions be recorded.

Bebe Frayle left the meeting at 5.45pm and returned at 5.47pm.

8. Waitai/Coastal-Burwood Community Board - 2019/20 Discretionary Response Fund - Applications - E Tipu E Rea Early Learning Centre, The Canterbury Regional Basketball Foundation and Summer with Your Neighbours 2020/21

Community Board Resolved CBCB/2020/00039(Original Staff Recommendation accepted without change)

Part C

That the Waitai/Coastal-Burwood Community Board:

1. Request a transfer of the \$2,100 currently remaining in the Waitai/Coastal-Burwood 2019/2020 Youth Development Fund to the Waitai/Coastal-Burwood 2019/2020 Discretionary Response Fund.
2. Request a transfer of the \$2,894 of unspent funds from the 2020 Waitai/Coastal-Burwood Community Board Garden Pride Awards to the Waitai/Coastal-Burwood 2019/2020 Discretionary Response Fund.
3. Approve a grant of \$17,810 from its 2019/20 Discretionary Response Fund to E Tipu E Rea Early Learning Centre towards development of their nature play area.
4. Approve a grant of \$2,400 from its 2019/20 Discretionary Response Fund to Canterbury Regional Basketball Foundation for the Basketball mentoring programme in the Coastal-Burwood ward area.
5. Approve a grant of \$3,500 from its 2019/20 Discretionary Response Fund towards Summer With Your Neighbours 2020/21 grants.
6. Request that the remaining balance of \$1,500 from the Waitai/Coastal-Burwood 2019/20 Youth Development Fund be used to establish the Waitai/Coastal-Burwood 2020/21 Youth Development Fund.

Phil Mauger/Linda Stewart

Carried

Phil Mauger left the meeting at 5.48pm and returned at 5.50pm.

9. Waitai/Coastal-Burwood Community Board Area Report - April 2020

Community Board Resolved CBCB/2020/00040(Original Staff Recommendation accepted without change)

Part C

That the Waitai/Coastal-Burwood Community Board:

1. Receive the Waitai/Coastal-Burwood Community Board Area Report for April 2020.
2. Receive the information contained in the staff memorandum in relation to New Brighton Menzshed.
3. Receive the information contained in the staff memorandum in relation to Marine Parade Road Edge Sealing.
4. Receive the information contained within the staff memorandum in relation to North Parade Vehicle Access.
5. Receive the information contained within the staff memorandum in relation to Travis Road Cycle Lanes.
6. Receive the Waitai/Coastal-Burwood Community Board Submission to the Council on the Draft 2020-21 Annual Plan.
7. Receive the Waitai/Coastal-Burwood Community Board 2018/19 Strengthening Communities Fund End of Project Summary Report.
8. Request that any unallocated funds from the 2019/20 Discretionary Response Fund be carried forward to the 2020/21 Discretionary Response Fund.

Linda Stewart/Bebe Frayle

Carried

10. Elected Members' Information Exchange

Part B

Board members exchanged information on various matters of interest.

Meeting concluded at 6.45pm.

CONFIRMED THIS 6TH DAY OF JULY 2020

KELLY BARBER
CHAIRPERSON

7. Notice of Motion - Revocation of Community Board Decision - Bassett Street Bus Stop

Reference / Te Tohutoro: 20/687204

Report of / Te Pou Kelly Barber, Community Board Chairperson

Matua: kelly.barber@ccc.govt.nz

General Manager / Mary Richardson, General Manager Citizens and Community

Pouwhakara: mary.richardson@ccc.govt.nz

Pursuant to Standing Order 22 of Christchurch City Council's Standing Orders, the following Notice of Motion was submitted by Kelly Barber, Waitai/Coastal-Burwood Community Board Chairperson.

1. Notice of Motion to the Waitai/Coastal-Burwood Community Board

That the Waitai/Coastal-Burwood Community Board:

1. Revoke the Board's original delegated decision of 18 November 2019 (CBCB/2019/00048), Marking and Relocation of an Existing Bus Stop beside 111 Bassett Street and request that staff remove any road markings already installed outside 111 Bassett Street.

2. Background

- 2.1 At its meeting on 18 November 2019, the Waitai/Coastal-Burwood Community Board resolved to approve Option 1:

Marked bus stop beside 111 and 109 Bassett Street, referred to as 'A1' on Attachment A:

1. That any previous resolutions pertaining to parking and stopping made pursuant to any bylaw to the extent that they are in conflict with the parking and stopping described in this report are revoked.
2. Under clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles is prohibited on the part of Bassett Street referred to as A1 and as shown by broken yellow lines, identified as 'no stopping' on the attached drawing TG135614, dated 19/09/2019 (refer to Attachment A of the agenda report).
3. Under clause 8 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the part of Bassett Street referred to as A1, identified as 'Bus Stop' on the attached drawing TG135614, dated 19/09/2019 (refer to Attachment A of the agenda report), is reserved as a parking place in the form of a bus stop for the exclusive use of buses at all times.
4. That these resolutions take effect when the parking and stopping devices that evidence the restrictions described in this report are in place.

- 2.2 At its meeting on 3 February 2020, the Board received correspondence and a deputation from Fiona Chesney, local resident and on behalf of 5 other residents of Bassett Street in opposition to the Board's decision (CBCB/2019/00048). Ms Chesney had provided feedback and stated her objection to the original proposal when staff took it to public consultation. Although she had initially indicated a desire to speak to her submission, she was unable to attend the Community Board meeting on 18 November 2019.

- 2.3 The Waitai/Coastal-Burwood Community Board requested that staff put on hold any works previously resolved by the Board at its 18 November 2020 meeting and report back to the Board alternative options for the relocation of the bus stop.

- 2.4 Staff reported back to the Board by way of an Information Report to its 2 June 2020 meeting indicating that staff will not be investigating locations for the existing bus stop to be relocated to, as it is already in an appropriate location and has been at this location for a very long time.
- 2.5 The Board also received a deputation from Fiona Chesney at this meeting who was in opposition to this advice.
- 2.6 In considering Ms Chesney's deputation and the advice received from staff, the Board agreed to the process of raising a Notice of Motion to have their original decision revoked.

Attachments

No.	Title	Page
A ↓	Coastal-Burwood Community Board Marking and Relocation of an Existing Bus Stop beside 111 Basset Street 18 November 2019 Report	13
B ↓	Coastal-Burwood Community Board Bassett Street Bus Stop 2 June 2020 Report	23

Waitai/Coastal-Burwood Community Board
18 November 2019

Christchurch
City Council 

9. Marking and Relocation of an Existing Bus Stop beside 111 Basset Street

Reference: 19/1114286

Presenter(s): Brenda O'Donoghue, Passenger Transport Engineer
Serena Chia, Graduate Transport Engineer

1. Purpose of Report

- 1.1 The purpose of this report is for the Waitai/Coastal-Burwood Community Board to consider for approval the marking of an existing bus stop located beside 111 Bassett Street near Vivian Street.

2. Executive Summary

- 2.1 This report is staff generated in response to the enquiry raised by an Elected Member on behalf of a resident during the Community Board meeting on the 19 August 2019 and from a customer request.
- 2.2 The issue raised involves a resident who has taken exception to bus passengers standing on their driveway when waiting for the bus to arrive.
- 2.3 The customer request received by the Council wanted the bus stop to be relocated so that the front section of the bus stop do not coincide with the property driveway.
- 2.4 The existing bus stop is unmarked. Staff propose to install line markings for the existing bus stop and to relocate it four metres in a southwest direction. The recommended proposal supports better usage of the space by buses and allows free movement of vehicles into and out of the property driveway.

3. Staff Recommendations

That the Waitai/Coastal-Burwood Community Board resolve to approve **Option 1**:

Marked bus stop beside 111 and 109 Bassett Street, referred to as 'A1' on Attachment A:

1. That any previous resolutions pertaining to parking and stopping made pursuant to any bylaw to the extent that they are in conflict with the parking and stopping described in this report are revoked.
2. Under clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles is prohibited on the part of Bassett Street referred to as A1 and as shown by broken yellow lines, identified as 'no stopping' on the attached drawing TG135614, dated 19/09/2019 (refer to Attachment A of the agenda report).
3. Under clause 8 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the part of Bassett Street referred to as A1, identified as 'Bus Stop' on the attached drawing TG135614, dated 19/09/2019 (refer to Attachment A of the agenda report), is reserved as a parking place in the form of a bus stop for the exclusive use of buses at all times.
4. That these resolutions take effect when the parking and stopping devices that evidence the restrictions described in this report are in place.

Waitai/Coastal-Burwood Community Board
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4. Key points

- 4.1 The recommendation in this report is consistent with the anticipated outcomes of the Service Plan for Public Transport Infrastructure in the [Councils Long Term Plan \(2018 - 2028\)](#)
- 4.2 The following feasible options have been considered:
 - Option 1 – Mark and relocate the existing bus stop to 109-111 Bassett Street (preferred option, refer to **Attachment A**).
 - Option 2 –Do nothing, existing bus stop remains unmarked.
- 4.3 Option Summary - Advantages and Disadvantages (Option 1)
 - 4.3.1 The advantages of this option include:
 - The bus stop is not located across the property driveway, reducing the risk of conflict between people waiting at bus stop and vehicles accessing the driveway.
 - Prevent other vehicles parking in close proximity to the existing bus stop, ensuring the space is left clear for buses to use unimpeded.
 - Relocating the bus stop four metres further away from the intersection to Vivian Street provides more road space for right turning vehicles when the bus is stopping at the bus stop.
 - 4.3.2 The disadvantage of this option include:
 - Reallocation of two on-street parking spaces. Note that the existing bus stop is designated by a sign only, meaning that parking within six metres either side of the bus stop sign is not permitted, unless the vehicle is a bus. The total on-street parking reallocation is the difference in length between the unmarked bus stop and associated no stopping lines and the proposed marked bus stop, where a vehicle could legally park.

5. Context/Background

Overview of existing bus stops

- 5.1 The existing unmarked bus stop location by the driveway to 111 Bassett Street is as shown in Figure 1.

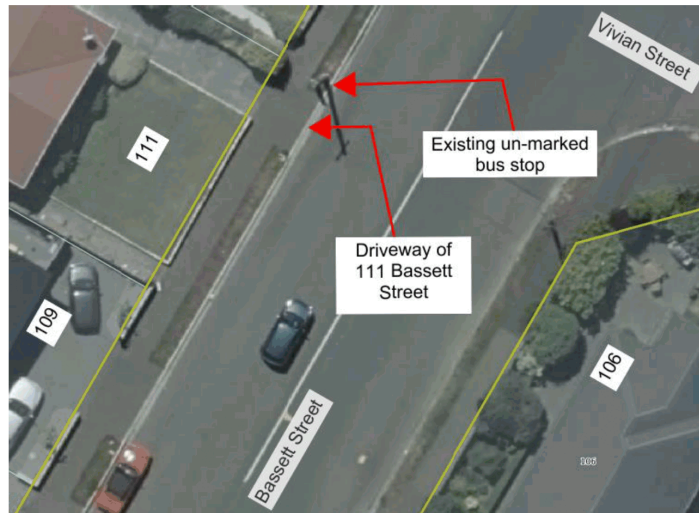


Figure 1: Existing unmarked bus stop on Bassett Street

- 5.2 The existing unmarked bus stop is identified by means of a bus stop sign only, meaning that parking within six metres either side of the bus stop is not permitted, unless the vehicle is a bus. The bus stop is used to pick-up and drop-off customers, and is not used as timing point.
- 5.3 The bus stop is serviced by the number 60 bus line. The 60 bus line operates to a 20 minutes scheduled frequency during weekdays and 30 minutes scheduled frequency during weekends.
- 5.4 The issue surrounding the bus stop was first raised by an Elected Member on behalf of a resident during a previous Community Board meeting. It was then forwarded to staff by the Community Board Advisor.
- 5.5 Following the exception taken by the resident, the Board then requested staff to investigate the possibility of relocating the bus stop further away from the driveway.
- 5.6 Staff also received a customer ticket requesting the existing bus stop to be relocated. Staff contacted the customer and customer was happy with staff's proposal to relocate it four metres in the southwest direction and marking it.

Strategic Alignment

- 5.7 All recommendations in this report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 5.7.1 Activity: Public Transport Infrastructure
- Level of Service: 10.4.1 More people are choosing to travel by bus. - >=+0% (13,467,570 pax)
- 5.8 Council's [strategic framework](#) is a key consideration in guiding the recommendations in this report. The provision of bus stops allows our communities access to public transport which in turn allows the Council to achieve:
- Strong communities,
 - Liveable city,

Waitai/Coastal-Burwood Community Board
18 November 2019



- Healthy environment, and
 - Prosperous economy.
- 5.9 The recommendations in this report will help to achieve the desired community outcome of a well-connected and accessible city through improved opportunities to access and use public transport.
- 5.10 All recommendations in this report align with the [Christchurch Suburban Parking Policy](#) (2019), which provides a framework to address parking related issues and the management of competing demands for public space within the cities suburban areas. As indicated in Table 1, Policy 1 of the Suburban Parking Policy prioritises the provision of bus stops ahead of residential, short stay and commuter parking.

Priority	Commercial Areas	Residential Areas	Other Areas
1 st	Safety	Safety	Safety
2 nd	Movement and amenity	Movement and amenity	Movement and amenity
3 rd	Mobility parking	Mobility parking	Mobility parking
4 th	Bus stops / cycle parks/ bike corrals/ shared parking (bike share or car share)/ micromobility (e.g. scooters)	Bus stops	Bus stops / cycle parks/ bike corrals/ shared parking (bike share or car share)/ micromobility (e.g. scooters)
5 th	Taxi ranks (special passenger vehicle stands)	Residents parking	Short stay parking
6 th	Loading zones	Cycle parks/ bike corrals/ shared parking (bike share or car share)/ micromobility (e.g. scooters)	Residents parking
7 th	Short stay parking	Short stay parking	Commuter parking
8 th	Residents parking	Commuter parking	
9 th	Commuter parking		

Table 1: Policy 1, Suburban Parking Policy, prioritisation of road space

Waitai/Coastal-Burwood Community Board
18 November 2019



Decision Making Authority

- 5.11 Part 1, Clauses 7 and 8 of the Christchurch City Council Traffic and Parking Bylaw 2017 provides Council with the authority to install parking restrictions by resolution.
- 5.12 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 parking and stopping restrictions and traffic control devices.
- 5.13 The installation of any signs and/or markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

Assessment of Significance and Engagement

- 5.14 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 5.15 The level of significance was determined by assessing the number of properties affected by the proposed options.

6. Options Analysis

Options Considered

- 6.1 The following options were considered and are assessed in this report:
- Option 1 – Mark and relocate the existing bus stop beside 111 Bassett Street (preferred option, refer to **Attachment A**).
 - Option 2 – Do nothing, existing bus stop remains unmarked.

Options Descriptions

6.2 **Option One** - Mark and relocate the existing bus stop beside 111 Bassett Street (preferred option, refer to **Attachment A**).

6.2.1 **Option Description:** Mark the existing bus stop and relocate it four metres away from southwest as shown in Figure 2 and in accordance with **Attachment A**.

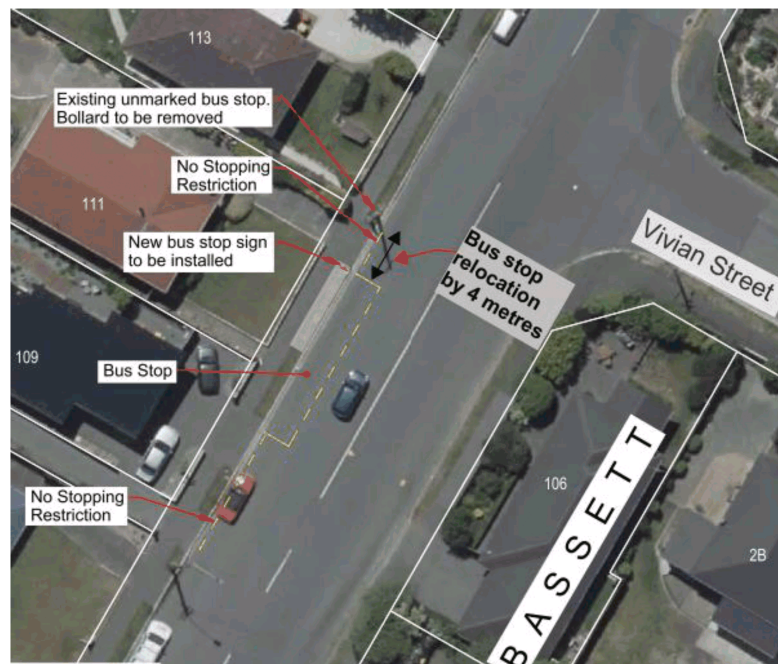


Figure 2: Option 1, marking and relocating of the existing bus stop beside 111 Bassett Street

6.2.2 Option Advantages

- The bus stop is not located across the property driveway, reducing the risk of conflict between people waiting at the bus stop and vehicles accessing the driveway.
- Prevent other vehicles parking in close proximity to the existing bus stop, ensuring the space is left clear for buses to use unimpeded.
- Relocating the bus stop four metres further away from the intersection to Vivian Street provides more road space for right turning vehicles when the bus is stopping at the bus stop.

6.2.3 Option Disadvantages

- Reallocation of two on-street parking spaces. Note that the existing bus stop is designated by a sign only, meaning that parking within six metres either side of the bus stop sign is not permitted, unless the vehicle is a bus. The total on-street parking reallocation is the difference in length between the unmarked bus stop and the proposed marked bus stop, where a vehicle could legally park.

6.3 **Option Two** -Do nothing, existing bus stop remains unmarked.

6.3.1 **Option Description:** The existing bus stop remains unmarked and coincides with the property driveway.

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6.3.2 **Option Advantages**

- Maintains existing unrestricted parking (two parking spaces)

6.3.3 **Option Disadvantages**

- With the bus stop remaining unmarked, bus drivers will make a stop beside the existing bus stop sign (bollard), directly across the property driveway. This means the issue with bus passengers standing and waiting at the bus stop, across the property driveway may continue.
- Risk of conflict between bus users and vehicles accessing the property driveway will remain.
- As vehicles are legally permitted to park up to six metres from the bus stop sign, this means the space between the driveways cannot be considered as a given for buses to come to a halt between driveways.

Analysis Criteria

- 6.4 All new bus stops are planned and implemented in accordance with the Christchurch Bus Stop Guidelines (2009) and the Construction Standard Specifications (2018).
- 6.5 The main issue associated with the existing bus stop originated with a resident taking exception to bus users using the driveway waiting for the bus. Staff have proposed to mark the bus stop and relocating it so that the front of the bus will not coincide with the driveway, minimising the risk of conflict and exposure between bus users and vehicles assessing the property driveway.

Options Considerations

- 6.6 The options presented in this report are consistent with the Council's approved Service Plan for Public Transport Infrastructure (2018-2028). However, the absence of bus stop line markings in Option 2 (Do Nothing) is not consistent with the Public Transport Infrastructure, Level of Service 10.4.12: *Reduce the number of customer service requests relating to the quality and cleanliness of public transport infrastructure*. The absence of bus stop line markings allows vehicles the legal permission to park up to six metre from the bus stop sign.

7. Community Views and Preferences

- 7.1 The existing bus stop is identified only by a bus stop sign, meaning vehicles are legally permitted to park up to six metres from the existing bus stop sign. This means the space between the driveways cannot be considered as a given for buses to come to a halt between driveways. Staff are proposing to mark the bus stop to ensure a minimum length of 31 metres is clear for buses to use the bus stop and come to a stop in the marked bus stop. The line markings will also make it clear for bus drivers to stop away from the property driveway.
- 7.2 Letters were sent to the affected property owners. Feedback was received from a member of the public who was strongly against the proposal of relocating the bus stop and installing line markings. The customer had concerns that the proposal for the bus stop will impact the value of the property and had concerns with the loss of on-street parking. The customer also requested official information of the proposal from staff under the Official Information Act.
- 7.3 A follow up letter was sent to the same customer which provided details concerning the Community Board meeting and how to request speaking rights.
- 7.4 At the time of preparing this report, no further feedback or enquiries have been received.

8. Legal Implications

- 8.1 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.

9. Risks

- 9.1 Should the Community Board approve the 'Do Nothing' option, this means the space beside the bus stop sign cannot be considered as a given for buses to come to a halt for passengers to board and alight the bus. The issue with a member of the public being concerned about bus passengers standing on the property driveway and the risk of conflict between bus passengers and vehicles accessing the property driveway may continue.

10. Next Steps

- 10.1 Approval is required by the Waitai/Coastal-Burwood Community Board.
- 10.2 If approved, the recommendations will be implemented approximately two months of the Community Board approval.

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11. Options Matrix

Criteria		Option 1	Option 2 – (Do Nothing)
Financial Implications	Cost to Implement	\$1,500 for the installation of traffic controls and installation of bus stop line markings. \$1500 for preparing official information and the preparation of this report.	\$1,500 for preparing official information and the preparation of this report.
	Maintenance/Ongoing	Transport and City Streets, Operations Expenditure budget, includes maintenance of bus stop infrastructure, as and when it is needed.	\$0
	Funding Source	Traffic Operations, Capital Expenditure budget for bus stop installations, plus existing staff budgets	No impact
	Impact on Rates		
Environmental Impacts		Bus stops provide access to public transport. Public transport is part of a wider transport package to support mode shift to reduce greenhouse gas emissions, reduce traffic congestion and traffic crashes. This in turn helps the Council provide a healthy environment and a liveable city (Council's strategic framework).	
Social & Community Impacts		The marking and relocation of the bus stop will help to achieve the desired community outcome of a well-connected and accessible city through improved opportunities to access and use public transport alongside improving the quality of the bus stop for bus passengers.	Not having the bus stop marked will have a negative impact on the social and community impact as it is an undesirable outcome in terms of managing the accessibility and quality of the bus stop.
Accessibility Impacts		Convenient access to public transport for residents living in the area and ensuring the space is kept clear for buses to use.	Unmarked bus stops may allow the issues that were raised by residents with Council and local Councillor to continue.

Criteria	Option 1	Option 2
Impact on Mana Whenua	None	
Alignment to Council Plans & Policies	This option is consistent with Council's Plans and Policies.	This option is not consistent with Council's Plans and Policies.

Waitai/Coastal-Burwood Community Board
18 November 2019

Attachments

No.	Title	Page
A	Attachment A - Marking and relocation of an existing bus stop beside 111 Bassett Street - Plan 19/1214554 - For Board Approval	
B	ConsultationFeedback	

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

Authors	Serena Chia - Graduate Transport Engineer Brenda O'Donoghue - Passenger Transport Engineer
Approved By	Stephen Wright - Team Leader Traffic Operations Steffan Thomas - Manager Operations (Transport) Richard Osborne - Head of Transport

10. Bassett Street Bus Stop

Reference / Te Tohutoro: 20/218291

Report of / Te Pou
Matua: Serena Chia, Graduate Transport Engineer,
Serena.Chia@ccc.govt.nz

General Manager /
Pouwhakarae: David Adamson, General Manager City Services,
David.Adamson@ccc.govt.nz

1. Brief Summary

- 1.1 The purpose and origin of this information report is to respond to the Waitai/Coastal-Burwood Community Board's resolution CBCB/2020/00003(2):
 - 1.1.1 *Request that staff put on hold any works previously resolved by the Board at its 2 December 2019 meeting and report back to the Board alternative options for the relocations of the bus stop.*
- 1.2 On 20 January 2020 staff requested the bus stop contractor to put on hold the line marking of the existing bus stop beside 111 Bassett Street.
- 1.3 The original work request followed from the Community Boards approval (CBCB/2019/00048) to mark the bus stop, at the Community Board meeting of 18 November 2019. The work was forecast to be completed within the timeframe outlined in the report to the Community Board, which was approximately two months following approval.
- 1.4 Work associated with the line marking of the existing bus stop remained on-hold for a number of weeks following the staff request. However, at the same Community Board meeting of 18 November 2019, a work request was also issued to the bus stop contractor to mark the existing bus stop beside 44 Bassett Street. There was subsequent miscommunication within the contractor's team. When the contractor installed the line marking at the existing bus stop beside 44 Bassett Street around 17 February 2020 they also marked the existing bus stop beside 111 Bassett Street.
- 1.5 The work that remains on-hold for the bus stop beside 111 Bassett Street includes installation of the hardstand and tactile pavers. These are important inclusive access design features of bus stops.
- 1.6 To comply with the New Zealand Transport Agency's legislation (Land Transport Rule: Traffic Control Devices 2004), a bus stop box must be marked if the space needed extends further than six metres either side of the bus stop sign, which is a space of 12 metres in total.
- 1.7 The layout of Christchurch City Council bus stops (bus box and the no stopping lines) should also comply with the Council's Construction Standard Specifications.
- 1.8 The standard metro buses that bus stops are designed for are 13.5 metres in length. The length increases to about 14.6 metres when the bicycle rack is deployed. This means that all bus stops in Christchurch must be marked to be in accordance with national legislation and should be marked in accordance with the Councils own specifications.
- 1.9 In practice all new bus stops are marked as standard practice. Due to staff time constraints existing unmarked bus stops that are brought up to standard come from a mix of programmed work and from requests made by the public or other stakeholders (for example Environment Canterbury, bus service operators, advocacy groups).

Waitai/Coastal-Burwood Community Board
02 June 2020



- 1.10 The existing bus stop beside 111 Bassett Street is located in an appropriate location relative to the wider residential catchment and proximity to surrounding bus stops.
- 1.11 Satellite aerial imagery indicates the bus stop has been located beside 111 Bassett Street since at least 2007. Advice from staff at Environment Canterbury suggests that the bus stop is likely to predate 2007.
- 1.12 In consideration of the above, staff will not be investigating alternative locations for the existing bus stop to be relocated to, as it is already in an appropriate location and has been at this location for a very long time.
- 1.13 Once this information report has been received by the Community Board, staff will instruct the bus stop contractor to complete the remaining work in accordance with the previously approved plan. It is very important that this work is completed as the bus stop inclusive access design will not function as intended until the hardstand is installed.

2. Officer Recommendations / Ngā Tūtohu

That the Waitai/Coastal-Burwood Community Board:

1. Receive the information in the report.

Click or tap here to enter text.

Attachments / Ngā Tāpirihanga

There are no appendices to this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Decision making report, 18 November 2019: <i>Marking and Relocation of an Existing Bus Stop beside 111 Bassett Street</i>	Marking and Relocation of an Existing Bus Stop beside 111 Bassett Street
Minutes to the above report: Community Board Resolved CBCB/2019/00048 (Original Staff Recommendation accepted without change)	CBCB/2019/00048
Community Board's resolution CBCB/2020/00003	Community Board's resolution CBCB/2020/00003

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).
(a) This report contains: <ol style="list-style-type: none">(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.

Waitai/Coastal-Burwood Community Board
02 June 2020

Christchurch
City Council 

Signatories / Ngā Kaiwaitohu

Author	Serena Chia - Graduate Transport Engineer
Approved By	Wayne Gallot - Team Leader Traffic Operations Stephen Wright - Manager Operations (Transport) Richard Osborne - Head of Transport

8. Correspondence - Linda Callaghan and Ross Williamson

Reference / Te Tohutoro: 20/760334

Report of / Te Pou
Matua:

Cindy Sheppard, Community Board Advisor

General Manager /
Pouwhakarae:

Mary Richardson, General Manager, Citizens and Community

1. Purpose of Report / Te Pūtake Pūrongo

Correspondence has been received from:

Name	Subject
Linda Callaghan	Fairway Reserve – Manuka Tree
Ross Williamson	Prestons Area – Dogs off Leash

2. Officer Recommendations / Ngā Tūtohu

That the Coastal-Burwood Community Board:

1. Receive the correspondence from Linda Callaghan in relation to the Manuka Tree at Fairway Reserve and ask that staff investigate and respond back to the Board.
2. Receive the correspondence from Ross Williamson in relation to Dogs being walked off the leash in Prestons Area.

Attachments

No.	Title	Page
A ↓	Linda Callaghan - Fairway Reserve	28
B ↓	Ross Williamson - Prestons Area	30

Dear Board Members,

I am a retiree and live at 12B Giles Place which is situated along the fence line boundary of Fairway Reserve which is off Lake Terrace Road, Shirley. The side of my home runs along the fence line with a path between my house and the fence. My patio has large concrete paving stones and in the winter these freezes because the trees including a Manuka shade my property. The patio and path are dangerous and slippery. The Manuka has now grown to a size where the patio is now mostly in shade until the sun is over the tree. Being deprived of light and sun has an impact on my power bill.

I am pleased to advise that council staff have topped the shrubs. This allowed more light and sun into my home which is great, however, the Manuka tree has not been touched so the problem of light and sun still exists.

I have searched the CCC website and cannot see Manuka listed as a protected tree. Significant, however one of the greenspace workers advised me that the tree has to be anaesthetically pleasing to the eye from the reserve so they didn't touch it. I really don't see why it can't be topped and still be aesthetically pleasing to the eye as long as it is topped properly. In the past the tree was cut back on the fence side however, it is was not aesthetically pleasing result from my side of the fence. From the photo you will see how tall the tree is. It is well over my roof and gutters.

Please would the board members consider enabling more light and sun onto my property by having this Manuka topped to a reasonable level.

Thank you.

Yours faithfully,

Linda Callaghan



Hello Kelly Barber, Chair of local Community Board.

I have messaged the Council in the past about dogs being walked off the leash in our general area but seem to get fobbed off, would you please table my views at a Community Board meeting.

There are many responsible dog owners in the Preston area but there are also the irresponsible ones who let their dog off the lead in footpath areas walking well ahead ignoring what playground or grass berm their dog may be fouling.

I have asked for some notices to be put up to remind the public via the Council website about this, one answer I received last year was that the Council will have animal control patrol a bit more, this is never any good as they are not on the spot, a notice is always there.

Last year someone had put up a temporary notice to the path through the wet lands near Lower Styx Road, "welcome to dog poo alley", which was very appropriate as that is always fouled by dogs, or owners have picked up and thrown the bag to one side.

I had to tell one owner that their dog had fouled the grassed area at the north end of the lake by our address, only then did they pick up, one couple with children in toe let their dog foul the path where often we see children walking.

Regards
Ross Williamson

9. Reserves Act Hearings Panel Report on the Archery Club Development and Tree Removal on Rawhiti Domain

Reference / Te Tohutoro: 20/585385

Report of / Te Pou

Councillor Pauline Cotter, Chairperson

Matua:

General Manager /

Pouwhakarae:

1. Purpose of Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is to present to the Waitai/Coastal-Burwood Community Board (the Community Board) the Reserves Act Hearings Panel recommendations following the consultation and hearings process on the Archery Club Development and Tree Removal on Rawhiti Domain.

Decision Making Authority

- 1.2 The Reserves Act Hearings Panel has no decision-making powers but, in accordance with its delegation, has considered the written and oral submissions received on the proposal and is now making recommendations to the Community Board. The Community Board can then accept or reject those recommendations as it sees fit bearing in mind that the Local Government Act 2002 s.82(1)(e) requires that “the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration.”
- 1.3 The Community Board, as the final decision-maker, should put itself in as good a position as the Reserves Act Hearings Panel having heard all the parties. It can do so by considering this report which includes a summary of the written and verbal submissions that were presented at the hearings, any additional information received and the Reserves Act Hearings Panel’s considerations and deliberations. The Council Officer report to the Hearings Panel is attached (Attachment A) and a link to the written submissions is also available.

https://christchurch.infocouncil.biz/Open/2020/05/RAHPC_20200508_AGN_4800_AT.PDF

2. Hearings Panel Recommendations / Ngā Tūtohu o Te Tira Taute

The Reserves Act Hearings Panel recommends that the Waitai/Coastal-Burwood Community Board:

1. Decline the application for a new lease for the Christchurch Archery Club at Rawhiti Domain.

Note: The current lease expires in June 2021 after which time the occupation reverts to a monthly tenancy.

3. Background / Context / Te Horopaki

- 3.1 The Christchurch Archery Club Incorporated (“the Club”) has been located at Rawhiti Domain (“Domain”) with an archery facility since 1992 and has expanded during this time. The Club has hosted New Zealand National and International Archery Championships with approximately 200 competitors, supporters and family attending these events, which ran over several days.
- 3.2 The Club has an existing ground lease for its clubrooms, which expires on 30 June 2021 (Attachment B). It now seeks to be granted a new lease for an expanded area to cover both

the existing clubroom building and an extension to this to better provide for the Club's level of activity and to accommodate an indoor range. The proposed building development is shown in Attachment A pages 6 to 7.

- 3.3 Several trees and shrubs will be affected by the proposed building development, including some needing to be removed. Attachment A page 8, shows those trees that will be affected and details the requirements for these.
- 3.4 When the Club holds archery events it requires, at certain dates and times, the exclusive use of areas of Domain ground for its activities, including the car park. The proposal is that, for those dates and times, the Club is granted a licence to occupy the car park area. These dates and times, as a minimum, are listed in Attachment A pages 9 to 10. It is to be noted that for the use of the greenspace areas the Club already has ground allocations for these, and are not up for further consideration as part of the current process being consulted on.
- 3.5 The proposed areas for the lease and licence are shown in Attachment A page 11. The current lease will be surrendered in the event of the granting of a new lease.

4. Consultation Process and Submissions / Te Tukanga Kōrerorero / Ngā Tāpaetanga

- 4.1 Public consultation ran from 7 February to 9 March 2020. A public notice was placed in The Pegasus Post and The Press on 7 February and a consultation leaflet (see Attachment A pages 12 to 13) and submission form (see Attachment A pages 14 to 15) were distributed to immediate residents, property owners and the New Brighton library.
- 4.2 Submissions were received from seven groups and 53 individuals. The majority of submitters (78%) live in the suburbs in the east of Christchurch city.
- 4.3 Of the seven groups who submitted, only one (Guardians of Rawhiti Domain) was opposed to the lease, licence and tree removal.
- 4.4 A detailed submission analysis was provided to the Hearings Panel which is included in Attachment A at 3.1 to 4.5.3.
- 4.5 **Submission on lease application**
 - 4.5.1 Of all submitters, 59 responded to the question "Do you support a ground lease, for the extension of the Christchurch Archery Club building?" 58% supported the application for a lease. Of all submitters, 45 provided comments on the lease application.
 - 4.5.2 24 submitters who supported the lease and extension of the Club building provided comments on the issue. They made the following points most often (three or more):
 - It is good for the local area (10)
 - It allows for archery in poor weather/year-round (5)
 - It will help the sport progress (5)
 - It will increase use of the Domain (4)
 - 4.5.3 20 submitters who opposed/did not state a preference on the lease and extension of the Club building provided comments on the issue. They made the following points most often (three or more):
 - Exclusive use of a public space (11)
 - Negative impacts on other Domain users (11)

- Unsafe sport to have in the Domain (4)
- No more buildings in the Domain (3)
- Benefits only a small group (3)
- The Domain has high use and limited space (3)

4.5.4 In addition, ten submitters felt that the club should not be in the Domain at all and should look at moving to a more appropriate location.

4.6 Submissions on licence application

4.6.1 Of all submitters, 59 responded to the question “Do you support a licence to occupy, for the Christchurch Archery Club to have exclusive use of the car park during events?” 51% supported the application for a licence.

4.6.2 However, only seven submitters provided comments on the licence application - three in support, three opposed and one who did not indicate a preference. Specific issues raised about the car park were:

- It is already locked and solely used by Club
- It should be accessible to other Domain users
- It would not be used otherwise

4.7 Submissions on tree removal

4.7.1 Of all submitters, 59 responded to the question “Do you support the removal of trees and shrubs for an extension of the Christchurch Archery Club building?” Just under 50% supported the removal of trees and shrubs. Of all submitters, 30 commented on the removal of trees and shrubs.

4.7.2 10 submitters who supported the removal of trees and shrubs commented on the issue. They made the following points most often (three or more):

- All trees and shrubs will or must be replaced elsewhere in the Domain (5)
- Removing trees and shrubs will have minimal impact (3)

4.7.3 18 submitters who opposed the removal of trees and shrubs commented on the issue. They made the following points most often (three or more):

- Too many trees have already been lost (7)
- Loss of view/amenity (5)
- Decreased biodiversity/detrimental to local ecology (5)
- Trees provide shelter/shade (4).

5. The Hearing / Te Hui

5.1 The Hearings Panel consisted of Councillor Pauline Cotter (Chairperson), Councillor James Daniels and Councillor Phil Mauger. The Hearings Panel convened on Friday 8 May 2020 to hear verbal submissions and Friday 22 May 2020 to receive further information from Council Officers and to consider and deliberate on all submissions and information received on the proposal.

5.2 Prior to the hearing the Hearings Panel undertook a visit to the site. A further site visit was undertaken by the Hearings Panel after the hearing was adjourned on 8 May 2020.

- 5.3 Prior to hearing verbal submissions Council Officers presented a brief overview of the proposed amendments and presented the Hearings Panel with further information in relation to the Christchurch Archery Club's history at Rawhiti Domain, proposal for granting of a new lease, the engagement process and answered questions of the Hearings Panel.
- 5.4 The Hearings Panel then heard from four submitters who wished to present, and asked questions for clarification. The verbal submissions were largely consistent with the points raised in the written submissions. The key issues that were raised through the verbal submissions included:
 - 5.4.1 The Christchurch Archery Club provides world class archery facilities and training and holds local and international events. The Club needs to extend its facilities to better provide for growth and all year round training and shooting capability. The Club also wants to support the re-establishment of New Brighton. Relocating the Club would be an expensive exercise for the Club with limited funds.
 - 5.4.2 Issues were raised around exclusive use by the Club of the public car park which has been locked when not in use by the Club. There is limited public parking in this area of the Domain. When the public have tried to use the car park, members of the Club have advised the public it is not for their use. The Hearings Panel were advised the car park was locked due to rubbish and vandalism.
 - 5.4.3 The current building existed prior to the Club taking possession in 1992. The new building proposed is much larger than the existing building and the existing and new buildings would be joined together.
 - 5.4.4 Concerns were raised regarding further tree and shrub removal. Photographs and additional information were provided by a submitter at Attachment C, that showed there has been significant tree loss in the last 50 years in the Domain including loss of trees due to the 2010/11 Canterbury earthquakes and the new Orion substation built on the Domain nearby. This has affected wildlife, and in particular reduced the number of birds and Monarch butterflies in the area. There were concerns over what the Club would replace the trees with, and how long it would take for the replacement trees to mature and provide what was there before.
 - 5.4.5 Safety concerns were raised in that the site is not fenced. It was felt that the Domain is becoming busier and this activity is not a good fit for future use of the Domain. The Archery Club complies with current safety plans.
 - 5.4.6 Some submitters were concerned with the relationship between users of the Domain.

6. Consideration and Deliberation of Submissions / Ngā Whaiwhakaaro o Ngā Kōrero me Ngā Taukume

- 6.1 The Hearings Panel considered and deliberated on all submissions received on the proposal as well as information received from Council Officers during the hearing. In addition the Hearings Panel raised further questions which Council officers responded to via a Memorandum as attached (Attachment D).
- 6.2 Council officers advised the Hearings Panel that a lease for the car park was now the appropriate form of instrument rather than a licence to occupy. Due to considerations last year of the interpretation of the application of the different subsections of Section 54(1) of the Reserves Act 1977, it was determined that only a lease was appropriate to be applied in situations that involved a periodic exclusive use of an area of recreation reserve land for the purpose of a car park. This happened after the staff report seeking approval for public consultation was put on the Community Board agenda last year. As the proposed lease for the

car park is under the same subsection as the licence to occupy would be (Section 54(1)(d) of the Reserves Act 1977) there is in effect no difference in the terms and conditions between the two instruments of occupation, other than a lease allows exclusive use.

- 6.3 Some of the key issues that were discussed by the Hearings Panel are as follows:
- 6.3.1 The Hearings Panel noted that although the new building extension is in the Rawhiti Domain Management Plan 2007, there is no reference to the size and scale of the building. After looking at the plans and visiting the site the Hearings Panel concluded that this was to be a large and dominant structure. The Hearings Panel also agreed that the visual image on the consultation document did not appear to properly represent the ratio of the proposed extension, where the extension appeared of a similar size to the existing building.
- 6.3.2 The Hearings Panel noted the lack of maintenance and forward plantings of the trees was not foreseen in the Management Plan, nor the resultant net loss of trees. The trees are noted in the Management Plan as “a dominant visual element of the Domain, providing vertical scale, a sense of enclosure and spatial definition between different areas” (6.1.3). The submitters who were opposed to the development were also very concerned about historical gradual tree loss, with one submitter providing comparative aerial photos confirming this. Submitters noted that along with tree loss comes severe loss of biodiversity, and in particular, the absence of Monarch butterflies that used to winter over in the Domain in vast numbers. The Monarch butterflies were also referenced in the Management Plan to be protected (5.2 and 6.1.5). The Hearings Panel noted there are various community groups working on projects that will restore trees and biodiversity, however a submitter noted that trees take a very long time to grow and for this reason the Hearings Panel was disinclined to see any further mature tree or shrub loss at this time.
- 6.3.3 In referring to the Management Plan, the Hearings Panel noted there is particular reference to having no further buildings on the Domain, unless they were to be an extension of an existing building, which the Archery Club has applied for. The Hearings Panel felt that the existing building in this case will be dwarfed by the size of the ‘extension’, which in effect amounts to a new very large construction in the Domain. Submitters felt it would be an imposition with high barren walls. The Hearings Panel agreed the extension would dominate the landscape of the Domain, and together with the tree loss was contrary to the intention of the Management Plan (4.2).
- 6.3.4 Although the Club has a good safety history, submitters said Domain users have a perception that it is not safe, and feel uneasy about the activity, especially on events days. There was a certain level of resentment about the large area of the Domain the Club requires exclusive use of during events. Some submitters were of the view that the range should be fenced, but noted the large amount and height of fencing required would detract from the amenity of the Domain. The Hearings Panel noted that the Domain is seeing increased numbers of recreational users.
- 6.3.5 The Christchurch Archery Club and supporting submitters made it clear to the Hearings Panel that the Club is flourishing and membership is growing. Their events draw competitors from all over New Zealand and sometimes from around the world and the Club has produced several Olympic archers. The Hearings Panel were heartened to see and commend them on their vision to fund and build a new indoor facility with provision to include Kyudo, but agreed that, for all the reasons stated above, Rawhiti Domain is no longer a suitable location for archery and a new site that will allow for the

Club's growth, expansion and development would be more appropriate to provide future security for the Club.

- 6.4 Following consideration and deliberation of submissions, the Hearings Panel unanimously agreed to recommend to the Community Board that the Christchurch Archery Club application for a lease for the existing building and the site for a new extension be declined, noting that the current lease runs until June 2021, and the Club's occupation of the existing site and building will revert to a month by month basis from that time. The Hearings Panel is hopeful that the Club will regard this as an opportunity to move forward by finding a more appropriate and better site for their activity.
- 6.5 The Hearings Panel wishes to highlight the following points for the Community Board to discuss on other issues which was out of scope for the purpose of the Hearings Panels focus:
- 6.5.1 That the Community Board address the issue of the lack of tree maintenance and forward plantings in the Domain (Rawhiti Management Plan 6.1.4).
- 6.5.2 That the Community Board work with the Christchurch Archery Club and the Christchurch City Council to find an alternative site for the Club and advocate for their vision.
- 6.5.3 The Hearings Panel understand the existing building cannot be moved, and ownership and future use of the building should be considered by the Community Board.
- 6.5.4 That the Community Board address the issue with the car park gates being locked to the public.
- 6.5.5 The Hearings Panel was of the view that the Community Board be an advocate for the regeneration and education work the Guardians of Rawhiti Domain are undertaking.
- 6.6 At the close of the hearing the Chairperson, Councillor Cotter, on behalf of the Panel, thanked all Council officers and submitters.

Signatories / Ngā Kaiwaitohu

Author Jacqui Wilkinson - Hearings Advisor

Approved By Pauline Cotter - Chairperson of Hearings Panel

Attachments

No.	Title	Page
A ↓	Council Officer Report	37
B ↓	Archery Club Lease	52
C ↓	Additional Submitter Information	67
D ↓	Memo - Hearings Panel Queries and Responses	90

Reserves Act Hearings Panel
08 May 2020

Christchurch
City Council 

4. Submissions on Archery on Rawhiti Domain Proposed Lease and Licence

Reference / Te Tohutoro: 20/422874

Report of / Te Pou Matua:	Derek Roozen, Senior Network Planner Parks, CounciDerek.Roozen@ccc.govt.nz Tessa Zant, Senior Engagement Advisor, Tessa.Zant@ccc.govt.nz
General Manager / Pouwhakarae:	Mary Richardson, GM Citizens & Community, Mary.Richardson@ccc.govt.nz

1. Purpose of report / Te Pūtake Pūrongo

- 1.1 This report is a summary of all submissions received from the consultation on the proposed lease and licence for Christchurch Archery on Rawhiti Domain ("the Park").

2. Proposal notified

- 2.1 The Christchurch Archery Club Incorporated ("the Club") has been located at Rawhiti Domain with an archery facility since 1992 and the club has grown over the years. It has hosted New Zealand National and International Archery Championships. Approximately 200 competitors, supporters and family attended these events, which ran over several days.
- 2.2 The Club has an existing ground lease for its clubrooms, which expires on 30 June 2021. It now seeks to be granted a new lease for an expanded area to cover both the existing clubroom building and an extension to this to better provide for the Club's level of activity and to accommodate an indoor range. The proposed building development is shown in **Attachment A**.
- 2.3 Several trees and shrubs will be affected by the proposed building development, including some needing to be removed. **Attachment B** shows those trees that will be affected and details the requirements for these.
- 2.4 When the Club holds archery events it requires, at certain dates and times, the exclusive use of areas of Park ground for its activities, including the car park. The proposal is that, for those dates and times, the Club is granted a licence to occupy for the car park area. These dates and times, as a minimum, are listed in **Attachment C**. It is to be noted that for the use of the greenspace areas the Club already has ground allocations for these, and are not up for further consideration as part of the current process being consulted on.
- 2.5 The proposed areas for the lease and licence are shown in **Attachment D**. The current lease will be surrendered in the event of the granting of a new lease.

3. Consultation overview

- 3.1 Public consultation ran from 7 February to 9 March. A public notice was placed in The Pegasus Post and The Press on 7 February and a consultation leaflet (see **Attachment E**) and submission form (see **Attachment F**) were distributed to immediate residents, property owners and the New Brighton library.
- 3.2 A sign advertising the consultation, including consultation documents, was placed at the entrance to Rawhiti Domain and restocked on 18 February.
- 3.3 A Newsline story about the application and consultation was released and shared on Facebook, including a post to 'The people's independent republic of New Brighton'.

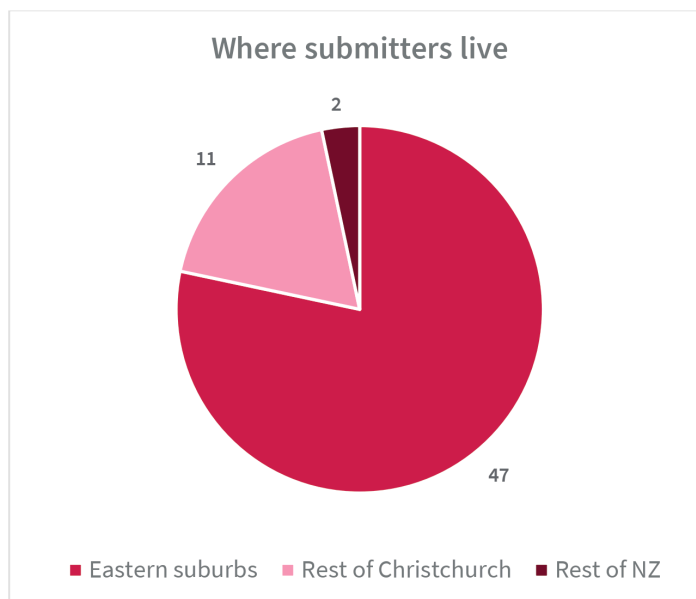
Reserves Act Hearings Panel
08 May 2020



- 3.4 Further information, including building specs was available online on the Council's 'Have Your Say' webpage. The submission form, as shown in **Attachment F**, was able to be filled in online.
- 3.5 A public meeting was held in 18 February at the Rawhiti Archery Club and attended by four members of the public as well as Club and Council representatives.

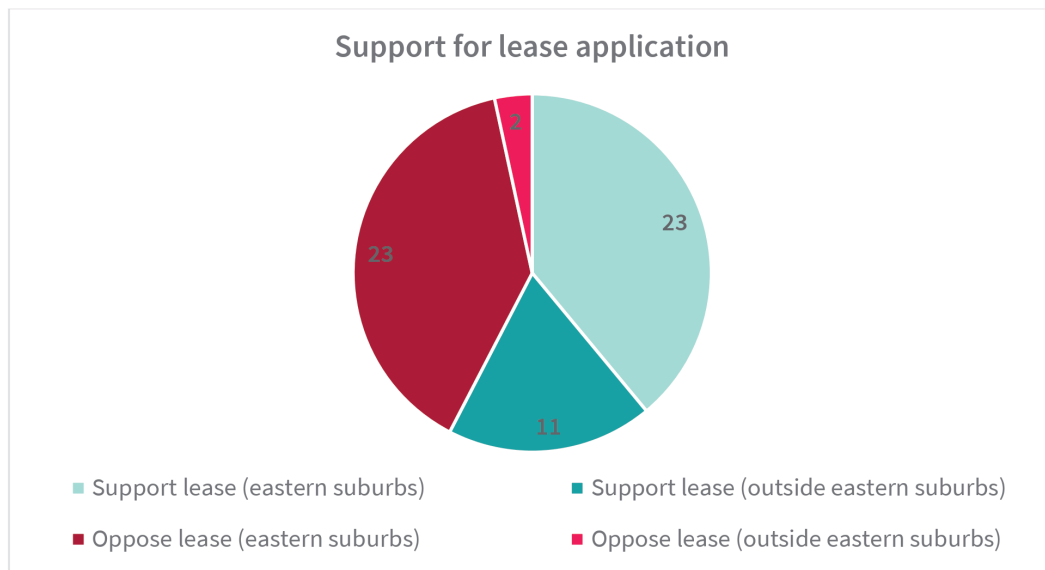
4. Submissions summary

- 4.1 Submissions were received from seven groups and 53 individuals. The chart below shows that the majority of submitters (78%) live in the suburbs in the east of Christchurch city.



- 4.2 Of the seven groups who submitted, only one (Guardians of Rawhiti Domain) was opposed to the lease, licence and tree removal.
- 4.3 **Submission on lease application**
- 4.3.1 Of all submitters, 59 responded to the question "Do you support a ground lease, for the extension of the Christchurch Archery Club building?" The chart below shows 58% supported the application for a lease. Of all submitters, 45 provided comments on the lease application.

Reserves Act Hearings Panel
08 May 2020



4.3.2 24 submitters who supported the lease and extension of the club building provided comments on the issue. They made the following points most often (three or more):

- It is good for the local area (10)
- It allows for archery in poor weather / year-round (5)
- It will help the sport progress (5)
- It will increase use of the domain (4)

4.3.3 20 submitters who opposed / did not state a preference on the lease and extension of the club building provided comments on the issue. They made the following points most often (three or more):

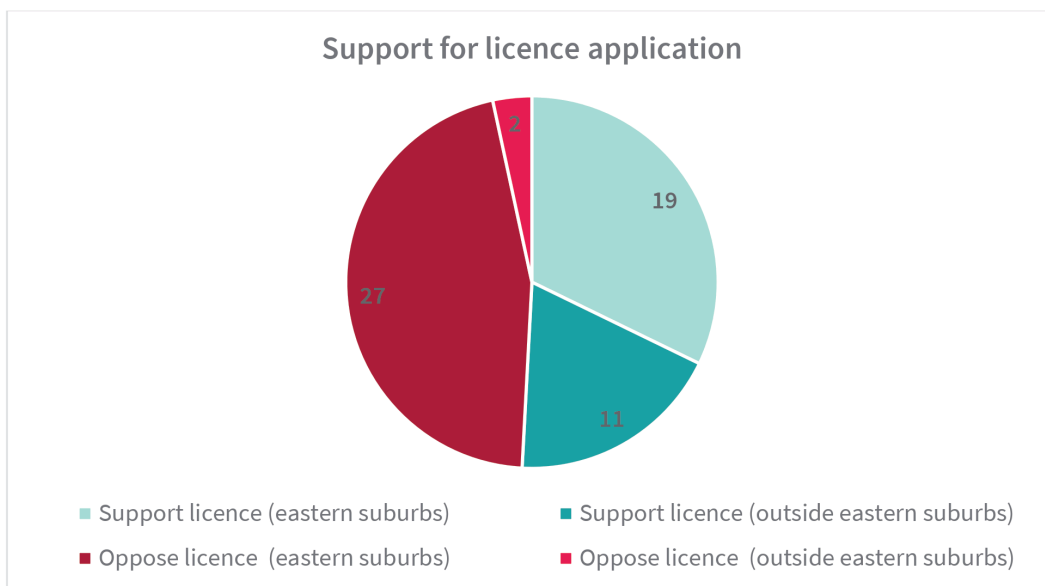
- Exclusive use of a public space (11)
- Negative impacts on other park users (11)
- Unsafe sport to have in the domain (4)
- No more buildings in the domain (3)
- Benefits only a small group (3)
- The domain has high use and limited space (3)

4.3.4 In addition, ten submitters felt that the club should not be in the domain at all and should look at moving to a more appropriate location.

4.4 **Submissions on licence application**

4.4.1 Of all submitters, 59 responded to the question “Do you support a licence to occupy, for the Christchurch Archery Club to have exclusive use of the carpark during events?” The chart below shows 51% supported the application for a licence.

Reserves Act Hearings Panel
08 May 2020



4.4.2 However, only seven submitters provided comments on the licence application- three in support, three opposed and one who did not indicate a preference. Specific issues raised about the car park were:

- It is already locked and solely used by club
- It should be accessible to other park users
- It would not be used otherwise

4.5 **Submissions on tree removal**

4.5.1 Of all submitters, 59 responded to the question “Do you support the removal of trees and shrubs for an extension of the Christchurch Archery Club building?” The chart below shows just under 50% supported the removal of trees and shrubs. Of all submitters, 30 commented on the removal of trees and shrubs.



Reserves Act Hearings Panel
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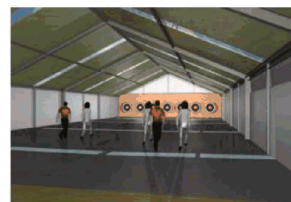
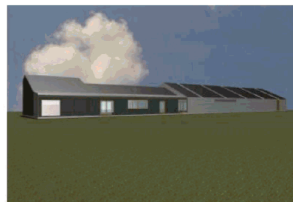
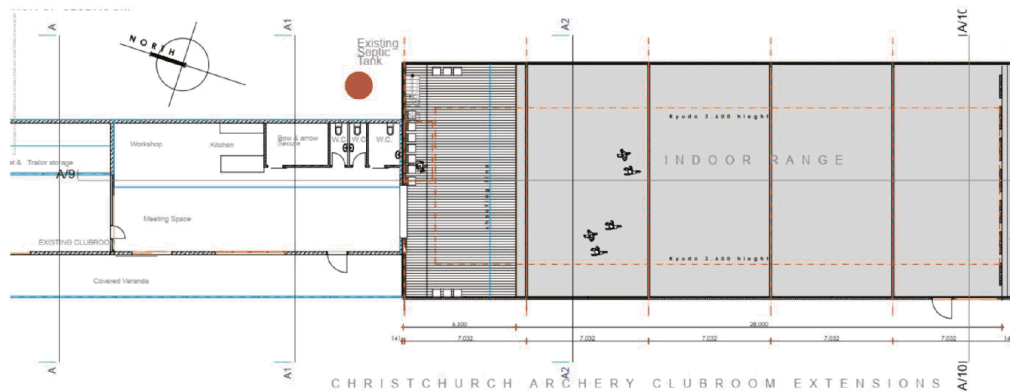


- 4.5.2 10 submitters who supported the removal of trees and shrubs commented on the issue. They made the following points most often (three or more):
- All trees and shrubs will or must be replaced elsewhere in the domain (5)
 - Removing trees and shrubs will have minimal impact (3)
- 4.5.3 18 submitters who opposed the removal of trees and shrubs commented on the issue. They made the following points most often (three or more):
- Too many trees have already been lost (7)
 - Loss of view / amenity (5)
 - Decreased biodiversity / detrimental to local ecology (5)
 - Trees provide shelter / shade (4).

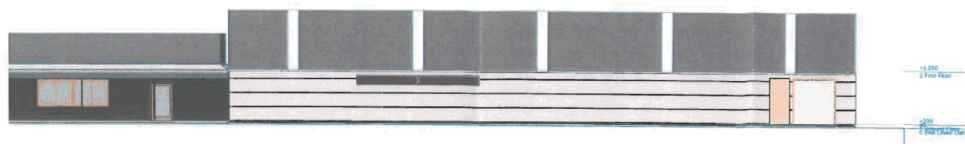
Attachments

No.	Title	Page
A	Attachment to report 20 258564_Attachment A - Proposed building development plans	
B	Attachment to report 20 258564_Attachment B - Affected trees	
C	Attachment to report 20 258564_Attachment C - Car park area exclusive use	
D	Attachment to report 20 258564_Attachment D - Proposed lease and licence area plan	
E	Attachment to report 20 258564_Attachment E - Consultation leaflet	
F	Attachment to report 20 258564_Attachment F - Submission form	

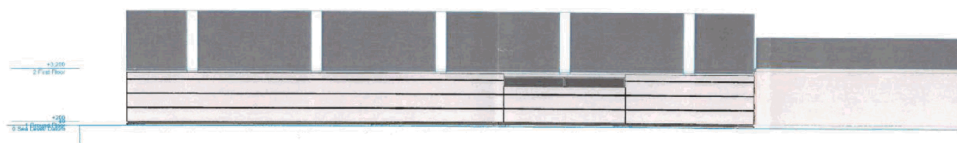
Attachment A – Proposed building development plans



CREATING PLACES FOR PEOPLE



WEST ELEVATION SCALE 1:100 W A2

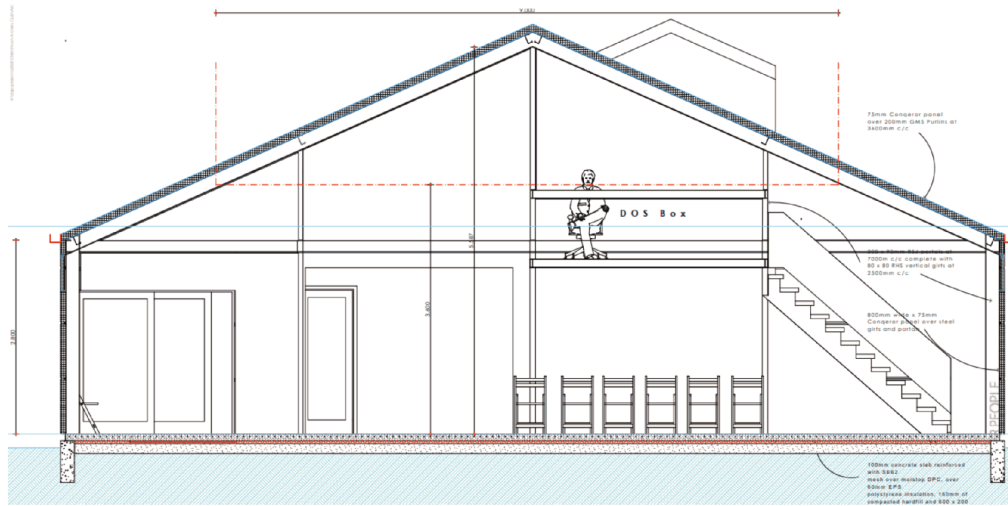


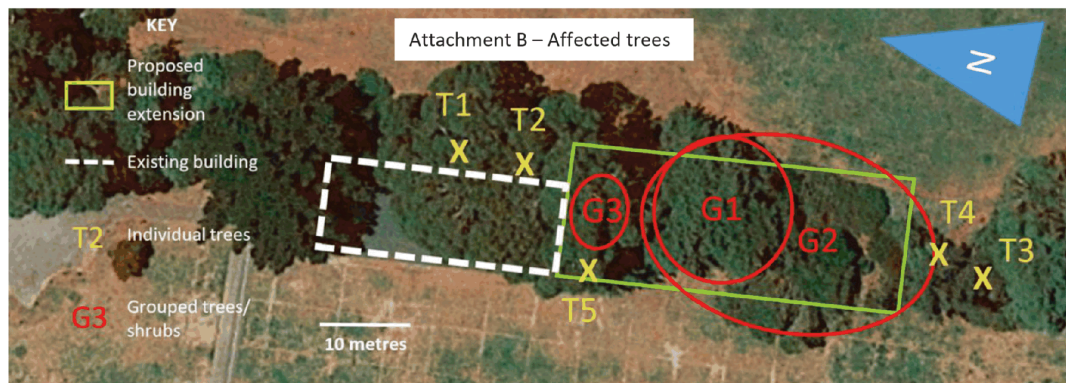
EAST ELEVATION SCALE 1:100 W A2



SOUTH ELEVATION SCALE 1:100 W A2

NORTH ELEVATION SCALE 1:100 W A2





Impact on trees

Several trees and groups of shrubs will be affected by the proposed Christchurch Archery Club building extension.

Tree and shrub removals

As shown in the image above, three groups of plants, including small trees, (G1–G3) will need to be removed. One individual tree, a *Cupressus macrocarpa* (T5), will also need to be removed and another, a *Eucalyptus nicholii* (T2), will be either removed or may require the installation of a root barrier.

The Coastal-Burwood Community Board needs to approve these tree removals. A resource consent is also required for the removal of G3 and T5. If T2 is to be removed this will also need resource consent.

Other trees indicated

Other trees shown in the image above may or may not be affected by the proposed building and/or development works. As T1 (a *Eucalyptus nicholii*) is outside the proposed construction works area it should not need to be removed and is unlikely to be affected by the works. The *Pinus sp.* trees centred on T3 and T4 are also outside the proposed construction works area but will require a protective fence to be installed outside their drip-line for the duration of the proposed build.

Replacement planting

Any trees and shrubs removed will be replaced with new specimens planted close by and/or elsewhere in Rawhiti Domain.

Costs

All costs will be covered by the Christchurch Archery Club.



Derived from:

CHRISTCHURCH ARCHERY CLUB INC -:- MAJOR EVENTS PROGRAMME 2020

Month	Day(s)	Event	Start time	Finish
January				
6 -10	Monday - Friday	Mainland Muster	8.30 am	5.00 pm
11	Saturday	National League	1.00 pm	5.00 pm
18	Saturday	South Island League	1.00 pm	5.00 pm
February				
8	Saturday	National League	1.00 pm	5.00 pm
15	Saturday	WA720	1.00 pm	5.00 pm
22	Saturday	South Island League	1.00 pm	5.00 pm
29	Saturday	Long Metric	1.00 pm	5.00 pm
March				
7-8	Saturday - Sunday	WA 1440 Bill Inwood	8.30 am	5.00 pm
14	Saturday	National League	1.00 pm	5.00 pm
28	Saturday	South Island League	1.00 pm	5.00 pm
April				
4	Saturday	Clout	12.00 Noon	5.00 pm
10 - 13	Friday - Monday	South Island Easter Champs Christchurch	8.30 am	5.00 pm
18	Saturday	National League	1.00 pm	5.00 pm
25	Saturday	ANZAC Day (Archery event)	10.00 am	5.00 pm

Reserves Act Hearings Panel
08 May 2020

May				
9	Saturday	National League	1.00 pm	5.00 pm
23	Saturday	South Island League	1.00 pm	5.00 pm
June				
13	Saturday	National League	1.00 pm	5.00 pm
27	Saturday	South Island League	1.00 pm	5.00 pm
July				
11	Saturday	National League	1.00 pm	5.00 pm
25	Saturday	South Island League	1.00 pm	5.00 pm
August				
8	Saturday	National League	1.00 pm	5.00 pm
22	Saturday	South Island League	1.00 pm	5.00 pm
September				
12	Saturday	National League	1.00 pm	5.00 pm
26	Saturday	South Island League	1.00 pm	5.00 pm
October				
3	Saturday	WA720	1.00 pm	5.00 pm
10	Saturday	National League	1.00 pm	5.00 pm
17	Saturday	South Island League	1.00 pm	5.00 pm
24-26	Saturday - Monday	Neroli Fairhall Triple WA 1440	8.30 am	5.00 pm
31	Saturday	WA900	1.00 pm	5.00 pm
November				
7	Saturday	National League	1.00 pm	5.00 pm
28	Saturday	South Island League	1.00 pm	5.00 pm
December				
5	Saturday	National League	1.00 pm	5.00 pm
19	Saturday	South Island League	1.00 pm	5.00 pm





Impact on trees

Several trees and groups of shrubs would be affected by the archery building extension.

Tree and shrub removals

As shown in the image above, three groups of plants, including small trees (G1, G2, G3) would be removed to make room for the building extension. One individual tree, a *Cupressus macrocarpa* (T5), would also need to be removed and another *Eucalyptus nicholii* (T2) would be either removed or require the installation of a root barrier. All costs would be covered by the archery club.

Replacement planting

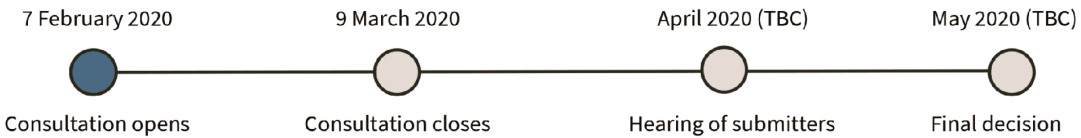
Any trees and shrubs removed would be replaced close by and/or elsewhere in Rawhiti Domain.



The Waitai/Coastal-Burwood Community Board needs to approve these tree removals. A resource consent is also required for the removal of G3 and T5. If T2 were to be removed this would also need resource consent.

You can view a complete list of all trees and shrubs in the area, including photos at ccc.govt.nz/haveyoursay.

Timeline:



To comment on the proposed lease, licence and tree removals, and find out more

- Go online ccc.govt.nz/haveyoursay or complete the enclosed freepost form and return to:
- Christchurch City Council,
PO Box 73016, Christchurch 8154

- Speak to Tessa Zant
03 941 8935
- Tessa.Zant@ccc.govt.nz

Consultation open until **Monday 9 March 2020**

HAVE YOUR SAY

Christchurch Archery Club development and tree removal on Rawhiti Domain

Open until Monday 9 March

ccc.govt.nz/haveyoursay

The proposal

The Christchurch Archery Club would like to add an indoor range to their current clubrooms to provide year-round archery facilities. This requires an expansion of its ground lease and the removal of several trees and shrubs.

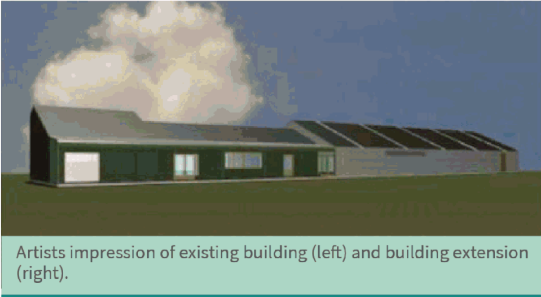
The club has been located at Rawhiti Domain since 1992 and has grown over the years. The club has previously hosted New Zealand National and International Archery Championships. Approximately 200 competitors, supporters and family attended these events, which run over several days.

During events, the club is allocated exclusive use of the grounds for its range and other activities. The club has also asked for exclusive use of the nearby car park during events. We propose granting a licence to occupy, for the dates and times when this extra space is needed.

Proposed lease extension

The Christchurch Archery Club have a current ground lease over the area where their clubrooms are located. This lease expires in 2021.

The proposed lease is for the expanded building area which is referred to in the Rawhiti Domain and Thomson Park Management Plan 2007 and is in line with the



requirements of the Reserves Act.

Proposed licence

The licence is for exclusive use of the car park when there are key regular and multi-day archery events held by the club. You can view a list of all proposed dates online—ccc.govt.nz/haveyoursay.

The new lease and licence fee would be set in line with the Council Long Term Plan 2018.

Tree removal

Trees will be impacted by the proposed building and their removal requires Community Board approval and a resource consent. More details on reverse.

Talk to the team

If you would like to discuss the proposals, you can drop in to see us on-site:

Christchurch Archery Club
Rawhiti Domain
Tuesday 18 February
4.30-6.00pm

Or, contact us anytime. Details on reverse.

Areas used by archery club including event days



Areas allocated to archery for use during events	
Field A	Shooting range and over-shoot area
Field B	Park area extending from the over-shoot area south towards the park boundary
Field C	Clout (where arrows are shot at a flag) and car parking areas
Field D	Practice area

Areas requiring a ground lease (A and B) and a license to occupy (C)



A	Existing building	252m ²
B	Proposed building extension	531m ²
C	Licensed carpark area	813m ²

Fields A, B, C and D are allocated through our booking system. A ground lease is required when a building is erected and a licence to occupy is required for exclusive use of the car park (find licence details online—ccc.govt.nz/haveyoursay)

Christchurch
City Council

[illegible]

Reserves Act Hearings Panel
08 May 2020

Name* _____ Postcode* _____
Address* _____
Email _____
If you are the spokesperson for a recognised organisation, please provide:
Organisation _____ Your role _____
Hearings are planned for March 2020 (subject to change). Would you like to speak to the Hearings Panel about your submission? ☐ Yes ☐ No
If yes, please provide a phone number so we can arrange a time with you: _____
* required
Please fold with the Freepost portion on the outside, seal and return by Monday 9 March 2019

Fold Staple or tape here Fold

Please note:

We require your contact details as part of your submission - it also means we can keep you updated throughout the project.

Your submission, name and address are given to The Hearing Panel to help them make their decision.

Submissions, **with names only**, go online when the decision meeting agenda is available on our website.

If requested, submissions, names and contact details are made available to the public, as required by the Local Government Official Information and Meetings Act 1987.

If there are good reasons why your details and/or submission should be kept confidential, please contact our Engagement Manager on (03) 941 6999 or 0800 800 169 (Banks Peninsula).

If you are using extra paper, please make sure the folded posted item is no thicker than 6mm. Alternatively, to send your submission for free in an envelope of any size, write 'Freepost Authority No. 178' in the top left corner.

Fold Fold

FREEPOST Authority No. 178



Attention: Tessa Zant
Senior Engagement Advisor
Christchurch City Council
PO Box 73016
Christchurch Mail Centre
Christchurch 8154

Sports Body Ground Lease -
s.54 Reserves Act 1977

Between

CHRISTCHURCH CITY COUNCIL

And

CHRISTCHURCH ARCHERY CLUB INCORPORATED

DEED OF LEASE OF RAWHITI DOMAIN

THIS DEED dated the 9th day of August 2002.

BETWEEN CHRISTCHURCH CITY COUNCIL at Christchurch (included in the term "Lessor")

AND CHRISTCHURCH ARCHERY CLUB [a society duly incorporated under the Incorporated Societies Act 1908] (included in the term "Lessee")

BACKGROUND

- A The Lessor holds the Land as a reserve under the Reserves Act 1977.
- B The Lessor has agreed to lease the Land to the Lessee and the Lessee has agreed to take the Land on lease, in accordance with the terms and conditions specified in this lease.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

1 INTERPRETATION

In this lease unless the context otherwise requires:

1.1 Definitions:

"Annual Rent" means the annual rent specified in the first schedule to this lease, subject to changes consequent on the exercise of the Lessor's right to review the annual rent;

"Authority" means and includes every governmental, local, territorial and statutory authority having jurisdiction over or authority for the Land or the use of the Land or the Lessee's Improvements or the use of the Lessee's Improvements;

"Club Committee" means and includes any person for the time being appointed by the Lessee to supervise and control the use of the Premises by persons using the same;

"Commencement Date" means the date specified in the first schedule to this lease;

"Goods and Services Tax" or "GST" means tax levied in accordance with the Goods and Services Tax 1985 and includes any tax levied in substitution for such tax;

"Insured Risks" means loss, damage or destruction resulting from fire, earthquake, storm, tempest and aircraft impact and such other risks as the Lessor may reasonably require to be insured;

“Land” means the land described in the first schedule and shown outlined in bold black lines on the plan annexed to this lease, but excludes the Lessee's Improvements;

“Lessee” means the person specified as the Lessee in the first schedule and includes the Lessee's successors and permitted assigns and the Lessee's agents, employees, contractors and invitees;

“Lessee's Improvements” means the Lessee's property situated in or on the Land, and includes all buildings, structures and improvements and all equipment and plant owned or placed on the Land by the Lessee;

“Lessor” means the person specified as the Lessor in the first schedule and includes the Lessor's executors, administrators, successors and assigns and the Lessor's employees, contractors and agents;

“Outgoings” means

- (a) all rates, charges, levies, assessments, duties, impositions and fees from time to time payable to any Authority in respect of the Land and/or the Lessee's Improvements;
- (b) all charges in relation to the supply of electricity, telecommunications, gas and water to the Land and/or the Lessee's Improvements; and
- (c) the removal of rubbish, sewage and wastewater from the Land and/or the Lessee's Improvements;

“Permitted Use” means the use specified in the first schedule to this lease;

“Premises” means the Land and the Lessee's Improvements;

“Rent Payment Date” means the rent payment date specified in the first schedule to this lease;

“Rent Review Date(s)” means the rent review date(s) specified in the first schedule to this lease;

“Rules” means the rules referred to in clause 12 of this lease;

“Term” means the term of this lease specified in the first schedule and includes the Initial Term and (if this lease is renewed) the Renewal Term and (if this lease is further renewed) any further Renewal Term(s); and

“Termination Date” means the date specified in the first schedule to this lease.

1.2 Parties: references to parties are references to parties to this lease;

1.3 Persons: references to persons shall be deemed to include references to individuals, companies, partnerships, associations, trusts, government departments and local authorities in each case whether or not having separate legal personality;

- 1.4 **Defined Expressions:** expressions defined in the main body of this lease have the defined meaning in the whole of this lease including the background and schedules;
- 1.5 **Headings:** section, clause and other headings are for ease of reference only and do not form any part of the context or affect the interpretation of this lease;
- 1.6 **Plural and Singular:** words importing the singular number shall include the plural and vice versa;
- 1.7 **Sections, Clauses and Schedules:** references to sections, clauses and schedules are references to sections, clauses and schedules to this lease;
- 1.8 **Schedules:** the schedules to this lease and the provisions and conditions contained in such schedules shall have the same effect as if set out in the body of this lease;
- 1.9 **Negative Obligations:** any obligation not to do anything shall be deemed to include an obligation not to suffer, permit or cause that thing to be done; and
- 1.10 **Statutes and Regulations:** references to a statute include references to regulations, orders, rules or notices made under that statute and references to a statute or regulation include references to all amendments to that statute or regulation whether by subsequent statute or otherwise.

2 GRANT OF LEASE

- 2.1 The Lessor leases to the Lessee and the Lessee takes the Land on lease for the Term commencing on the Commencement Date and ending on the Termination Date at the Annual Rent.
- 2.2 If, other than under a renewal of this lease or the grant of a further lease, the Lessor permits the Lessee to remain in occupation of the Premises after the end or earlier termination of the Term, the Lessee shall be a monthly tenant only.

3 RENT AND RENT REVIEWS

- 3.1 The Annual Rent shall be payable to the Lessor annually in advance in one sum. The first payment is due on the Commencement Date and shall comprise rent from that date to the next Rent Payment Date.
- 3.2 All payments of Annual Rent under this lease shall be paid without deduction or set off of any kind to the Lessor, and in such manner as the Lessor may in writing direct.
- 3.3 The Annual Rent shall be subject to review by the Lessor on the Rent Review Date(s) to be in accordance with any sports body leasing/licensing policy that the Lessor may have in place at the relevant Rent Review Date. If there is no such sports body leasing/licensing policy in place at the time of the relevant Rent Review Date, the Annual Rent shall be subject to review by the Lessor on the Rent Review Date to be in accordance with rents charged by the Lessor for leases and licences to similar societies and organisations.

4 OUTGOINGS AND OTHER CHARGES

The Lessee shall pay all Outgoings payable in respect of its occupation of the Land and/or the Lessee's Improvements, or any part thereof during the Term of this lease.

5 GOODS AND SERVICES TAX

The Lessee will pay to the Lessor all Goods and Services Tax in respect of all goods and services provided by the Lessor or its agents to the Lessee pursuant to the provisions of this lease and without limiting the generality thereof shall in particular pay:

- (a) all Goods and Services Tax assessable on the Annual Rent payable from time to time in the same manner as provided herein for the payment of the Annual Rent on which such tax is assessed; and
- (b) all Goods and Services Tax assessable in respect of any outgoing or other amount paid by the Lessor but which is reimbursable by the Lessee to the Lessor in the same manner as provided herein for the payment of the outgoing on which such tax is assessed.

6 CONSENT TO IMPROVEMENTS AND MAINTENANCE OF LESSEE'S IMPROVEMENTS

- 6.1** No buildings, fences or other structures shall be erected on or under the Land nor shall alterations or additions be made to any existing building, fence or structure without the prior written consent of the Lessor and (if applicable) the Minister of Conservation.
- 6.2** The Lessee will maintain, to the satisfaction of the Lessor, the Lessee's Improvements (including any existing clubrooms) and other buildings, structures, concrete area and all utility services as the Lessor determines are associated with and are necessary and suitable for the use of the Permitted Use. For the avoidance of doubt, the Lessee shall be responsible for all utility services from the Premises to the road boundary (and not just to the boundary of the Land).

7 USE

- 7.1** The Premises shall be used solely for the Permitted Use and associated activities permitted by the Lessee's club Rules to enhance or promote that permitted use. If at any time the Lessor is of the opinion that the Premises are not being used or are not being sufficiently used for that purpose, the Lessor (after making such enquiries as the Lessor thinks fit and giving the Lessee an opportunity of explaining the usage of the Premises and if satisfied that the Premises are not being used or are not being sufficiently used for the purpose specified in this lease), may terminate this lease on such terms as the Lessor thinks fit. In the event of such termination, compensation shall not be payable to the Lessee.

7.2 The Lessee shall not:

- (a) Bring upon or store within the Premises nor allow to be brought upon or stored within the Premises any machinery, goods or things of an offensive, noxious, illegal or dangerous nature, except equipment and items necessary for practice, competition and carrying out the sport of archery.
- (b) Use the Premises or allow them to be used for any noisome, noxious, illegal or offensive activity.
- (c) Allow any act or thing to be done which may be or grow to be a nuisance, disturbance or annoyance to adjoining landowners or to any other person.

7.3 The Lessee shall not erect any signs on the premises unless:

- (a) The Lessee has first obtained the prior written consent of the Lessor; and
- (b) The Lessee has first obtained all necessary statutory consents and complied with the requirement of any district plan; and
- (c) The signs relate solely to the name of the Lessee's club.

8 ASSIGNMENT/SUB-LETTING

8.1 Subject to clause 8.2 of this lease, the Lessee shall not at any time during the Term transfer, assign, mortgage, charge or otherwise part with the possession of the Premises or part thereof or its estate or interest therein without the previous consent in writing of the Lessor and shall not at any time sub-let or hire the Premises or any part thereof to any person.

8.2 The Lessee may hire the Premises if:

- (a) such hire is for a use permitted by the Lessee's club Rules and will enhance or promote the Permitted Use; and
- (b) such hiring does not cause or result in a breach of any statutes and/or written complaints to the Lessor concerning noise levels.

If there are any such breaches of statute and/or noise complaints, the Lessor may (at its sole option) revoke the Lessee's right to hire the Premises. In the event of such revocation, compensation shall not be payable to the Lessee.

9 MAINTENANCE OF PREMISES

9.1 The Lessee will at its expense maintain the premises in a neat and tidy condition. Such maintenance shall include the maintenance of paved areas enclosing or serving the Premises excluding the carpark.

9.2 The Lessee will, to the satisfaction of the Lessor, duly and fully comply with the provisions of the Biosecurity Act 1993 and with all notices or demands lawfully given or made under that Act.

9.3 The Lessee will throughout the term of this lease, to the satisfaction of the Lessor:

- (a) (b) keep the Premises clean and clear from litter;
- (c) (d) keep all walls of buildings on the Premises free from graffiti.

If there is any breach of this covenant (and without limiting the Lessor's rights), the Lessor may do any work necessary to remedy the breach and charge the Lessee the reasonable cost of the work.

9.4 The Lessee shall, at its own cost, provide all necessary workmen and caretakers to maintain, supervise and control the Premises.

9.5 Notwithstanding any other provision in this lease, the Lessor shall bear no responsibility whatsoever in relation to any trees or tree roots or leaves encroaching onto or damaging the Lessee's Improvements.

10 ACCESS

10.1 The Lessor will provide vehicular access to the premises at all times from the public road across any adjoining land owned by the Lessor for use by the Lessee and its members. Notwithstanding the same, the Lessor reserves the right in consultation with the Lessee, to alter such access from time to time during the term of this lease.

11 INSURANCE

11.1 The Lessee will insure and keep insured against the Insured Risks and to their full insurable value all buildings for the time being erected upon the Land in some responsible insurance office.

11.2 In the event of the said buildings or any of them being destroyed by fire all moneys received under or by virtue of any such insurance shall in the discretion of the Lessee be forthwith expended in reinstating or repairing the building or buildings so destroyed or damaged, provided that should the Lessee decide not to reinstate or repair any such building then this lease shall thereupon cease and determine but without prejudice to the Lessor's rights in respect of Annual Rent in arrear or antecedent breach of any covenant or condition of this lease by the Lessee.

11.3 If the Lessee elects to reinstate or repair the building or buildings so destroyed or damaged, the Lessor may determine the location for the new building(s) on Rawhiti Domain in consultation with Lessee. Although the Lessor agrees to consult with the Lessee regarding the location for the new building(s) the lessee acknowledges that the decision regarding the location for the new building(s) is ultimately a decision for the Lessor in its sole and absolute discretion

11.4 The Lessee shall keep current at all times during the Term a public risk insurance policy applicable to the Premises for an amount not less than the amount stated in the first schedule to this lease.

12 COSTS

The Lessee will pay

- (a) the Lessor's solicitor's costs of and incidental to the preparation of this lease (up to a maximum of \$1000.00 including GST) and any deed recording a rent review and the stamp duty payable thereon;
- (b) the Lessor's legal costs (as between solicitor and client) of and incidental to the enforcement or attempted enforcement of the Lessor's rights remedies and powers under this lease;
- (c) the costs associated with obtaining the Minister of Conservation's consent (if applicable) to this lease; and
- (d) any advertising costs associated with statutory requirements to give public notice of this lease.

13 RULES

The Lessee may from time to time make rules for the regulation of the use of the Premises by the public, provided that such rules shall not be inconsistent with the provisions of this lease, nor any statutes, regulations or bylaws.

14 CLUB COMMITTEE

The Club Committee may refuse to admit to the Premises or may remove from the same any person:

- (a) who is disorderly or a disreputable person.
- (b) who by reason of intoxication or other reason is not in a fit and proper condition to use the Premises.
- (c) who is not properly or decently attired and clean in person.
- (d) who behaves in an indecent or disorderly manner or annoys or is offensive to any other person using the Premises.
- (e) who acts contrary to any of the Rules for the conduct of persons using the said facilities, provided that it shall not be a reason for a person's removal if any omission or failure to observe any such Rule is made in good faith and if the person complies with such Rule upon his attention being drawn to it.
- (f) who fails or refuses to comply with any lawful request of the Club Committee given for the purpose of enforcing the Rules or of preserving the proper management and preservation of the Premises, and the comfort and convenience of the persons using the same.
- (g) who wilfully damages or destroys any of the property of the Lessor or Lessee.

**15 COMPLIANCE WITH STATUTES AND REGULATIONS/
LESSOR CONSENTS**

15.1 The Lessee shall comply with the provisions of all statutes, ordinances, regulations and by-laws relating to the use of the Premises by the Lessee and will also comply with the provisions of all licences, requisitions and notices issued by any Authority in respect of the Premises or their use by the Lessee. Without limitation, the Lessee shall (as applicable) comply with the provisions of the Health and Safety in Employment Act 1992, ensure that the public building licence is obtained and kept current and comply with the Fire Safety and Evacuation Regulations 1992.

15.2 The Lessee acknowledges that the Lessor, in its capacity as a territorial authority, is:

- (a) required to carry out various statutory consent functions; and
- (b) bound by its statutory obligations to exercise its powers, including discretionary powers and duties under the relevant legislation, without regard to its relationship with the Lessee under this lease.

15.3 The granting of any consent by the lessor as territorial authority shall not of itself be deemed to be a consent or approval by the Lessor under this lease, and vice versa.

16 SALE OF LIQUOR ACT 1989

16.1 Before applying for a liquor licence under the Sale of Liquor Act 1989, the Lessee shall first apply to the Lessor (as owner of the Land) for the consent to the possible issue of a liquor licence. The Lessee again acknowledges that the Lessor will be required to carry out its statutory consent functions independently of any considerations under this lease and that a consent under this clause 15.1 shall not constitute a consent by the Lessor as territorial authority.

16.2 Without limiting the generality of clause 14 above:

- (a) Should the Lessee hold a licence under the Sale of Liquor Act 1989 authorising the sale or supply of liquor in any of the buildings on the Land, the Lessee will ensure that any such licence is restricted to authorise the sale or supply of liquor only during the hours as may from time to time be approved in writing by the Lessor (as owner of the Land) in terms of the Lessor's policy.
- (b) It shall be the responsibility of the Lessee to ensure that organisers of social functions in the clubrooms at which liquor is served comply with the provisions of the Sale of Liquor Act 1989 and the relevant Authority requirements governing such activities.
- (c) The Lessee will ensure that they have a host responsibility policy in place which will ensure that non-alcoholic drinks and food are available when drink is being served.

17 INDEMNITY

The Lessee shall indemnify the Lessor against all claims and proceedings arising out of the Lessee's use and occupation of the Premises. The Lessee shall recompense the Lessor for all expenses incurred by the Lessor in making good any damage to the Premises resulting from any act or omission on the part of the Lessee.

18 TERMINATION

If at any time there is any breach or non-observance or non-performance of any covenant, condition or provision herein on the part of the Lessee contained or implied or if the Lessee shall become bankrupt or shall make any assignment for the benefit of or enter into any composition with its creditors or being a corporation shall be dissolved or shall go into liquidation or a receiver of its assets or any part thereof shall be appointed, or if the estate or interest of the Lessee shall be made subject to any writ of sale or charging order, then it shall be lawful for the Lessor forthwith without making any demand or giving any notice or doing or seeing to the doing of any act deed matter or thing whatsoever to re-enter upon and take possession of the Premises and to expel and remove the Lessee therefrom and all the interest of the Lessee shall absolutely cease and determine, without releasing the Lessee from liability for any antecedent breach of agreement, condition or provision of this lease.

19 NOTICES

- (a) Any notice, demand or consent to be given by the Lessor under this lease shall be given for and on behalf of the Lessor in writing signed by an authorised officer of the Lessor. Any notice required to be given to the Lessee under this lease may be served on the Lessee by delivering the same to the President, Chairman or Secretary of the Lessee or by posting the same to the Lessee at the address of the Premises. Any notice required to be given by the Lessee to the Lessor under this lease may be served by delivering or posting the same to the Lessor at:

Christchurch City Council
Civic Offices
163-171 Tuam Street
PO Box 237
Christchurch
Attention: Property Manager

- (b) If the name and/or the address of the President, Chairman or Secretary of the Lessee change, the Lessee will forthwith notify the Lessor of the new name and/or address details.

20 LESSEE'S IMPROVEMENTS

20.1 It is acknowledged by the Lessor that all buildings on the land belong to the Lessee. In the event of this lease terminating for any reason, the Lessor will ensure that any other incoming Lessee will pay to the outgoing Lessee the value (as determined by the Lessor) of all buildings and other improvements belonging to the Lessee.

20.2 Notwithstanding any other provision in this lease:

- (a) In no circumstances shall the Lessor be under any obligation to grant a new lease of the Premises or any part thereof following the termination of this lease.
- (b) Whether the Lessor has granted a new lease of the Premises or not, the Lessor shall not be required to pay compensation to the Lessee for the Lessee's Improvements.
- (c) The Lessor may require the Lessee to remove the whole or some of its improvements immediately following the termination of this lease.

21 NO REGISTRABLE LEASE

Nothing herein contained or implied shall be deemed to confer on the Lessee the right to acquire the fee simple of the Land or to call upon the Lessor to enter into a lease in registrable form.

22 LESSOR'S AGENTS

All or any of the powers and functions exercisable by the Lessor under these presents may from time to time be exercisable by any person authorised in that behalf by the Lessor.

23 RESERVES ACT 1977

These presents are intended to take effect as a lease under section 54 of the Reserves Act 1977 and of any enactments passed in amendment or substitution thereof and the provisions of the said Act applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out in this lease. More particularly, this lease is a lease under the subsection of section 54 of the Reserves Act 1977, as specified in the first schedule of this lease.

24 ARBITRATION

If at any time any question, dispute or difference whatsoever shall arise between the Lessor and the Lessee whether as to the construction of this lease or the rights duties or obligations of either party hereunder, or any matter arising out of or concerning the same, either party may forthwith give to the other notice in writing of the existence of such question dispute or difference and the same shall be referred to the arbitration of the Minister of Conservation or a person appointed by him. Such submission shall be deemed to be a submission to arbitration within the meaning of the Arbitration Act 1996 or any statute enacted in substitution for the time being in force. The award of the Arbitrator shall be final and binding on the parties. Upon every such reference, the costs of and incidental to the reference and the award shall be in the discretion of the Arbitrator who may determine the amount thereof or direct the same to be taxed as between Solicitor and client, or as between party and party and shall direct by whom and to whom and in what manner the same shall be borne and paid.

In witness of which this deed has been executed

THE COMMON SEAL of the
CHRISTCHURCH CITY COUNCIL
was hereto affixed in the presence of:

R. B. Wright Mayor/Councillor

[Signature] Authorised Officer

THE COMMON SEAL of the
CHRISTCHURCH
ARCHERY CLUB INCORPORATED

was hereto affixed in the presence of:

[Signature]
[Signature]



The Consent of the MINISTER OF CONSERVATION is given to the within lease

Signed for and on behalf of the
MINISTER OF CONSERVATION
pursuant to a delegation under section 10
of the Reserves Act 1977, by the
COMMUNITY RELATIONS MANAGER
for the Canterbury Conservancy
in the presence of:

Acting

L. Rodd
Acting Community Relations Manager

in the presence of:

Witness:

Occupation:

Address:

[Signature] (R. A. Caver)
Conservation Officer
Dept of Conservation Clerk

FIRST SCHEDULE

Reference Schedule

Lessor:	Christchurch City Council
Lessor's Address:	Civic Offices 163-171 Tuam Street PO Box 237 Christchurch 1 Attn: Property Manager
Lessee:	Christchurch Archery Club Incorporated
Lessee's Address:	C/-Secretary, 48 Effingham Street New Brighton, Christchurch
Address of Land:	Rawhiti Domain, Shaw Avenue
Legal Description of Land:	253 m2 approximately being part Reserve 1579
Initial Term:	19 years
Commencement Date:	1 July 2002
Termination Date:	30 June 2021
Renewal Term(s):	Nil
Final Expiry Date:	30 June 2021
Annual Rent:	\$100 per annum plus GST
Rent Payment Date:	1 April in each year of the lease term
Rent Review Date(s):	1 June 2005, 2008, 2011, 2014, 2017 and 2020
Permitted Use:	Clubrooms in association with Archery
Public Liability Insurance:	\$1000,000
Significant Trees (if any):	Nil
Statutory Lease Provision:	Section 54 (1) (b) of the Reserves Act 1977
Periods When the Land is to be Available for Public Use:	Nil

LEASE PLAN – Christchurch Archery Club Pavilion, Rawhiti Domain



Expired	<input type="checkbox"/>	Yes
Date Expired:	/	/
Old Lease No: _____		
File Ref:	LO-017-001-464	
Name:	Deed of lease- Chch Archery Club	
Property Unit		
BE:	2004	LO: 7820

Information received from submitter – Brian Sandle

“Thanks.

If I can sort of be brief, since Staff haven't finished the report, more points.

A fault in the past of tree planting has been contractors planting them have not been contracted to water them which has been left I presume to maintenance and I think quite a number of totara trees died before growing much. (near former camping ground and dog park.) That was a terrible waste of an expense in a contract. So I would say sufficient watering needs to be in any agreement.

It looks like with Covid-19 there are going to be quite a few people out of work. Rawhiti Domain was planted by people out of work. Trees after they grew were sold with the intention of reducing the rates, New Brighton Borough Council. It's my thought now the Rawhiti resource ought to include birds per the US bird watching package. And out-of-work people might be engaged gainfully for our economic future for when travel can resume.

We used to have great flights of starlings for roosting in the trees, the sky would go quite dark, and pigeons when the fields were planted in grass. The starlings for some reason moved to Shackleton St area. Trees have been cut around there and I've been advised on Facebook [Luke Boyce](#): "There's been like the flock has split in two. The last two years a heap started staying in Bexley while others returned to the sanctuary (Shackleton) in the pines." And: [Sandra Anne](#) "Omg they have come back they are magic to watch as they come in as groups to sleep in those pines real stunning to see."

Some of that may be about the Red Zone area and we don't know what is to happen to that?

When the dunes opposite Thomson Park were soiled and grass-planted, herons use to live in the tall trees on Thomson Park and go to the new grass to feed.

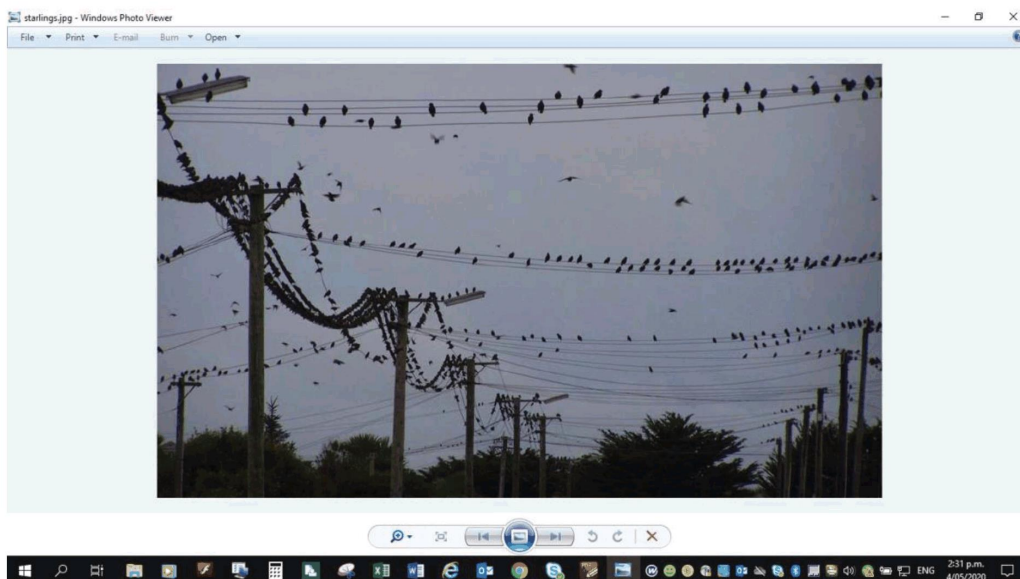
I don't think we have the same number of owls we used to. Bellbirds showed for a while a few years back but I don't see them much now.

Swallows which I didn't see flying over the beach dunes near Rawhiti years ago, have lost a lot of habitat further north and now they seem to have to come here.

We do need a variety of trees and other plants offering foods across the seasons where possible. Rawhiti used to breed huge numbers of moths, (food for birds) until I presume pesticides have been used? Now I see hardly any in comparison around the street lights. And I wrote of the wintering of Monarchs.

The "moving" of trees in this case may seem small in relation to the size of the Domain. Some of them may be of a size which can be moved as the palms in New Brighton Mall were. What about the big tree? The big ones can offer a large volume of nesting room if not all the foods needed. I would hope a handbook could be developed encompassing many facets of wildlife and checking such projects as the current one against those facets. One reason people feel strongly about trees is also about the wildlife they can be habitat for.

Thanks from Brian Sandle”



1

Submission on Archery Club development and tree removal on Rawhiti Domain

9 March 2020 Brian Sandle

I live near Rawhiti Domain and have
watched its changes over some 70 years.
Though I support activities for the Domain
I disagree with the proposals without
further qualification.

The constant tree removal from Rawhiti
Domain means less habitat for bird and
insect life.

2



Fifty years of tree loss from Rawhiti Domain
(Canterbury Maps archive)

3

I can't support tree removal without agreement as to reinstating equivalent tree canopy volume nearby.

As I drive to New Brighton along Pages Road I note fewer trees as I get past Aranui. Big trees have many benefits such as bringing up ground water into the atmosphere, producing aerosols which encourage rain droplets, providing wind and especially sun shelter so needed with the low rain fall we are getting.

Every time one tree is let go it seems to set a precedent for others to be let go.
With the right care and diverse companion planting such forests as Rawhiti can add to provide much economic benefit of bird watching, into the billions of dollars in US.

4

“Cool Facts and Figures

Birding in the United States: A Demographic and Economic Analysis, an addendum to the 2011 National Survey, shows that bird watchers spend nearly \$41 billion annually on trips and equipment. Local community economies benefit from the \$14.9 billion that bird watchers spend on food, lodging and transportation.

In 2011, 666,000 jobs were created as a result of bird watching expenditures.”

<https://www.fws.gov/birds/bird-enthusiasts/bird-watching/valuing-birds.php>

5

A fairly recent tree removal in Rawhiti was of a large number of eucalypt trees which could easily have been the wintering-over home for Monarch butterflies. They were removed for a power station. I await official information as to whether any compensation is being spent as required by the Rawhiti Domain

Act. **“3Application of revenues from leases under this Act.**

All revenues received from any land leased under the powers conferred by this Act shall, after deduction of all expenses incurred in connection with the granting of such leases, be paid to the Rawhiti Domain Board to be expended for such purposes for the improvement or extension of the domain as the Minister of Lands approves.”

I believe the compensation should be spent in Pratt St near the red zone to provide a wildlife corridor from the Avon River to Rawhiti

6

Official information reply from CCC

“The Rawhiti Domain Act 1925 was a three-clause Act to provide additional powers re leasing/revenues to the Domain Board supplementary to the Public Reserves and Domains Act 1908.

Staff are of the view that these would have all been superseded by subsequent Acts, for example the Reserves and Domains Act 1953, culminating in the current Reserves Act 1977.

Rawhiti Domain is held and managed under the Reserves Act 1977. There are no Domain Boards now and no Minister of Lands.

Staff report that the substation was an emergency measure sought by Orion and considered by the National Civil Defence Controller in 2011. Subsequently the Council undertook a change of classification of part of Rawhiti Domain to Local Purpose (Utility) Reserve under the Reserves Act 1977 to facilitate easements for this and water utilities.”

No mention of compensation. So our city forests get eaten away

<https://fyi.org.nz/request/12405-details-of-fund-transfer-re-rawhiti-domain-power-station#incoming-47436>

7

The Power Station benefits a lot of people outside of Rawhiti Domain,

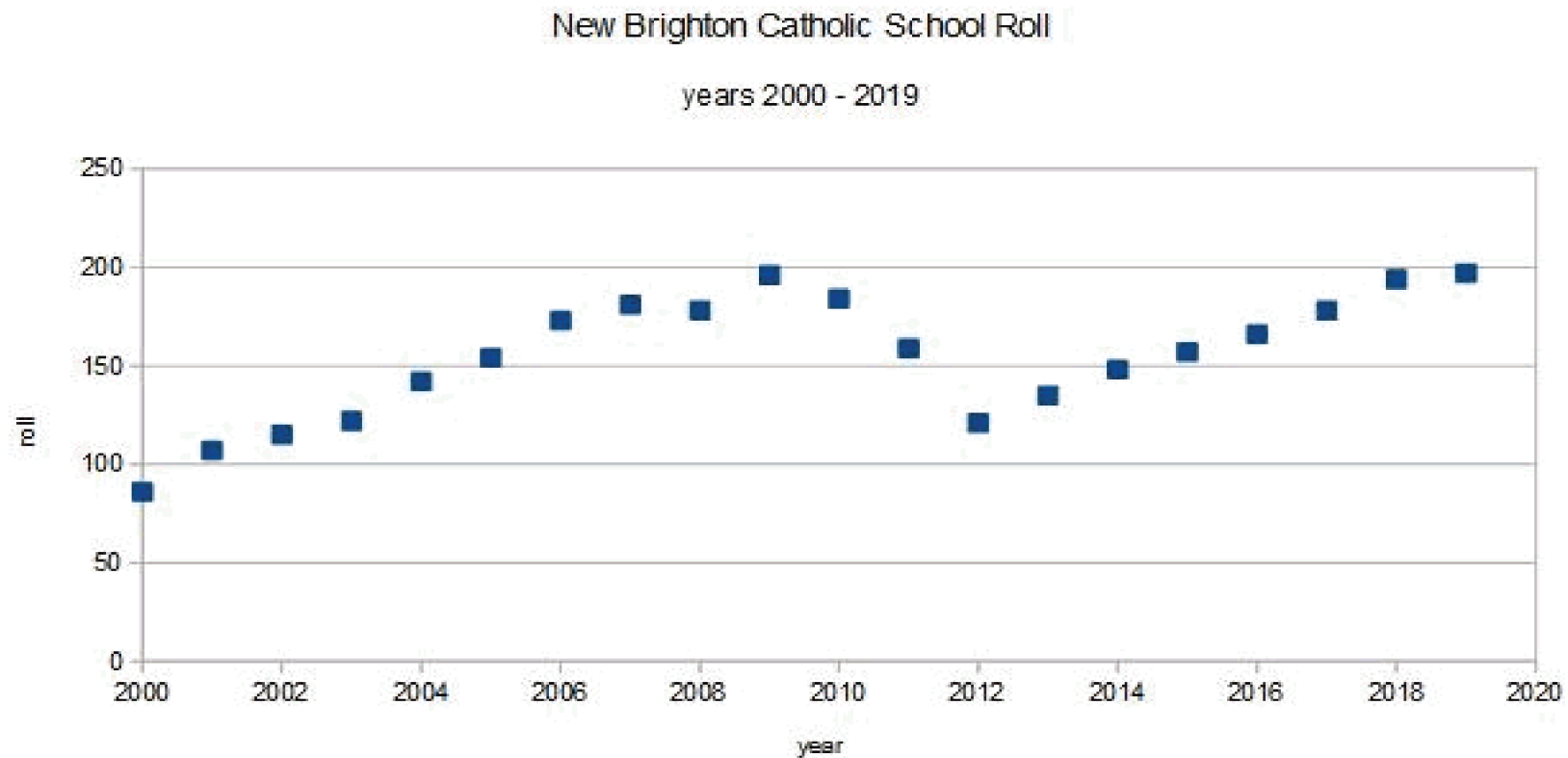
But so do trees. Especially for birdlife and for the climate issues I stated.

What about the large archery range area? How many people are or shall be benefiting?

Because wouldn't a new building site lease imply ongoing access to the adjacent field?

The CCC report on this application mentions a Facebook notice. Discussion has occurred there and should be noted here. CCC have replied to some questions but not all.

8



My submission continued: “Can an archery club provide long term sustained membership to look after its building better than happened to the shooting club building under the trees near the golf club, and the useful kitchen &c of the camping site?

The tennis club has had some use recently but the spoutings are not being attended to which is going to cost them more.

A new netball court has been built near the tennis and archery but it is affiliated to Eastern Community Sport with rooms to the east of the Domain and the rugby/cricket fields. Cricket have also joined Eastern Community so they only need a small building near the cricket field. Same could be done for archery with an extension of the existing building for the sport, whereas meetings like tonight held at Eastern Community. That would provide interplay with the other sports clubs, too, including softball.”

However that does not consider the wider field use which seeing Robbie Baigent's submission yesterday has made me think of.

I wish submitters could have more discussion earlier. The Facebook group helped, and some people may have thought it to have effect like a submission.

10

For example on Thursday morning:

“Patrick Boland That club has a significant footprint in the domain and doesn't always play nicely with others. For example after the earthquakes when Canterbury Athletics rehomed at Keyes Rd.”

And: “Dianna Williams I want to know why all the other clubs have to asset share to get anywhere on council grounds, which is actually a sensible thing to do financially if not a bit of a nightmare logistically, yet the archery club want more space and to take down more trees to use solely for themselves and then to add insult to it all want exclusive use of certain parts of the domain pretty much half the year. It may have been there since adam was a cowboy but I'm sure the population has increased since then and are commanding a good chunk of the domain for a sport that should be in a less built up area.”

Item 9

Attachment C

11

And 12 weeks ago:

Nichola Tyson Hmm ...all the other clubs using the Domain are available for public use, the athletics club area is used by the schools, the rugby and golf clubs are available for public/private functions, not sure how I stand on exclusive private use.. edit to add, the netball club is also used by schools

Nichola Tyson

Nichola Tyson I'm assuming the club will increase their events? which will make it a bit of a nightmare for anyone else wanting to hold events in the domain as they don't like noise, this has been an issue already.

12

CCC: “Hi everyone, thanks so much for all your feedback. Just to clarify – the only areas that will be affected by the proposed lease is the land that the extension will be built on. All of the fields are booked through our sports field allocation and this will not change. Apologies if the maps caused some confusion – we have updated the Council webpages to make this more clear.”

I reply: “But doesn't a lease to that bit of land imply that the Archery Club would have rights to block off a large field for their outdoor events for another 25 years? The Club has an existing ground lease for its clubrooms, which expires on 30 June 2021. Leases do not have to be renewed if conditions change. That original lease will have been granted when the nearby New Brighton Catholic School, which uses the adjacent Rawhiti Domain area for its playing field, had a much smaller roll. The original lease was granted in 1995. I don't have the roll then but it has more than doubled since 2,000. Rooms 5&6 are being made two storey so that the hall may not have to be used. Besides, with covid or other pandemics possible and any need to space out pupils, would it be likely that they might need to hold school on Saturday when the Archery Club often has outdoor events? The school has agreed but that would be before the lockdown, social distancing. Perhaps it is lucky that the Archery Club lease ends in 2021.”

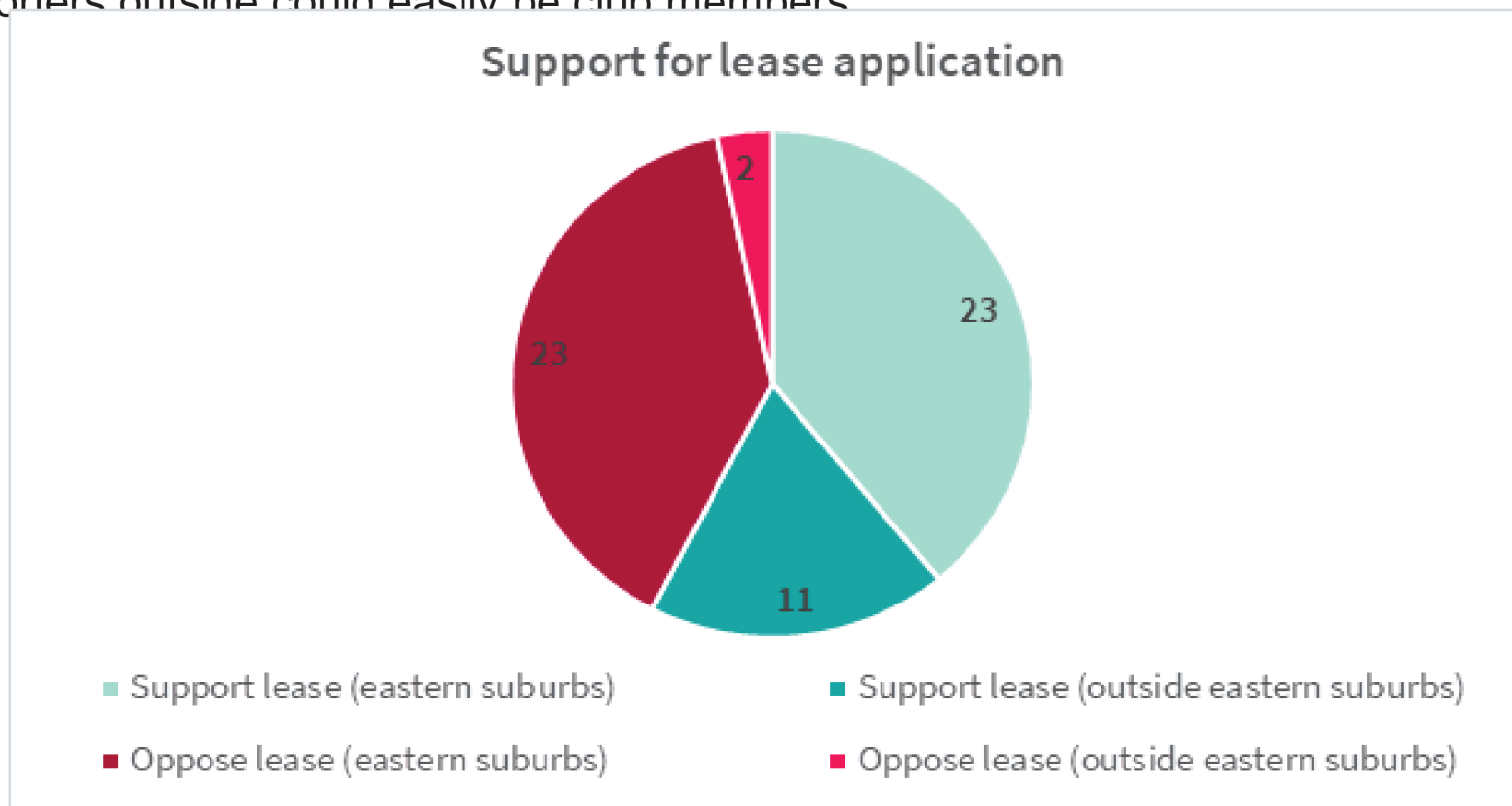
As yet no reply.

See more of the discussion at:

<https://www.facebook.com/groups/710744462328950/permalink/3495203073883061/>

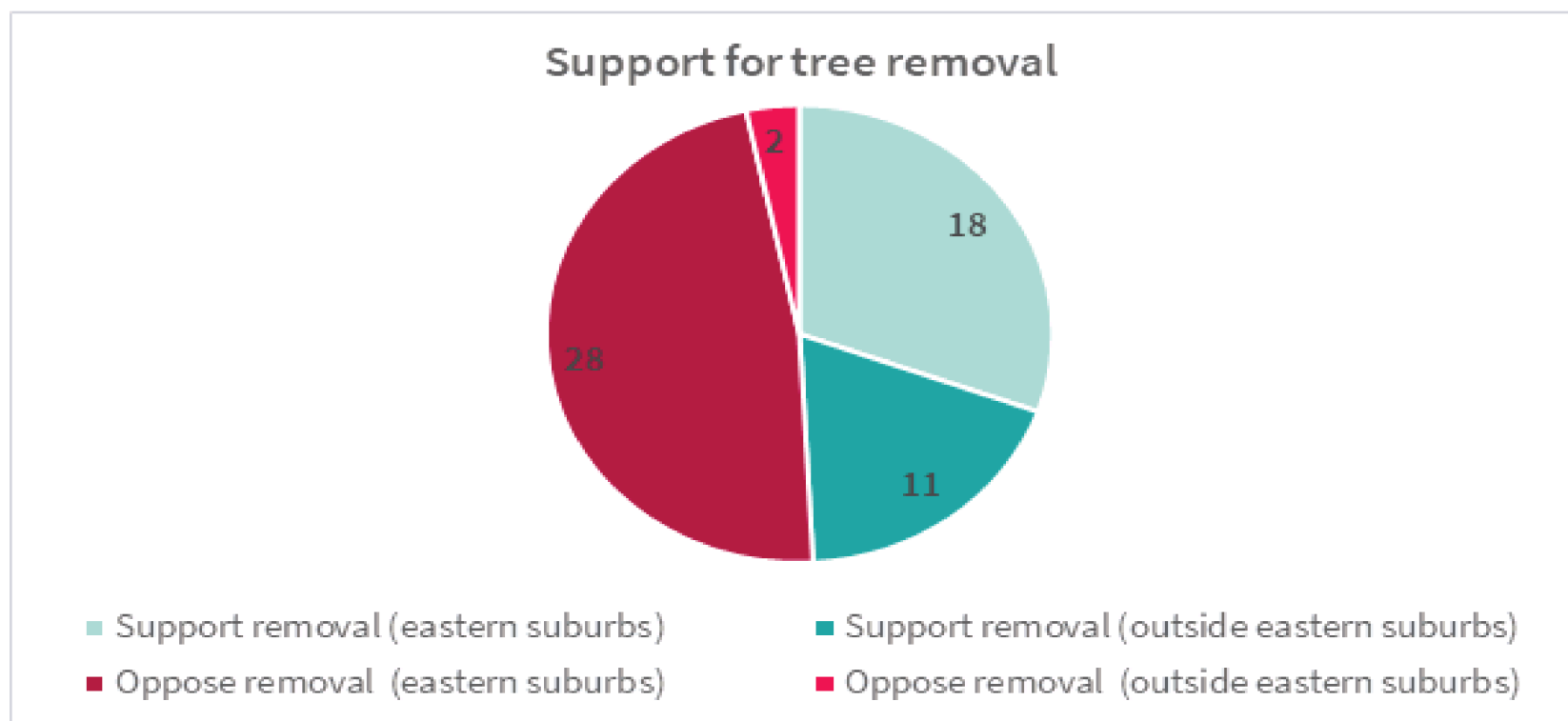
13

Concerning CCC analysis of submissions see the big difference between lease supporters and opposers outside eastern suburbs, but not inside. The eleven supporters outside could easily be club members



14

. The submitters have understood the effects of tree removal better than about how the lease was presented. Again the eleven/two support from outside the area.



If the project happens to go ahead, here is something from my submission addendum:
15

“A fault in the past of tree planting has been contractors planting them have not been contracted to water them which has been left I presume to maintenance and I think quite a number of totara trees died before growing much. (near former camping ground and dog park.) That was a terrible waste of an expense in a contract. So I would say sufficient watering needs to be in any agreement.”

The Archery Club would be responsible for replanting/shifting of trees but what about watering for as long as is needed?

“It looks like with Covid-19 there are going to be quite a few people out of work. Rawhiti Domain was planted by people out of work. Trees after they grew were sold with the intention of reducing the rates, New Brighton Borough Council. It's my thought now the Rawhiti resource ought to include birds per the US bird watching package. And out-of-work people might be engaged gainfully for our economic future for when travel can resume. We used to have great flights of starlings for roosting in the trees, the sky would go quite dark, and pigeons when the fields were planted in grass. The starlings for some reason moved to Shackleton St area. Trees have been cut around there and I've been advised on Facebook Luke Boyce: "There's been like the flock has split in two. The last two years a heap started staying in Bexley while others returned to the sanctuary (Shackleton) in the pines." And: Sandra Anne "Omg they have come back they are magic to watch as they come in as groups to sleep in those pines real stunning to see." I can't find it now but there was a reply they hadn't come back.

16

"When the dunes opposite Thomson Park were soiled and grass-planted, herons use to live in the tall trees on Thomson Park and go to the new grass to feed.

I don't think we have the same number of owls we used to. Bellbirds showed for a while a few years back but I don't see them much now.

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I would hope a handbook could be developed encompassing many facets of wildlife and checking such projects as the current one against those facets. One reason people feel strongly about trees is also about the wildlife they can be habitat for."

People can sometimes prefer them to play equipment and skate board areas. Following photos
From Nov 4 2006 in Thomson Park

¹⁷
People
like being
on the
bushy tree
by band
rotunda



18



Attachment C Item 9

19

Only one person on
skateboard area



²⁰
Good use
of Rawhiti
sports field
space on
Monday
March 2
2009
4:28pm



21

Waitangi
Day 2009
Bushy
tree in
use



Attachment C Item 9

Reserves Act Hearings Panel

Memo

Date: 22 May 2020
From: Jacqui Wilkinson, Committee and Hearings Advisor
To: Reserves Act Hearings Panel

Archery Club Development and Tree Removal on Rawhiti Domain

Responses to question raised by the Hearings Panel

- 1 If the panel was of the view to renew the old lease and/or grant a new lease does the panel have the scope to place new conditions and / or time frames in the lease?

The current ground lease terminates on 30 June 2021. Any lease from that point will be a new lease, not a renewal. Prior to then it will also be a new lease subject to the existing lease being surrendered. New ground leases on parks generally follow a standard template and conditions, and be for a term of 33 years including 2 rights of renewal of 11 years each. This term provides sufficient time for a lessee to be viable with the investment and commitment it makes.

- 2 Who installed the gate at the car park? And who has keys and who locks it?

The Council would have installed the gate, probably after the time the car park was formed in order to reduce the vandalism. It has a Council Parks Unit master lock on it, with keys held by Unit operational staff. The gate should be unlocked and open, though.

- 3 Who owns the current building that the Archery Club is using?

The Archery Club.

- 4 It is being suggested that we recommend granting a Lease for the Car Park. How does this fit with the consultation, which was for a Licence to Occupy?

Due to considerations last year of the interpretation of the application of the different subsections of Section 54(1) of the Reserves Act, it was determined that only a lease was appropriate to be applied in situations that involved a periodic exclusive use of an area of recreation reserve land for the purpose of a car park. This happened after the staff report seeking approval for public consultation was put on the Community Board agenda last year. As the proposed lease for the car park is under the same subsection as the licence to occupy would be (i.e. Section 54(1)(d)), there is, in effect, no difference in the terms and conditions between the two instruments of occupation (other than that only the lease allows exclusive use), and it was considered then that the change could be put into effect by the Leasing Consultancy team at the time of preparation of the deed. It is to be noted that the lease for the existing building and the proposed extension would be under Section 54(1)(b) of the Reserves Act.

- 5 Does a Lease mean that they will pay to lease the car park, but their exclusive use is only permitted on their events days? The rest of the time the car park is available to all park users?

As advised in the reply to question 4, there will be no particular difference in the terms and conditions of the two instruments of occupation - lease and licence to occupy - other than that a lease is able to allow exclusive use (proposed to be periodic in this case), whereas a licence to occupy does not allow this.

Under both types of occupation, the car park will be administered and maintained by the Council in accordance with the car park's asset priority ranking. To upgrade and maintain it to a standard greater than this ranking will require the Club's financial input at its discretion; however, any works will require prior Council approval and the asset, and any improvements to it, will remain in the ownership of the Council, with no recompense, or right to remove any improvements, available to the Club. It is anticipated that the car park will be available to other park users outside the times the Club has exclusive use.

10. Waitai/Coastal-Burwood Community Board Plan 2020-22

Reference / Te Tohutoro: 20/752589

Report of / Te Pou
Matua: Christopher Turner-Bullock, Community Governance Manager
Coastal-Burwood, email: christopher.turner@ccc.govt.nz

General Manager /
Pouwhakarae: Mary Richardson, General Manager Citizens and Community,
email: mary.richardson@ccc.govt.nz

1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is for the Waitai/Coastal-Burwood Community Board to adopt its Community Board Plan 2020-2022. This report has been staff generated.
- 1.2 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by assessing the decision against a variety of criteria, including:
 - The number of people affected: Medium significance as the Board Plan only affects the Waitai/Coastal-Burwood Community Board area.
 - Level of impact on those affected: Low significance as the Plan's goal is to improve activities and services rather than reduce or remove these.
 - Possible costs/risks to the Council, ratepayers and wider community: Low significance as there is no cost associated with adopting the Board Plan.

2. Officer Recommendations / Ngā Tūtohu

That the Waitai/Coastal-Burwood Community Board:

1. Adopt the Waitai/Coastal-Burwood Community Board Plan 2020-2022.

3. Reason for Report Recommendations / Ngā Take mō te Whakatau

- 3.1 The purpose of the Waitai/Coastal-Burwood Community Board Plan (**Attachment A**) is to identify the Board's strategic priorities for 2020-2022.
- 3.2 The Community Board Plan will inform the Board's strategic decision-making, and its influence of Council decision-making processes such as the Long Term Plan.

4. Detail / Te Whakamahuki

- 4.1 In line with the Council's Community Outcomes and Strategic Priorities, the Board identified its priorities under the four community outcomes:
 - Resilient Communities
 - Liveable City
 - Healthy Environment
 - Prosperous Economy
- 4.2 At workshops held during December 2019 to March 2020, the Board identified six key priority projects across the Board area. For each priority, the plan includes:

- Why the project matters
 - What actions the Board will take
 - How the Board will measure its success
- 4.3 Engagement was undertaken with the local community and 82 individuals provided feedback on the draft Plan. There was a very high level of agreement and support for what the Board is aiming to achieve and additional suggestions were taken into account when finalising the Plan.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A ↓	Waitai/Coastal-Burwood Community Board Plan 2020/2022	95

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Not applicable	Not applicable
Not applicable	Not applicable

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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.

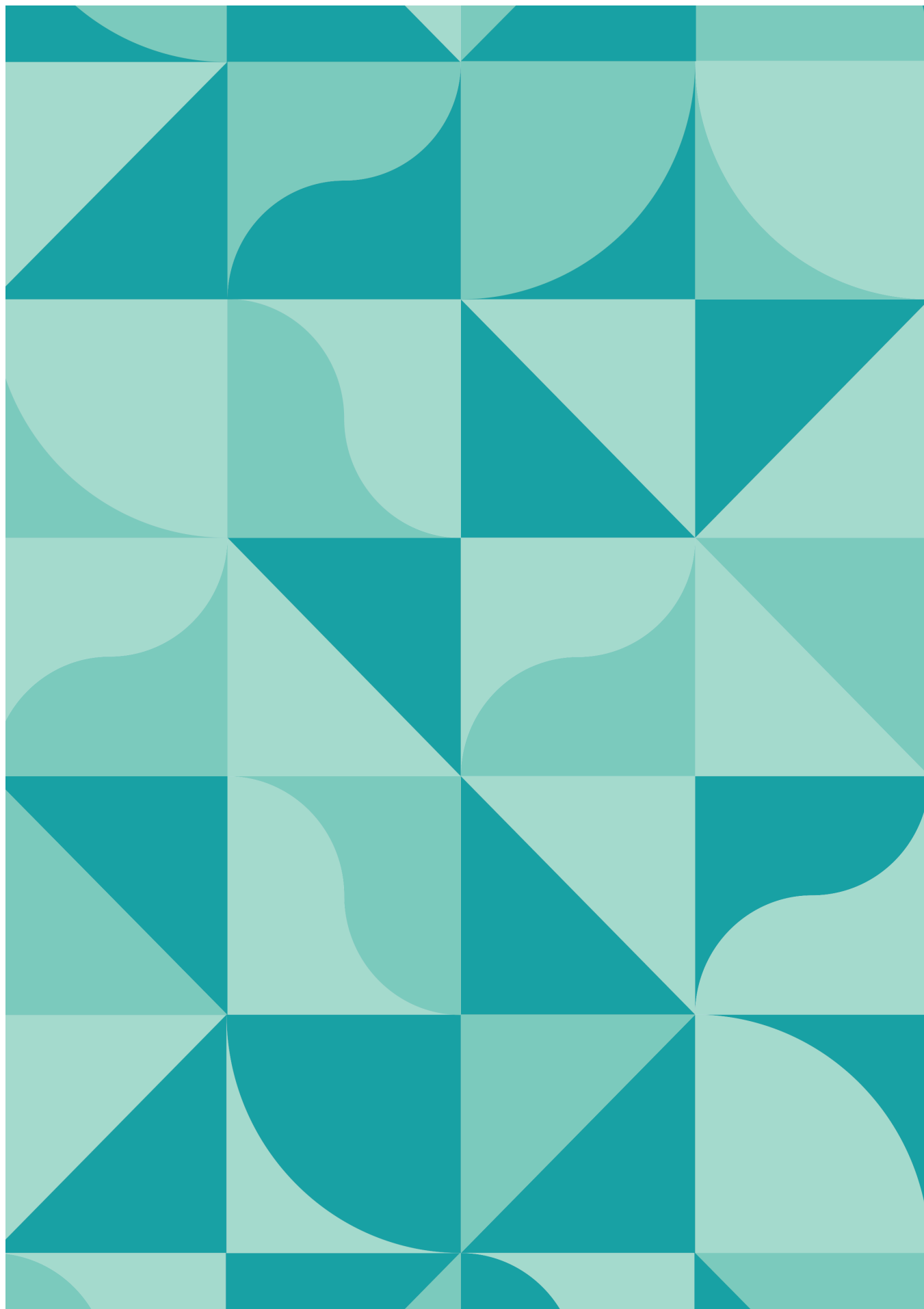
Signatories / Ngā Kaiwaitohu

Author	Christopher Turner-Bullock - Manager Community Governance, Coastal-Burwood
Approved By	Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships

Waitai/Coastal-Burwood

Community Board Plan 2020–22





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Waitai/Coastal-Burwood Board area	3
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Your local board members	10



He korero mai i te Heamana From the Chair



On behalf of the Waitai/Coastal-Burwood Community Board I am proud to present our 2020-2022 Community Board Plan.

Community board plans are an important document that guide the board in prioritising its work in the community over the next few years. Naturally, the community board will continue to deal with any issue that

comes to their attention, but the board plan helps the board to prioritise key outcomes they wish to achieve. The board is fully cognisant of the magnitude and complexities around the economic and social implications that lie ahead for our city arising from the COVID-19 global pandemic.

The priorities listed in this plan, reflect the issues that residents, community groups and Christchurch City Council staff have brought to our attention.

The community board plan will also guide:

- local board decisions on local activities, projects and facilities
- our input into development of policies and strategies
- how we work with other agencies that play a key role in our area, including community groups, central government agencies and other council units

I would like to thank everyone who gave feedback to inform this plan. As your local representatives, it is vital that we engage with our local residents, community groups and businesses to ensure we are advocating for the things that are important to you.

Your community board members are available as your first point of contact for any issues you feel require council attention.

Kelly Barber, Chair

About local boards and our plans

Community boards were created under the local government reforms in 1989.

About 110 community boards now operate in both urban and rural areas within local authorities throughout New Zealand. They carry out functions and exercise powers delegated to them by their councils.

There are seven community boards within the Christchurch City Council area.

Local body elections for community board members and councillors are held every three years.

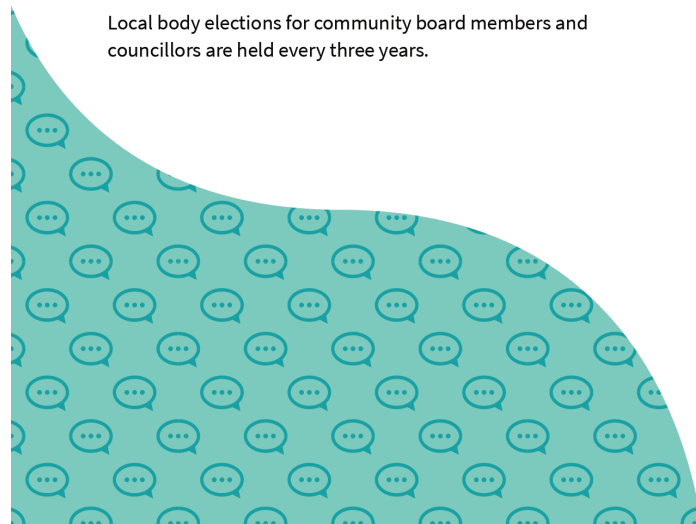
The community board's main role is to:

- Represent and advocate for the interests of its community.
- Consider and report on all matters referred to it by the council, or any matter of interest to the board.
- Maintain an overview of council services in the community.
- Prepare an annual submission to the council for expenditure within the community.
- Communicate with community organisations and special interest groups within the community.

Community board plans

Community board plans are developed every three years and outline the board's key priorities for their elected term. They also indicate how the board will work in partnership with the local community to achieve the council's community outcomes.

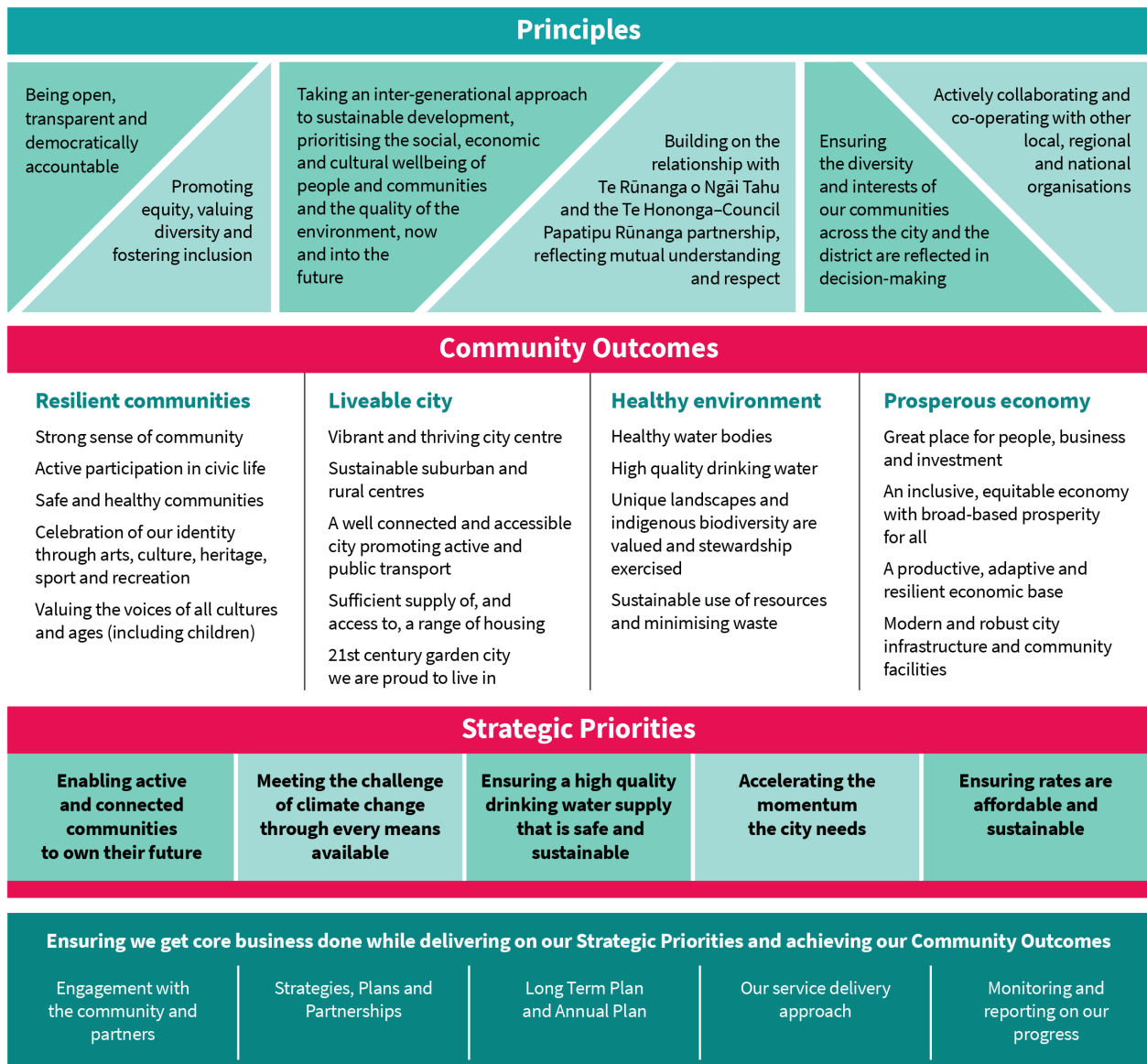
A key part of the development of the plan is engagement with the local community and key stakeholders to ensure that the board's priorities reflect the needs and desires of local residents, community groups and businesses in our board area.





Ōtautahi–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



Waitai/Coastal-Burwood area

The geographic boundaries for the Waitai/Coastal-Burwood Community Board area comprises the wards of Coastal and Burwood. This encompasses all coastal areas from Brooklands to Southshore with a western boundary of the Styx River to Marshland Road, communities to the east of Marshland Road to Banks Avenue, following the Avon River to Porritt Park, Bickerton Street, Shuttle Drive to Cuthberts Road, north to Breezes Road to the Bridge Street Bridge encompassing the estuary.

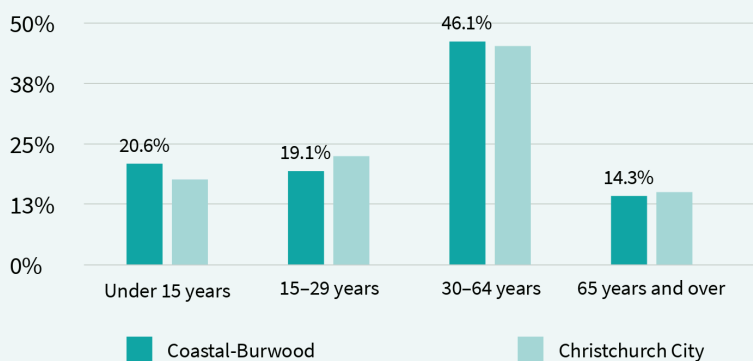
Demographic summary

(2018 census data)

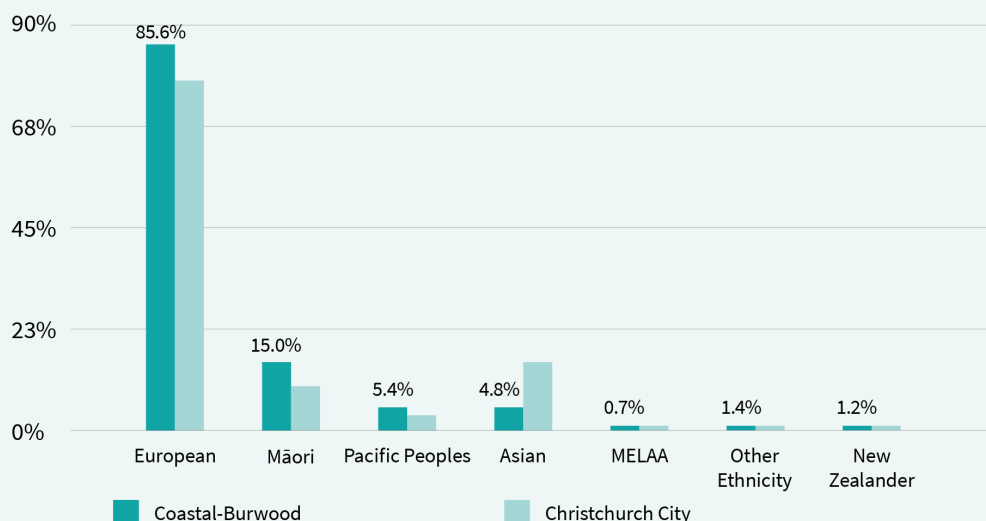
Population

The population within the geographic boundary is:
49,572

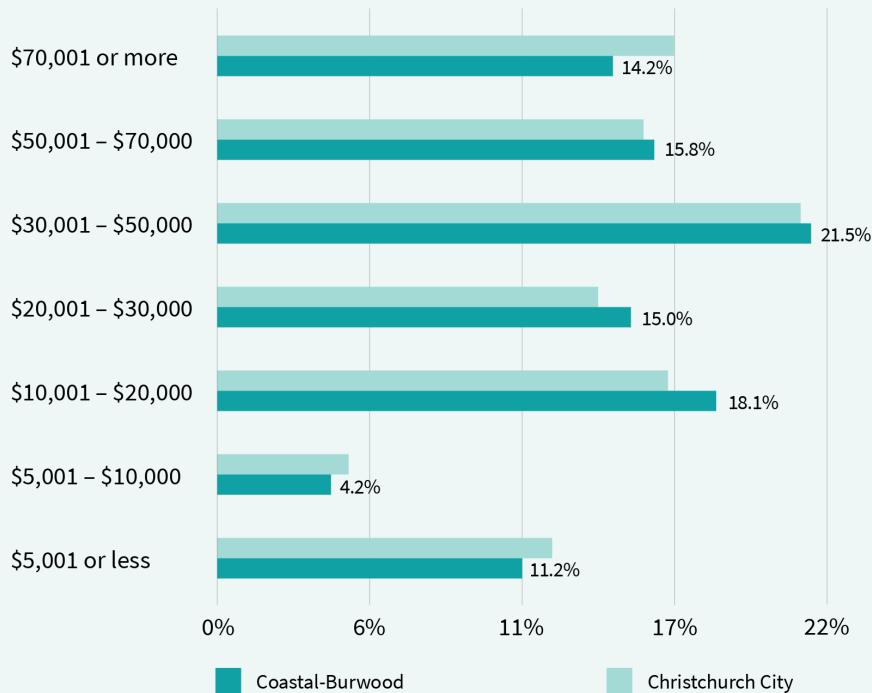
Age



Ethnicity



Personal Income



Facilities and Amenities

- 4 Council libraries: Parklands, Brighton, Aranui and Shirley
- One council service centre: Shirley
- 134 council parks in the area: 96 local community parks, 20 regional parks and 18 sports parks
- 15 council owned social housing complexes with 310 units
- Three major shopping centres of The Palms, New Brighton Mall and Parklands
- 17 schools: 12 primary, 1 intermediate, 3 secondary and 1 special
- One public hospital: Burwood which includes the Older Persons Unit
- One marae: Nga Hau e Wha

- Approximately 3,300 businesses employing around 9,200 people (2018)
- Multiple sport and recreation amenities including Spencer Park, Bottle Lake Forest, Adrenaline Forest, Travis Wetland, Rawhiti Domain, multiple Golf Clubs, Eastern Coastal beaches, Taioia: QEII Recreation and Sport Centre and He Puna Taimoana.

Dwellings

- Unoccupied private dwellings - 1,260
- Occupied dwellings - 18,657
- Dwellings under construction - 249
- Non-private dwellings - 33

Our vision

“
Make our place appealing and attractive for all.
”

Vision statements

As your elected representatives, the board will work in partnership with our local community to achieve the following:

- The views, interests, needs and aspirations of residents are effectively represented.
- The board has an open and transparent decision-making process which residents can participate and engage in.
- The undertaking of initiatives to protect the local environment.
- A safe and sustainable transport network with a particular focus on the gateway roads in the Coastal-Burwood Area.
- Represent community views during red zone project discussions between the council and central government
- A range of social and recreational activities are provided, which strengthen community wellbeing and result in residents feeling safe and connected in their communities.

In addition to our priority projects identified in this plan, the board will continue to advocate strongly through submissions to the council's annual plan and long term plan for the following:

- Chlorine-free water supply.
- Increased budgets for road, footpath and park maintenance.
- Focus on future climate change adaptation and the need for an emergency exit plan for coastal communities.



Our priorities

Make our place appealing and attractive for all

Why this matters:

The board has consistently heard that residents feel the council has forgotten about the east side of Christchurch and that the current maintenance levels are not sufficient for the area. The board has received regular complaints and are concerned that basic maintenance is not being completed in areas such as street cleaning, weeding and mowing, creating a negative perception of the area. The board wants the community to feel a real sense of pride in the area that they live.

What the board will do:

- Encourage the tidying up of the gateway roads to New Brighton and the Waitai/Coastal-Burwood area generally.
- Advocate for an increase in the quality of general maintenance in the area (street cleaning, roadside maintenance, weeding and mowing and beach access) to improve the perception of the Coastal and Burwood wards.
- Work with the community to encourage personal responsibility to tidy up the area, possibly through clean-up events.

We will measure our success by:

- Seeing an increase in the maintenance budgets in the long term plan which will ensure more regular maintenance in the Coastal-Burwood area.
- A decrease in requests for service received from residents.
- A more visible presence of both parks and maintenance staff and of the community taking personal responsibility for basic maintenance (weeding and rubbish tidy up) in the Coastal-Burwood area.
- An increase in population levels in the Coastal and Burwood wards.

Community Outcomes:

Strong Communities ✓ Liveable City ✓
Healthy Environment ✓

Roads and transportation links

Why this matters:

The board regularly receives comments from residents about the state of gateway bridges and connecting roads to New Brighton and has heard that there is a desire for the planned works to be completed sooner than currently programmed.

The council has made a significant investment in the New Brighton area with the completion of the Clock Tower restoration, New Brighton Playground, Whale Pool and He Puna Taimoana. There is a real sense of concern in the community that the current journey into the area is unappealing and off-putting to those making the trip and the board would like to see this rectified, to make the drive into the area reflect the incredible assets on offer.

What the board will do:

- Advocate during the long term plan process that funding be brought forward for the repair of the Pages Road Bridge and the entrance to the New Brighton Area (project 27273).
- Advocate during the long term plan process for the consideration of a project to move New Brighton Road onto nearby Red Zone land, to see it fully repaired and away from the current risk of flooding.
- Liaise with New Zealand Transport Agency where appropriate on roads they are responsible for.
- Acknowledge and appreciate the significant earthquake repair work that has already been done, much of which is unseen and underground and has required a significant investment of council resources.
- The board will continue to advocate for the remaining work to be completed.

We will measure our success by:

- The current Pages Road Bridge project being brought forward in the next long term plan so the works can be completed earlier.
- Advice is received from council staff on the pathway to develop a project to move New Brighton Road into the Red Zone.
- Successfully advocated during the long term plan process for a project to move New Brighton Road into the Red Zone.

Community Outcomes:

Strong Communities ✓ Liveable City ✓

Undertake planning for a new community led facility in the Burwood ward

Why this matters:

The wider community has identified a need for a new community led facility in the Burwood Ward and has expressed this view to the board via the Have Your Say campaign and at community engagement held at events. The community board agrees there is a gap in the area for the community to be able to access a facility, to come together and connect after losing access to facilities following the earthquakes.

What the board will do:

- With the community, identify the requirements and need for a new community facility in the Burwood Ward.
- Develop a business case for a community facility.
- Work towards the community-led development of a facility.
- Support natural community facility partnerships within groups to flourish.

We will measure our success by:

- A business case is developed for a new community led facility in the Burwood Ward.
- Funding in the long term plan is secured if the business case is deemed feasible.
- A successful partnership model is supported.

Community Outcomes:

Strong Communities ✓ Liveable City ✓
Resilient Communities ✓



7 Community Board Plan 2020-22

Work with the council to improve service delivery at Taiora: QEII

Why this matters:

This is the single most visited facility in our two wards, and regular users from as far away as Belfast, Kaiapoi and Papanui continue to swim and socialise at our facility.

The community board have heard from residents in the area and regular pool users that they have concerns regarding the lack of accessible facilities at Taiora: QEII. The main concern raised is the distance of 55 metres that users with accessibility issues have to walk from the hydrotherapy pool to the toilets and accessible change facilities. Many of the users of the pool have disabilities, presenting significant health and safety challenges for those users who often have to queue and wait due to an insufficient number of fully accessible toilets. This is supported by concerns about the number of water quality incidents shared equally between the hydrotherapy and family pools, which have been occurring daily.

What the board will do:

- The board will request and review a design and feasibility study for the installation of new toilets and full accessible change facilities closer to the hydrotherapy pool.
- The board will advocate, through the long term plan process, for sufficient budget to complete the installation at Taiora: QEII.

We will measure our success by:

- Having the final design for the installation of additional toilets and full accessible change facilities closer to the hydrotherapy pool.
- The budget is included in the council's next long term plan.
- The new facilities are installed at Taiora: QEII.

Community Outcomes:

Liveable City ✓ Healthy Environment ✓
Strong Communities ✓

Support the transformation and activation of the Red Zone

Why this matters:

The transfer of Residential Red Zone land to the council presents a fantastic opportunity for the community to be involved and have a say on its future use. The community board also feels passionately about the future use of this land and has successfully advocated to have two members of the board as members of the newly formed Te Tira Kāhikuhiku – Red Zones Transformative Land Use Group. The community board has the largest area of the Red Zone located within its boundary and felt this justified increased representation on the group.

What the board will do:

- Represent community views during red zone project discussions between council, Te Tira Kāhikuhiku – Red Zones Transformative Land Use Group and central government.
- Support community-initiated projects that meet the group's guidelines.

We will measure our success by:

- Community Board representatives report back on information from the Te Tira Kāhikuhiku – Red Zones Transformative Land Use Group, via Elected Member Information Exchange.

Community Outcomes:

Liveable City ✓ Healthy Environment ✓
Strong Communities ✓

Support the community led action plan for Brooklands

Why this matters:

The Waitai/Coastal-Burwood Community Board has received strong feedback from the Brooklands community that they feel they have been abandoned since the earthquakes. The council recently held a workshop with the community to discuss their concerns and to hear their aspirations and expectations for the future. The board attended this workshop and after hearing directly from the community felt addressing these concerns must be one of the six priorities for the board this term.

What the board will do:

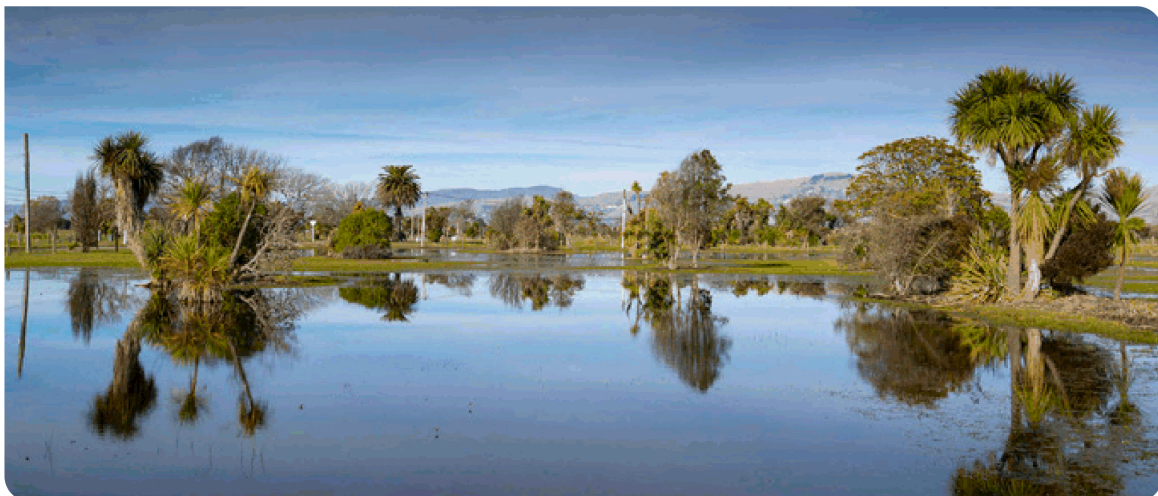
- Support the community led action plan, currently being developed.
- Make a bid to the council's long term plan for a specific budget of up to \$200,000. This budget will enable the items detailed in the community led action plan to be completed without the need to compete with the priorities for the whole city (e.g. each time a road or street light needs repair). This in turn will give confidence to the community that the council has listened to and addressed their concerns dating back to the earthquakes of 2010 and 2011.

We will measure our success by:

- Liaising with the community to progress the community led action plan.
- Budget is secured in the long term plan for a "Brooklands fund" of up to \$200,000.

Community Outcomes:

Liveable City ✓ Healthy Environment ✓
Strong Communities ✓



Community board funding

In Christchurch, community board funding is allocated to each board based on population and equity. The NZ Deprivation Index is the tool used to measure the equity portion of the allocation. The council uses the formula of 60% population and 40% equity when determining the allocations to each board.

The Waitai/Coastal-Burwood Community Board has three funding schemes available for allocation each year and a total funding pool of \$438,982.

Strengthening Communities Fund

An annual contestable funding round – opens in March/April each year. It provides funding for the period 1 September to 30 August each year.

The purpose of this fund is to support community-focused organisations whose projects contribute to the strengthening of community wellbeing in the Christchurch city area.

Successful organisations will be those which demonstrate they are sustainable, strategic, community-focused groups which have a significant presence within their community of benefit. Successful projects will also clearly demonstrate their contribution to the council's funding outcomes and priorities. Organisations must be able to demonstrate their ability to contribute towards their project(s) and not rely on council funding as their sole source of funding.

Discretionary Response Fund

Open for applications all year – 1 July to 30 June.

The purpose of this fund is to assist community groups where the project and funding request falls outside other council funding criteria and/or closing dates. This fund is also for emergency funding for unforeseen situations.

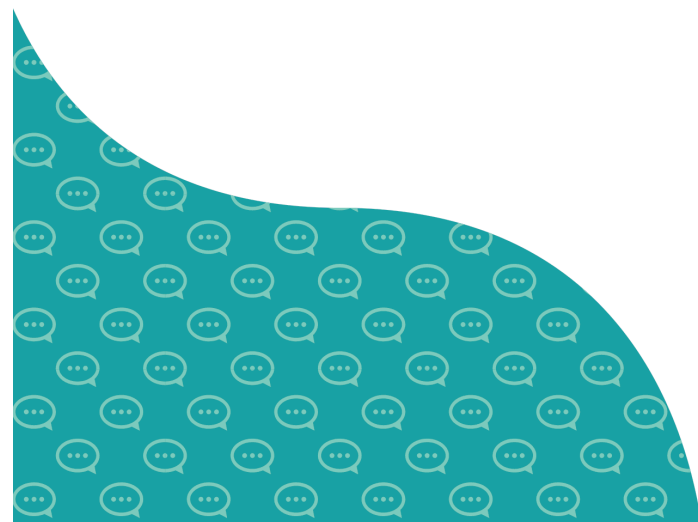
Community board projects (events and awards) are also funded from this fund.

Youth Development Fund

The purpose of this fund is for the board to acknowledge young people's effort, achievement and potential excellence in the community by providing financial assistance for their development.

The Waitai/Coastal-Burwood Community Board offers financial assistance under the Youth Development Fund to young people, aged 12-20 years inclusive in areas that will benefit their development and thus the development of the community. If you want to know more about the board's community funding, please contact either of the staff below:

- Anna Langley, Community Development Advisor Burwood Ward - 941 5584
- Heather Davies, Community Development Advisor Coastal Ward – 941 5314
- Jacqui Miller, Community Recreation Adviser - 941 5333



Your Local Board Members



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Coastal Ward

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Jo Zervos

(Deputy Chair)

Coastal Ward

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Burwood Ward

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The Waitai/Coastal-Burwood Community Board generally meets on the first and third Monday of each month at 4.30pm at the Board Room on the corner of Union and Beresford Street, New Brighton. These meetings are open to the public. Agendas and minutes for each meeting can be found on the council's website at ccc.govt.nz.

If you would like to speak at a board meeting please contact the Community Board Advisor on 03 941-6547.





11. 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.