

22. 4. 98

**SPREYDON/HEATHCOTE COMMUNITY BOARD
7 APRIL 1998**

**A meeting of the Spreydon/Heathcote Community Board
was held on Tuesday 7 April 1998, at 4.00 pm**

PRESENT: Oscar Alpers (Chairman),
Carole Anderton, Philip Clearwater, David Drayton,
Sonia Gill, Ian Howell, Patricia Hunter
and Ann Lewis.

APOLOGIES: An apology for absence was received and accepted from
Morgan Fahey.

Ian Howell retired from the meeting at 6.30 pm and was
absent for clauses 2,3,14,16-23,30-33.

Trish Hunter retired from the meeting at 6.02 pm and
returned at 6.12 pm and was absent for clause 10.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

**1. CONTROL AND SIGNAGE OF LEFT TURN SLIP LANES AT
SIGNALISED INTERSECTIONS**

RR 7275

Officer responsible City Streets Manager	Author Michael Thomson, Traffic Engineer
Corporate Plan Output: Street Markings and Signs 9.6.0	

The purpose of this report is to seek Council approval of proposals to change the control of signalised intersection slip lanes where required, in accordance with the national guideline. These slip lanes are most commonly used to assist left turning traffic, however, in some locations, right turning traffic may benefit from such designs ie one way streets.

There has been a general lack of consistency in the control and signing of slip lanes. Conflicting signage has resulted in a lack of understanding by many motorists, particularly of the meaning of the 'Free Turn' sign. By signing slip lanes consistently and in accordance with the 'Road and Traffic Standard No 9' (Guidelines for the Signing and Layout of Slip Lanes), motorists will become more aware of their obligations when using slip lanes.

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The Land Transport Safety Authority and Transit New Zealand are working towards complete removal of all 'Free Turn' signs and replacing them with either 'Turn Left at Any Time With Care' signs or installation of 'Give Way' controls for the turning traffic where appropriate. All slip lanes associated with traffic signals on City Council controlled roads have been upgraded to comply with the standard. Transit New Zealand, through their consultants, have requested that the Council resolve the following give way controls on State Highway intersections within the city.

- Recommendation:**
1. That the left turn traffic movement on the Brougham Street east approach, at its intersection with Opawa Road, be controlled by a 'Give Way'.
 2. That the left turn traffic movement on the Brougham Street west approach, at its intersection with Opawa Road, be controlled by a 'Give Way'.

2. PROPERTY PURCHASE FOR ROADING - LINCOLN ROAD RR 7309

Officer responsible Property Manager	Author Property Services Officer, Stephen Cribb 8/2/46/16
Corporate Plan Output: City Streets 9.5.0 (Property Purchases)	

The purpose of this report is to seek Council approval for a total property purchase of a designated road widening property in Lincoln Road required for the proposed four laning of Lincoln Road between Whiteleigh Avenue and Torrens road.

Negotiations have concluded for the acquisition of the whole property because the road widening required necessitates demolition of the existing dwelling.

Address:	200 Lincoln Road
Owners:	D J & S E Stewart
Area:	1011m ²
Legal Description:	Lots 3 DP 479
Zone:	Living 3
Valuation:	The Government Valuation as at 1 September 1995:
	LV: \$57,000
	VI: \$49,000
	CV: \$106,000

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2 Cont'd

Details of current market value, assessed on the Council's behalf by Robertson Young Telfer Limited and on the owner's behalf by Ford Baker Limited are included in the Public Excluded Section of this report.

Comment:

The property contains a 1910's style bungalow that has been added onto with an overall floor area of 226m² and converted into three self contained flats.

Construction is of timber frame with weatherboard cladding that has been rough casted over and corrugated iron roof. Outbuildings comprise a double garage, a single garage and two detached sleepouts.

Proposed Settlement:

Agreement has been reached and settlement can be achieved on the Council payment of a negotiated figure that is between the respective valuations.

Source of Funds:

Annual Plan and Budget - City Streets Page 9.5.0 Code: 25867/090

DISPOSAL OF RESIDUAL PROPERTY - 200 LINCOLN ROAD

Following the Council purchase of the property as outlined above it is proposed to legalise an 83m² road widening severance shown on the attached plan and demolish the house and garages at a cost of approximately \$1,000 and dispose of the balance area at not less than the minimum reserve price assessed by Robertson Young Telfer Limited.

This action will release the funds for the purchase of further severances along Lincoln Road.

In order for the disposal to comply with the provisions of the Local Government Act it will be necessary to pass the following resolution:

Resolution

That pursuant to Section 230 of the Local Government Act 1974, the Christchurch City Council hereby resolves to dispose of the property described in the following Schedule:

Schedule

All that parcel of land containing 928m² or thereabouts (subject to survey) being Part Lot 3 DP 479 being the balance of the land contained in CT 27F/948.

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2 Cont'd

- Recommendation:**
1. That the Council approve the acquisition of the property at 200 Lincoln Road at the settlement figure including in the public excluded section of this report.
 2. That the resolution pursuant to Section 230 of the Local Government Act be adopted.
 3. That the residual property be offered for sale by public tender at not less than the minimum reserve price for the residual property as assessed by Robertson Young Telfer Limited.
 4. That in the event of no acceptable tender being received the Property Manager be authorised to negotiate a sale at not less than the minimum reserve price assessed for the residual property.

3. PROPERTY PURCHASE FOR ROADING - LINCOLN ROAD RR 7443

Officer responsible Property Manager	Author Property Services Officer, Stephen Cribb 8/2/46/33
Corporate Plan Output: City Streets 9.5.0 (Property Purchases)	

The purpose of this report is to obtain Council approval for the total property purchase of a designated road widening property in Lincoln Road required for the proposed four laning of Lincoln Road between Whiteleigh Avenue and Torrens Road.

Negotiations have concluded for the acquisition of the whole property because the road widening necessitates the removal of the building from the front of the property. As a consequence of this, the owners have exercised their rights under Section 64 of the Public Works Act 1981 requiring the Council to purchase the whole property.

- Address:** 237 Lincoln Road and 1 Whiteleigh Avenue
- Owners:** The Canterbury Agricultural and Pastoral Association
- Area:** 627m² and 703m²
- Legal Description:** Lots 2 and 3 DP 22425
CT's 33B/290 and 33B/291

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Zone: Living 3
Valuation: The Government Valuations as at 1 September 1995:

237 Lincoln Road	1 Whiteleigh Avenue
LV: \$45,000	LV: \$45,000
VI: \$145,000	VI: \$40,000
CV: \$190,000	CV: \$85,000

Details of current market value, assessed on the Council's behalf by Robertson Young Telfer Limited and on the owner's behalf by Simes Limited are included in the Public Excluded Section of this report.

Comment: The property at 1 Whiteleigh Avenue contains a 1920's style bungalow that has been added onto with an overall floor area of 180m².

Construction is of timber frame with weather board cladding and corrugated iron roof. The building is used for storage purposes and is only in fair order.

The property at 237 Lincoln Road is a large brick commercial building which is currently the administration headquarters of the Canterbury A & P Association. The building was constructed in the 1920's and has a floor area of 367m².

Proposed Settlement: Agreement has been reached and settlement can be achieved on the Council paying the mean of the valuations assessed by Simes Limited and Robertson Young Telfer Limited details of which are included in the Public Excluded Section of this report.

Recommendation: That the Council acquisition of the properties at 1 Whiteleigh Ave and 237 Lincoln Rd be approved on the settlement terms set out in the report.

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Public Excluded**

4. PROPERTY PURCHASE FOR ROADING - LINCOLN ROAD

RR 7463

Officer responsible Property Manager	Author Property Services Officer, Stephen Cribb 8/2/46/39
Corporate Plan Output: City Streets 9.5.0 (Property Purchases)	

The purpose of this report is to obtain the Council's approval for the total property purchase of a designated road widening property in Lincoln Road required for the proposed four laning of Lincoln Road between Whiteleigh Avenue and Torrens Road.

Negotiations have concluded for the acquisition of the front flat of a block of four because the road widening necessitates the removal of this flat from the front of the property. The elderly owner has also asked the Council for financial assistance to purchase a replacement flat across the other side of Lincoln Road and settlement has to take place before 30 April 1998 to prevent the flat being sold by auction.

Address: Flat 1/65 Lincoln Road

Owners: I Campbell

Area: Undivided quarter share of 1011m²

Legal Description: Flat 1 DP 36939
CT 15K/582

Zone: Living 1

Valuation: The Government Valuation as at 1 September 1995:

LV: \$17,500
VI: \$59,500
CV: \$77,000

Details of current market value, assessed on the Council's behalf by Robertson Young Telfer Limited are included in the Public Excluded Section of this report.

Comment: Flat 1 is the front two bedroom unit of the complex of four units and is basically rectangular in shape with a floor area of 76m². The flat is 35 years old and is clad in summerhill stone veneer with an iron roof.

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Proposed Settlement: Agreement has been reached and settlement can be achieved on the Council paying the owner the sum assessed in the valuation report by Robertson Young Telfer and assisting the owner to purchase a comparable property under Section 73 of the Public Works Act 1981, the details of which are included in the Public Excluded Section of this report.

Source of Funds: Code 25867/090

Recommendation: That the acquisition of Flat 1/65 Lincoln Road be approved on the settlement terms set out in the Public Excluded section of this report.

**PART B - ITEMS DEALT WITH BY THE BOARD AND REPORTED FOR
INFORMATION ONLY**

5. PETITION

A petition was received from 44 residents of Tainui Street regarding the proposed reconstruction works scheduled for 1999/00.

Mr Lindsay Squire presented the petition and outlined the residents' concerns. Mr Squire discussed the inadequate level of street lighting and requested that consideration be given to the undergrounding of services, provision of the older style decorative light standards and increased lighting particularly at the Somerfield Street end of Tainui Street.

Mr Squire stressed to members that the residents did not want any of the large street trees removed.

The Board **decided:**

1. To request that officers prepare a report on how the residents' requests could be met and that the report include costings.
2. That Southpower be advised of the proposals to reconstruct Tainui Street and that they be requested to consider making budget provision for the undergrounding at that time.

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6. SUMMIT ROAD SOCIETY

Mr Gordon Kirk of the Summit Road Society spoke to the Board on his group's proposal to purchase a property on the Port Hills.

He advised that funding had been received from the Forest Heritage Fund but there was a shortfall of \$15,000 and was seeking the Board's assistance.

Members when discussing the issue agreed that due to the nature and location of the land being purchased it should be considered on a metropolitan basis.

The Board **decided** to refer the request to the Parks and Recreation Committee and the Riccarton-Wigram Community Board before reconsidering it at the June meeting.

**7. SAFETY ISSUES AFFECTING SIBLEYS DRAIN
ON BOWENVALE AVENUE**

Following a deputation to the Board at its March meeting officers were requested to reconsider a proposal to fence the Sibleys drain and to give consideration to the covering of the drain.

Ken Couling, Land Drainage Manager, provided a detailed report outlining the Board's previous support of the fencing and providing information on the Council's responsibilities.

Mr Simcock, a long time resident of Bowenvale Avenue, spoke on the local history of the drain, particularly in times of severe flooding.

The Board **decided** to reconfirm its August 1997 decision to approve the following measures to be carried out during the 1997/98 financial year to improve the safety of Sibleys Drain down Bowenvale Avenue:

1. Installation of a 420 metre long steel 'pool' fence and associated landscaping between the footpath and the drain from numbers 48 to 114 Bowenvale Avenue at an estimated capital cost of \$60,000 (previously \$80,000) and an average annual maintenance cost of \$1,500.
2. Offering a 25% cost share up to \$21.50 per metre for the next 12 months to affected residents who wish to install a safety fence on their side of the drain or safety hand rail on their private bridge.

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**8. REVIEW OF BOARD'S 1997/98
DISCRETIONARY FUNDS**

The Board **received** for information a detailed report from Brent Ferigo, Community Activities Officer, outlining how the Board's funds had been utilised.

9. YOUTH APPRENTICESHIPS

In response to a request from Carole Anderton, suggesting that the Board support the funding of a 'youth apprenticeship', Brent Ferigo provided background information on the role of the Canterbury Development Corporation with unemployed youth.

The Board **decided** to establish a Working Party comprising Carole Anderton, Phil Clearwater and Ian Howell to further investigate the current levels of opportunity for youth in the Spreydon-Heathcote community to take up apprenticeships or industrial training and possible Board involvement.

**10. HOLIDAY PROGRAMME REVIEW
- CHRISTMAS HOLIDAYS**

A report from Brent Ferigo, Community Activities Officer, outlining the outcomes of the Christmas Holiday Programme was **received** for information.

**11. COMMUNITY AFFAIRS COMMITTEE
- ADDINGTON NEEDS ANALYSIS RESEARCH**

The report of the Community Affairs Committee meeting was submitted to the Board.

It was **decided** to endorse the following recommendations of the Committee:

1. That support, in principle, be given to the establishment of a school/community hall at Addington Primary School.
2. That the Board appoint a representative to join the proposed establishment committee.
3. That support, in principle, be given to the employment of a youth worker in the Addington area, subject to further investigation of the need for, and resourcing of, that worker.

It was further **decided** that Carole Anderton represent the Community Board on the Establishment Committee.

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12. VIEW TERRACE STOPPING

Jeff Owen, Area Engineer, provided an update on the proposed road stopping of View Terrace.

The Board **decided**:

1. That the information be received.
2. That the legal road stopping process be completed so that the vehicle barrier can be installed.

13. BARRINGTONS

The Board was asked to consider proposed traffic management issues at Barringtons.

These issues included vehicle parking, installation of traffic signals and controls, and bus and taxi parking.

The Board when discussing the issue raised concern at the authorities delegated to it, particularly with regard to local issues on non-local roads and **requested** that officers prepare a report for the May meeting that included reporting processes and procedures.

The Board **decided** to recommend to the City Services Committee that the changes in kerbside parking alterations and traffic management in the attached schedule be approved.

The Board also **requested** that the City Services Committee when considering traffic issues in this area take into consideration the needs of cyclists.

**14. LINCOLN ROAD WIDENING TO FOUR LANES
(BARRINGTON STREET TO TORRENS ROAD)**

The Board **received** for information the proposed traffic management plan for Lincoln Road.

The Community Manager, Nick Chapman, advised members that local businesses and residents were concerned at the proposals. Mike Thomson, Traffic Engineer, outlined the consultation process and also the possibility of a public meeting being held to hear community views.

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15. COLOMBO STREET TRAFFIC MANAGEMENT

Information was **received** on the Council's approval of the proposed traffic management improvements on Colombo Street (Brougham Street - Milton Street).

16. WATER EXPO

A report detailing the Water Expo programme, an educational programme to increase children's environmental awareness of the city's water resource was **received** for information.

17. CHARGING FOR OCCUPATION OF RESERVE LAND

A report advising Board members on the current consultation with all sports groups and community groups on the occupation of reserve land was presented for information.

The Board **decided** to refer the matter to the special meeting of the Community Affairs Committee for consideration.

18. STRICKLAND STREET PROPERTY SALES

A report detailing the outcome of the Board's representations to the Environmental Committee meeting was presented for information.

The Board **decided** that Oscar Alpers represent the Board on the Working Party established by the Environmental Committee.

19. COMMUNITY BOARD FUNDING

Members **received** for information details of the allocations of discretionary and community initiative funds to date.

**PART C - DECISIONS TAKEN UNDER DELEGATED AUTHORITY
AND REPORTED FOR INFORMATION ONLY**

20. CONFIRMATION OF REPORT TO COUNCIL

The Board **resolved** that the report of the ordinary meeting held on 3 March 1998 be confirmed as a correct record of that meeting subject to the following amendments being made.

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“The schedule relating to the Board’s allocation of project funds be amended to read:

Community Awards	\$2,000
<i>and adding</i>	
Community Newsletter	\$6,000”

21. LEAVE OF ABSENCE

At the Board’s March meeting Ann Lewis requested that she be granted leave of absence for the period of 1 to 30 April. Due to a change in plans Mrs Lewis requested that this leave of absence now be granted for the period of 1 to 31 May instead.

The Board **resolved** to grant leave of absence to Mrs Lewis as requested.

22. DRAFT YOUTH POLICY AND STRATEGY

Members were advised that the Draft Youth Policy and Strategy had been released for comment and were asked how they wished to deal the matter.

It was **resolved** that the matter be referred to the Community Affairs Committee and further that the Committee be given delegated authority to make a submission on behalf of the Board.

23. CONSIDERATION OF SUPPLEMENTARY REPORTS

The Board **resolved** to consider the supplementary reports on the purchase of the property on 1/65 Lincoln Road (clause 4 and 33 refer).

24. SUMMERTIMES SWEET SUBURBIA - BARRINGTON PARK AND HOON HAY PARK FAMILY FUN DAYS

Brent Ferigo, Community Activities Officer, provided information on the two family fun days held at Barrington Park and Hoon Hay Park on Sunday 25 February and Sunday 8 March respectively.

The Board **resolved**:

1. To allocate \$6,500 from its 1998/99 Discretionary funds towards two community events under the Summertimes Sweet Suburbia umbrella.
2. That officers investigate the benefits and costs of upgrading the Hoon Hay Park skating bowl.

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25. LANDSDOWNE COMMUNITY CENTRE

Members were advised that the cost of the cleaners wages at the Landsdowne Community Centre were no longer being met from the Beckenham Service Centre budget.

Greg Burgess of the Centre Management Committee advised that the Committee was not in a position to take over these costs and requested financial assistance from the Board.

The Board **resolved** to allocate \$2,000 from its 1998/99 Discretionary fund and consider this item for its 1999/2000 funds.

**26. COMMUNITY SAFETY FROM CRIME
FUND SUBCOMMITTEE**

Members were advised of the outcomes of the Community Safety from Crime Fund Subcommittee meeting and were requested to endorse the Subcommittee's recommendations.

It was **resolved**:

1. To allocate \$840 from its 1997/98 Community Safety from Crime Fund to Rowley School for Effective Parenting Courses.
2. To allocate \$10,075 from its 1997/98 Community Safety from Crime Fund to Waltham Out of School Hours (WOOSH) for staff wages.
3. To allocate \$2,500 from its 1997/98 Community Safety from Crime Fund to the New Zealand Fire Service Juvenile Fire Awareness Programme for equipment.
4. To allocate \$3,085 from its 1997/98 Community Safety from Crime Fund to the Cross Over Trust for its Manaakitanga Clubs.
5. To allocate \$5,072 from its 1997/98 Community Initiatives fund to Manuka Cottage for the employment of a part-time recreation worker, with one of the worker's tasks being to investigate the need for a full-time youth worker in the Addington area.
6. That, should the \$2,000 earmarked for Parenting with Confidence Christchurch South not be required, the Board allocate \$2,000 from its 1997/98 Community Safety from Crime Fund to the Cross Over Trust for its Parenting Network initiative.

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**27. CROYDON STREET/SOUTHAMPTON STREET INTERSECTION
GIVE WAY CONTROL**

Members were asked to consider the installation of a give way sign at the above intersection in order to reduce vehicle conflicts occurring.

The Board **resolved** that a give way control be placed against Croydon Street at its intersection with Southampton Street.

**28. HOON HAY ROAD PEDESTRIAN ISLANDS
FUNDS TRANSFER REQUEST**

Jeff Owen, Area Engineer, advised that the works budgeted for the installation of pedestrian refuge islands on Hoon Hay Road were not proceeding due to public opposition. Mr Owen requested that the Board consider reallocating the funds to improving kerb and channels in Hastings Street East (Waltham Road to Vienna Street). Members were advised that the Hagley-Ferrymead Community Board had recently allocated \$10,000 of its 1998/99 project funds towards traffic calming and pedestrian facilities on the north side of the street.

The Board **resolved** to reallocate the \$15,000 set aside for the Hoon Hay pedestrian refuge islands to Hastings Street East (Waltham Road to Vienna Street) traffic calming and pedestrian facilities.

29. PROPOSED RIGHT OF WAY NAMES

The Board **resolved**:

1. That Tiroroa Lane be approved as the name for the right of way at 200 Huntsbury Avenue.
2. That the name suggested for the right of way at 15 Wychbury Street be declined and that the subdivider be requested to suggest an alternative more appropriate name.

Members when discussing this issue expressed concern at the number of inappropriate street names being forwarded by submitters. Members decided to write to local residents' associations seeking suggestions and that these suggestions be forwarded to Bob Pritchard, Subdivision Planning Officer, for consideration.

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30. CHANGE OF MEETING DATE

As a result of a request from the Chairman, Oscar Alpers, the Board **resolved** to reschedule its 7 July meeting to 30 June.

31. SPECIAL MEETING COMMUNITY AFFAIRS COMMITTEE

As a result of a number of items being referred to the Community Affairs Committee for information it was **resolved** that a special meeting of the Committee be held on Monday 27 April at 4pm. The purpose of this meeting is to discuss the Youth Policy and Strategy, the Code of Social Responsibility and the Charging for Occupation of Reserve Land.

32. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the draft resolution to exclude the public set out on page 36 of the agenda be adopted.

The meeting concluded at 6.52pm.

CONSIDERED THIS 5TH DAY OF MAY 1998

**O T ALPERS
CHAIRMAN**