

25. 3. 98

**SPREYDON/HEATHCOTE COMMUNITY BOARD
3 MARCH 1998**

**A meeting of the Spreydon/Heathcote Community Board
was held on Tuesday 3 March 1998 at 4.00 pm**

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

APOLOGIES: An apology for absence was received and accepted from
Ian Howell.

Morgan Fahey and Sonia Gill retired from the meeting at
5.35 pm and 6.06 pm respectively and were absent for
clauses 5, 11, 13, 18, 19, 20, 21, 23, 26 and 27.

Patricia Hunter left the meeting at 7.30pm and was
absent for clauses 23, 26 and 27.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

**1. PROPOSED ROAD STOPPING:
DISPOSAL OF REDUNDANT ROAD WIDENING
AT NO 8 CENTAURUS ROAD**

RR 7069
Map Reference: M 12

Officer responsible City Design Manager	Author Lester Reilly, Legal Surveyor Design
Corporate Plan Output: Roading Budget - Land Legalisation	

The purpose of this report is to start the legal procedures necessary to stop a portion of legal road.

The owners at 8 Centaurus Road have approached the Council and asked if they can purchase the redundant road widening adjoining the frontage of their property. Under the Council's notified City Plan this land is no longer required for widening purposes and after the necessary road stopping action could therefore be sold.

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Public Excluded

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Approval in principle was given by the Spreydon/Heathcote Community Board at its December 1997 meeting to dispose of the unformed portion of Centaurus Road as the land is not required for road purposes.

Negotiations between the Council officers and the adjoining land owners have been satisfactorily concluded subject to a successful road stopping procedure.

City Streets agrees with this proposal.

The land is not formed as road but fenced and occupied by a garage by the adjoining owners since prior to 1926.

The plan is attached.

Prior to sale the following resolution No 1 is necessary to initiate the stopping action:

Reason for the Road Stopping

The Council has received a request from the adjoining owners for the purchase of the land which is no longer required by Council for road purposes.

Purpose to which the stopped road will be put

The portion of road when stopped, will be sold to the adjoining owners pursuant to Section 345 (1) (a) (i) of the Local Government Act 1974 and amalgamated with their certificate of title pursuant to Section 345 (2) of the Local Government Act 1974.

The land is situated alongside and occupied by No 8 Centaurus Road and is irregular in width.

- Recommendation:**
1. Pursuant to the provisions of Sections 319 (h) and 342 of the Local Government Act 1974, the Christchurch City Council hereby resolves to stop that portion of road as shown on the plan and described in the Schedule hereto.

Schedule

Portion of Centaurus Road being all that parcel of land situated in the City of Christchurch and shown as 'Road to be Stopped' and described as follows:

Shown	Area	SO	Adjoining Land
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A 64 m² 19929 Lots 3 & 4 DP 8163

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2. That, if no objections are received, or the objections are later withdrawn, the Council shall by public notice, declare the said portion of road as stopped.
3. That the stopped road be sold to the adjoining owners pursuant to Section 345 (1) (a) (i) of the Local Government Act 1974 and amalgamated with their certificate of title pursuant to Section 345 (2) of the Local Government Act 1974.
4. That, if objections are received, the Resource Management Hearing panel hear the objections and then make a recommendation to Council as to the action to be taken.

2. PROPERTY PURCHASE FOR ROADING - LINCOLN ROAD

RR 7080

Officer responsible Property Manager	Author Property Services Officer, Stephen Cribb 8/2/46/43
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 required necessitates the removal of the double garage 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: 189 Lincoln Road

Owners: N P Farrelly & M A Kindelan

Area: 607m²

Legal Description: Part Lots 2 and 3 DP 2835
CT 353/214

Zone: Living 2

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Valuation: The Government Valuation as at 1 September 1995:
LV: \$41,000
VI: \$50,000
CV: \$91,000

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 contains a 1920s style bungalow that has been added onto with an overall floor area of 136m².

Construction is of timber frame with weatherboard cladding and corrugated iron roof. Accommodation is provided by three bedrooms, lounge, kitchen, sunroom and laundry which the valuer describes as being in good condition.

Proposed Settlement: Agreement has been reached and settlement can be achieved on the Council payment of the current pre-severance market value assessed by Robertson Young Telfer Limited

Source of Funds: Annual Plan and budget - City Streets Page 9.5.0
Code: 25867/090

Disposal of Residual Property - 189 Lincoln Road

Following the Council's purchase of the property as outlined above it is proposed to legalise the 67m² road widening severance shown on the attached plan, fence the new road boundary and relocate the garage at a cost of approximately \$5,000 and dispose of the balance area at the minimum reserve price assessed by Robertson Young Telfer Limited, details of which are also included in the Public Excluded Section of this report.

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

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- Recommendation:**
1. That the Council acquisition of the whole property at 189 Lincoln Road be approved.
 2. That pursuant to Section 230 of the Local Government Act 1974, the Christchurch City Council hereby resolves to dispose of the property described as follows:

All that parcel of land containing 540m² or thereabouts (subject to survey) being Part Lots 2 and 3 DP 2835 being the balance of the land contained in CT 353/214.
 3. That the residual property described in (2) 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. PROPOSED ROAD STOPPING:
DISPOSAL OF REDUNDANT ROAD WIDENING
DOMETT STREET**

RR 7016
Map Reference: K 13

Officer responsible City Design Manager	Author Lester Reilly, Legal Surveyor Design
Corporate Plan Output: Roading Budget - Land Legalisation	

The purpose of this report is to start the legal procedures necessary to stop a portion of legal road.

The owners of No 9 Domett Street have approached the Council and asked if they can purchase the redundant road widening adjoining the frontage of their property. Under the Council's notified City Plan this land is no longer required for widening purposes and after the necessary road stopping action could therefore be sold.

Approval in principle was given by the Spreydon/Heathcote Community Board at its May 1997 meeting to dispose of the unformed portion of Domett Street as the land is not required for road purposes.

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Public Excluded

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Negotiations between the Council officers and the adjoining land owners have been satisfactorily concluded subject to a successful road stopping procedure.

City Streets agrees with this proposal.

The land is not formed as road but fenced and occupied by the adjoining owners.

The plan is attached.

Reason for the Road Stopping

The Council has received a request from the adjoining owners for the purchase of the land which is no longer required by the Council for road purposes.

Purpose to which the stopped road will be put

The portion of road when stopped, will be sold to the adjoining owners pursuant to Section 345 (1) (a) (i) of the Local Government Act 1974 and amalgamated with their certificate of title pursuant to Section 345 (2) of the Local Government Act 1974.

The land is situated alongside and occupied by No 9 Domett Street and is 5.03 m in width.

- Recommendation:**
1. That, pursuant to the provisions of Sections 319 (h) and 342 of the Local Government Act 1974, the Christchurch City Council hereby resolves to stop that portion of road as shown on the plan and described in the Schedule hereto.

Schedule

Portion of Domett Street being all that parcel of land situated in the City of Christchurch and shown as 'Road to be Stopped' and described as follows:

Shown	Area	SO	Adjoining Land
A	73 m ²	19928	Lot 1 DP 76089 Lot 1 DP 9243

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Public Excluded

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2. That, if no objections are received, or the objections are later withdrawn, the Council shall by public notice, declare the said portion of road as stopped.

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- 3. That the stopped road be sold to the adjoining owners pursuant to Section 345 (1) (a) (i) of the Local Government Act 1974 and amalgamated with their certificate of title pursuant to Section 345 (2) of the Local Government Act 1974.
- 4. That, if objections are received, the Resource Management Hearing panel hear the objections and then make a recommendation to Council as to the action to be taken.

**4. ACQUISITION OF LAND FOR ROAD -
ADDINGTON RACEWAY LTD**

RR 6998

Officer responsible Property Manager	Author D Falls, Property Services Officer
Corporate Plan Output: Capital Outputs - Fixed Assets	

The purpose of this report is to seek formal Council approval to the acquisition of an 1145m² area of land from Addington Raceway Ltd, shown marked “A” and “B” on the enclosed plan, to facilitate the construction of the section of Jack Hinton Drive which will provide access to the new WestpacTrust Centre car park, as shown on the enclosed plan.

Details of the acquisition are as follows:

- Area:** 1145m²
- Legal Description:** Pt Lot 1 DP 2836 and Pt Lot 17 DP 2835, CT 39A/1103 and 23A/62
- Zone:** O3B (Private Recreation facilities)

Addington Raceway, who will be sharing the accessway and car park with the WestpacTrust Centre, have agreed to make the land available at no cost in exchange for the Council meeting the cost of forming the road.

Recommendation: That the Council accepts the offer by Addington Raceway Ltd as outlined above.

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

**5. SYDENHAM RESIDENTS' GROUP - DISPOSAL OF COUNCIL OWNED
PROPERTIES - STRICKLAND STREET**

Sandra Constable, Secretary of the Sydenham Residents Group, spoke to the Board on the sale and development of properties currently owned by the Council in Strickland Street. She expressed the view that the sale and subsequent development of these properties could have a detrimental effect on the integrity of the local community. She expressed concern at the impact of high density housing on the community and requested that the Council consider possible measures to ensure that there was a healthy mix between families living in the area and rental accommodation.

Rob Dally, Property Manager, outlined the process for disposing of the properties once land for road widening had been taken. He advised that once the land had been taken a number of the properties would be non-complying section sizes and there was an intention to amalgamate sections into suitable lot sizes. He advised that the type of building and density was controlled by the City Plan. In response to a question from members on the possibility of using the land for public rental housing, Mr Dally advised that this area was currently well served by Council owned rental accommodation.

When discussing the matter members suggested that consideration be given to the placing of restrictive covenants on the titles of the properties when they were sold.

The Board **decided** to refer the matter to the Environmental Committee requesting that a sub-committee or working party be formed with membership including a member(s) of the Community Board, in order to consider the placement of restrictive covenants on these property titles in order to minimise the impact on the local community.

6. SIBLEY'S DRAIN

Mr John Scurr of Bowenvale Avenue spoke to the Board on his concerns regarding Sibley's Drain. He advised that the Council's proposal to provide swimming pool type fencing on the road side of the drain did not go far enough to protect local children and asked that the Board reconsider the possibility of totally covering the drain.

The Board **decided** to request that officers take into consideration the residents' concerns and report back on any practicable alternatives to the fencing of the drain.

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7. SALT WATER INTRUSION TRIALS - HEATHCOTE RIVER

The Board **received** for information a report from the Water Services Unit on the outcome of investigations into the use of tidal intrusion for the management of aquatic vegetation in the lower Heathcote River.

The Board was advised that because there was a lack of information on the river ecosystem there was a risk that trials could cause adverse environmental damage and, accordingly, had been cancelled.

8. PROGRESS REPORT - CITY STREETS CAPITAL WORKS PROGRAMME

Brendan Bisley, Projects Engineer, provided an update on the City Streets Capital Works programmes. Members were advised that there was a delay on the construction of the new footpath adjacent to the River on Centaurus Road from Bowenvale Avenue to Sloan Terrace. This delay was due to the necessity to obtain a resource consent. The Board **requested** that staff advise residents of the delay and the reasons.

When discussing the on-going works related to the Entertainment Centre, members expressed extreme concern that the undergrounding of overhead wiring was not proceeding in conjunction with the replacement of the kerb and channels on the north side of Twigger Street. The Board **decided** that the City Streets Manager be requested to review the decision not to proceed with the underground wiring.

9. PARKS CAPITAL WORKS PROGRAMME 1997/98

The Board **received** for information a progress report on Parks Capital Projects as at 31 January 1998.

10. CREATIVITY POT - SUGGESTIONS FOR MAKING CHRISTCHURCH AN EVEN BETTER PLACE

The Board was asked to consider adopting some of the suggestions that arose from the Creativity Pot at the Beckenham Service Centre.

The Board **decided** to further consider a number of the suggestions and requested:

1. That the City Streets Unit be asked to consider the addition of street numbers on street signs.

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2. That a book recycling centre be established at the Beckenham Service Centre.

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3. That a report detailing costings, needs and possible location of additional seating be presented at a future meeting of the Board and that the report consider possible sponsorship.
4. That staff report back on the provision of additional “doggy doo” bins.

11. HOON HAY PARK DONATED PLAY EQUIPMENT

Members were advised that Operation Deep Freeze had offered to donate some play equipment and had requested that it be located in Hoon Hay Park. Members were advised that there was no provision in the Parks Unit’s budget to fully fund the installation and were asked to financially support the project.

The Board when discussing the matter expressed concern that as a result of the offer from Operation Deep Freeze the \$30,000 budgeted for in the 1998/99 financial year for play equipment in Hoon Hay Park had been redirected to other projects from its Discretionary funds.

A motion to fund the \$5,700 towards the installation of the equipment was **lost**.

12. PURAU RESERVE PINE REMOVAL

Members were advised that the Parks and Recreation Committee had approved the removal of four large pine trees in Purau Reserve. When the report of the Parks and Recreation Committee meeting was reported to Council, Councillor Oscar Alpers expressed concern that the removal of the trees had not been considered by the Spreydon-Heathcote Community Board.

The Board **decided**:

1. That the Parks Unit be requested to defer implementing the decision of the Parks and Recreation Committee pending further consideration by the Board at its next meeting.
2. That a legal opinion be sought on the Council’s liability with regard to the location of these trees.

13. COMMUNITY BOARD FUNDING

The Board **received** for information schedules detailing the allocation of both discretionary and community initiative funding.

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14. COMMUNITY AFFAIRS COMMITTEE

The Community Affairs Committee meet on Tuesday 17 February 1998 and reported as follows to the Board:

14.1 Community Policing - Community Safety from Crime

Police Inspector Tony Scully from the Sydenham Police Station had spoken to the Committee on the proposal to increase the number of the community Police. Members were also advised that there were currently discussions underway on the proposal to accommodate Community Police at the Beckenham Service Centre.

The Board **received** the information.

14.2 Community Support Groups for Victims of Crime

Gary Cantwell, Co-ordinator of Victim Support, had spoken to the Committee on his organisation's role in the community. The Committee had resolved that the Community Safety from Crime Subcommittee consider the Group with the view to possible project funding. At the Board meeting members were advised that this group would not be eligible for funding from this funding source and Officers were asked to advise Victim Support of that outcome.

The Board **received** the information.

14.3 Addington Needs Analysis Research

Jane-Kate Parrett, Assistant Community Activities Officer, had made a presentation to the Committee on the process engaged in carrying out the above research. Members were advised that a presentation of the final report was to be made on 19 March at 4.30pm.

The Board **received** the information.

14.4 Public Transport Strategy

The Board **received** for information an outline of the submission made on the Public Transport Strategy Discussion Document.

14.5 Limited Notification Under the Resource Management Act

The Board **received** for information an outline of the submission made to the Ministry for the Environment on the proposed changes to the Resource Management Act.

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14.6 Community Initiatives

The Board **received** for information a number of possible initiatives established by the Committee for enhancing social cohesion.

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

15. CONFIRMATION OF REPORT TO COUNCIL

The Board **resolved** that the report of the ordinary meeting held on 3 February 1998 be confirmed as a true and correct record of that meeting.

16. LEAVE OF ABSENCE

Ann Lewis had requested leave of absence for the period 1 to 30 April 1998.

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

17. CONSIDERATION OF SUPPLEMENTARY REPORT - PURAU RESERVE REMOVAL OF TREES

The Board **resolved** to consider a supplementary report detailing the removal of pine trees on Purau Reserve (clause 13) refers.

18. THE SPREYDON-HEATHCOTE NEWSLETTER

A request was received for an additional \$400 from the 1997/98 financial year and \$1,200 from the 1998/99 Discretionary funds for an extension of the Spreydon-Heathcote Newsletter.

The Board did not support the additional funding of the newsletter and **resolved** that the Community Affairs Committee be requested to review the format and presentation of the newsletter.

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**19. TURNING POINT 2000 PROJECT
- NATIVE TREES PLEASE**

Members resolved at the 3 February meeting to provide seeding funding to a total of \$10,000 and requested that staff report back on funding sources.

The Board **resolved** that \$4,000 be allocated from the Community Initiative Fund 1997/98 and \$3,000 be allocated from the Board's Project Funds in each of 1998/99 and 1999/2000 for the purchase of trees.

(Carole Anderton took no part in the discussion or voting on this item.)

20. PROJECT PROPOSALS 1998/99

The Board considered the allocation of its 1998/99 Project funds and **resolved** that the Project funds works list for 1998/99 as prioritised by officers and amended in discussion be adopted.

The allocation of Project funds for 1998/99 as amended and adopted by the Board is attached.

21. COMMUNITY PRIDE GARDEN AWARDS

The Board considered a report from Robyn Taylor, Area Parks Officer, on the presentation of the Community Pride Garden Awards. As a result of a request from Board members costings were given on the provision of a morning or afternoon tea and a presentation of framed certificates.

The Board did not support the issue of framed certificates and **resolved** that \$1,000 from the Community Initiative fund be allocated to fund the presentations of these awards.

22. ADDINGTON BUSH SOCIETY

A request was received from the Addington Bush Society seeking financial support from the Board towards establishing native plant habitats in the Addington area.

It was **resolved** that \$1,500 from the Community Initiative Fund be allocated to the Addington Bush Society in order to support the growing of native plants in the Spreydon-Heathcote community. The Board further requested that the Addington Bush Society make a presentation to the next Community Affairs Committee meeting.

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23. PORT HILLS PARK TRUST BOARD

Correspondence was received from the Port Hills Park Trust Board seeking financial support towards the installation of landscaped areas to enhance the Mt Vernon Farm Park reception area.

The Board **resolved** that \$3,000 of the 1997/98 Discretionary funds be allocated to the Port Hills Park Trust Board for the installation of landscaped areas in the Mt Vernon Farm Park reception area.

24. COMMUNITY GRAFFITI ART PROJECT

The Board was advised of a request from Janet Luxton, Community Arts Worker, to support the funding of a graffiti aerosol art piece being painted on the implement shed and toilet block at Waltham Park.

The Board supported the recommendations of the Community Affairs Committee and resolved to allocate \$6,128 of its 1997/98 Discretionary funds for Community Initiatives to the repainting of the existing mural and a graffiti aerosol art piece at Waltham Park.

25. MABEL HOWARD RESERVE

In accordance with a recommendation made by the Community Affairs Committee, the Board **resolved** to allocate up to \$300 of the Community Initiative fund towards entertainment at the family fun day being held by the Sydenham Residents' Group to celebrate the opening of Mabel Howard Reserve.

26. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the draft resolution to exclude the public set out on page 27 of the agenda be adopted.

The meeting concluded at 8.45pm

CONFIRMED THIS 7TH DAY OF APRIL 1998

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CHAIRMAN