



Christchurch City Council

HAGLEY/FERRYMEAD COMMUNITY BOARD AGENDA

23 AUGUST 2006

3.00 PM

IN THE BOARDROOM, LINWOOD SERVICE CENTRE
180 SMITH STREET

Community Board: Bob Todd (Chairperson), David Cox, Anna Crighton, John Freeman, Yani Johanson, Brenda Lowe-Johnson and Brendan Smith

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1. APOLOGIES

Yani Johanson.

2. CONFIRMATION OF REPORT

The report of the ordinary meeting held on Wednesday 9 August 2006 has been circulated to Board members.

CHAIRPERSON'S RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 9 August 2006 be confirmed.

3. CORRESPONDENCE

4. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

4.1 PROJECT/DISCRETIONARY FUNDING 2006/07

Separately circulated for the information of Board members is a copy of the report on the above as at 9 August 2006.

5. QUESTIONS FROM MEMBERS

Members may at any ordinary meeting put a question to the Chairperson concerning any matter relevant to the role or function of the Community Board concerning any matter that does not appear on the order paper. All questions are subject to Standing Orders 4.1.1 to 4.1.5.

6. DEPUTATION BY APPOINTMENT

7. POPLAR STREET-ASH STREET (*LICHFIELD LANES*)

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	David Pinkney, Project Manager Street Capital Programme

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's recommendation to the Council to approve implementation of the first stage of the proposed street upgrade on Poplar and Ash Streets (known locally as Lichfield Lanes).

EXECUTIVE SUMMARY

2. This initial stage of the upgrade focuses on the intersection of Poplar and Ash Streets where it is proposed to form a new piazza, (**see Attachment 1**). This area will have a high quality paving finish, which allows for easier access to services. Poplar Street will also be upgraded with a new drainage channel and asphalt finish.
3. Part of the proposed works will involve Council funds being spent on land in private ownership. A cost share and maintenance agreement has been finalised, as well as easement rights over this private land. This has been formulated and agreed by the Legal Unit of the Council and solicitors acting on behalf of the local property owners. The agreement can be viewed in (**Attachment 2**).
4. In proceeding with this project no changes to the function of these two mentioned streets are envisaged, however, with time and given the nature of developments currently taking place, how these streets are used in the future may change as they become more pedestrian orientated.
5. With financial support from the Council's Art in Public Places Fund, \$20,000 will be used to fund a fountain and seating area at the corner of Poplar and Ash Streets as illustrated in Attachment 1.

FINANCIAL AND LEGAL CONSIDERATIONS

6. A legal agreement has been signed by both parties formally recognising easement rights over private land before any works can proceed; the key points of the agreement are as follows:
 - (a) An easement agreement will be registered with Land Information New Zealand as mentioned above before works commence.
 - (b) The easement is for 80 years, the expected asset life of the proposed works.
 - (c) This will be a Right of Way easement in gross favour of the Council.
 - (d) Maintenance costs on the 63m² of privately owned land mentioned in section 8 will be shared 50/50 between the property owner and Council.
 - (e) Maintenance costs for the fountain will be funded fully by the BBS Group (land owners) for a period of five years from the date the easement is agreed. After this time Council, through the Transport and Greenspace Unit, will maintain this city artwork for the remainder of the easement period.
 - (f) The easement document prohibits any additional works on the 63m² of privately owned land mentioned in section 8 which could interfere with the proposed upgrade finish and layout without approval from the Christchurch City Council for the duration of the easement period.
7. The anticipated cost for the street upgrade is \$193,000 to be funded by the Transport and Greenspace, Major Amenity, Service Lane budget.
8. The estimated area of works on privately owned land equates to 142m², 79m² will be fully funded by the BBS Group of Companies with Council funding the remaining 63m².

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9. The Community Board does not have delegated authority to authorise the *leasing/purchase, etc.* of land - such a decision needs to be made by the full Council. The Board has, however, recommendatory powers to the Council.

STAFF RECOMMENDATIONS

That the Board recommend to the Council approval of the implementation of the first stage of the proposed street upgrade on Poplar and Ash Streets (known locally as Lichfield Lanes).

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND

10. This project was instigated by the need to upgrade and re-vitalise parts of the Central City in line with the Central City Revitalisation Project and in collaboration with the BBS Group (Business Building Systems), Athfield Architects and the Mayoral Forum. The streets of Poplar and Ash were chosen to be a catalyst for other similar central city re-development projects.
11. Poplar Street runs on a north-south axis between Tuam and Lichfield Street and intersects Ash Street mid block which runs in an easterly direction towards Madras Street. Development of the lanes by private developers has seen a number of new businesses open and prosper mirroring closely the revival of High Street.
12. Part of the proposed works will involve Council funds being spent on land in private ownership. A cost share and maintenance agreement has been finalised, as well as easement rights over this private land. This has been formulated and agreed by the Legal Unit of the Council and solicitors acting on behalf of the local property owners. The agreement can be viewed in **Attachment 2**.
13. Development still continues in other private lanes off Poplar Street and all contribute to this exciting development. Already hailed a success in many quarters, future proposed upgrades to Ash Street will strengthen an alternate route to the Turners and Growers site.
14. In addition as part of the street renewal project on Madras Street, programmed for 2006/07, a mid block crossing point adjacent to Ash Street will be investigated as part of the scheme development. Further more Athfield Architects are considering this link as part of their design development which will lead into the very heart of the Turners and Growers Development.
15. Future funding for Ash Street could be sought through the Central City Development Strategy and prioritised within the 'Small Lane and Streets' Plan being presented to Council on 15 August 2006.
16. With financial support from Councils Art in Public Places fund, \$20,000 has been allocated to fund a fountain and seating area at the corner of Poplar and Ash Streets. The design is illustrated in **Attachment 1**.

CONSULTATION

17. A leaflet outlining the upgrade proposal was delivered to property owners and residents in the area bounded by Lichfield Street/Tuam Street/High Street and Madras Street. Responses to this proposal were positive. There were some concerns raised with regard to parking, however, the proposal does not change the parking arrangements in the area.
18. The initial consultation material did not include the fountain and seating area. This addition to the project was communicated to the stakeholders via letter. No negative feedback has been received on this change.

OPTIONS

19. Three options were considered for this project.
20. **Option 1: Do Nothing**

This project was born out of direction from the old Mayoral forum and a need to revitalise the central city as part of the Council revitalisation Project Stage 1. The 'Do Nothing' option would prevent further development of an appropriate framework to working in partnership with local developers. This partnership and the setting of clear guidelines is vital if other projects are to be considered throughout the central city.

21. **Option 2: Initial Piazza Concept**

This option formed the basis for the Athfield Architect design which was initially presented to the Community Board, property owners and residents of this area. This option called for a high quality concrete finish square to be constructed at the corner of Ash Street and at the mid section of Poplar Street to form a piazza, or open space on which a variety of events could potentially be held.

This option was discounted due to budget overruns, and the inability of both Orion and City Water and Waste Unit to gain easy access to their services without additional cost and unacceptable damage to the overall finish.

22. **Option 3: Piazza with Fountain**

This is now the preferred option. This will be a high quality paver, similar to what has been used in another central city development in His Lordships Lane although a 'grid pattern' will maintain the uniqueness sought for this area. The paver has gained widespread acceptance from many units within Council and provides the accessibility required by service authorities. There will also be savings from using this product as opposed to the concrete. This is also the preferred material choice currently being considered in other central city projects of this nature and by this continued use, cost relating to actual supply can be further reduced.

PREFERRED OPTION

23. Option 3 is the preferred option to implement as soon as possible in order to complete all planned Stage 1 construction work before the summer tourist season develops in full.
24. Sufficient funding is available to proceed to tender Stage 1 of this project.

8. STRUCTURE ON STREET APPLICATION FOR 207 AND 209 TAYLORS MISTAKE ROAD

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Tony Lange, Asset Engineer

PURPOSE OF REPORT

1. The purpose of this report is to seek approval from the Hagley Ferrymead Community Board to erect a structure on street at 207 and 209 Taylors Mistake Road.

EXECUTIVE SUMMARY

2. A Structure on Street application for a new driveway with retaining walls parking platform and double garage sited on legal road has been made by a representative of the owners. The proposal includes new shared access for numbers 207 and 209 Taylors Mistake Road (**see Attachment 1**).
3. Staff have assessed the sighting of the structures against the Structure on Street Policy and have deemed that the structures will have minimal effect of the function of the road now and in the future.
4. One owner currently has a single garage which will be demolished to make room for the proposed double garage structure and public parking.
5. The proposed double garage structure will be located below the level of the road. Approval is sought so that construction of the new garage can commence prior to construction of the Council's Taylors Mistake Road, Stage 3 contract (**see Attachment 2**).
6. Affected neighbours are in favour of the scheme which will provide improved public parking facilities for residents at this location.

FINANCIAL AND LEGAL CONSIDERATIONS

7. Community Boards have been delegated authority to approve Structure on Street applications for garages and parking platforms.
8. The application is subject to compliance with other Council requirements, i.e. resource and building consents.
9. The owner is responsible for the cost to relocate any services.
10. A deed of licence fee for the occupation of legal road will accrue to the Council.

STAFF RECOMMENDATIONS

It is recommended that the Board:

- (a) Approve the application for the structures located on legal road adjoining 207 and 209 Taylors Mistake Road subject to the following conditions:
 - (i) Resource and building consents being obtained.
 - (ii) The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - (iii) The site being kept in a tidy condition at all times during the course of construction.
- (b) Revoke the current Deed of licence for the single garage and enter into a new agreement for the proposed double garage.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND

11. The owners of 207 and 209 Taylors Mistake Road have made a Structure on Street application to erect a new double garage located on legal road adjoining 207 and 209 Taylors Mistake Road.
12. The Structure on Street Policy states that when considering the application the Council must be satisfied that:
 - Safety of all road users is not compromised.
 - Legal right of access is maintained for individual property owners.
 - The applicant is unable to construct the structure on his or her land because of the nature of the terrain.
 - The proposal is consistent with the City Plan objectives on property access and parking requirements.
 - The road environment is not unduly compromised with the presence of the structure.
 - The visual intrusion to the streetscape will have minimal effect to road users.
(Road users include pedestrians, cyclists and other commuters.)
13. Staff have assessed the location of the structures in terms of road status and any future plans for network growth. Taylors Mistake Road is classified as a local road. A road with this classification typically carries up to 3000 vehicles per day and has a carriageway width of between 9 and 14 metres in width of which the current carriageway does not comply. There are no future plans which require the carriageway to be widened in this location.
14. The geography of the site is such that there is little likelihood that any further widening will occur where the proposed garage is sited (**see Attachment 3**). Work will commence soon on Stage 3 of the renewal of Taylors Mistake Road which passes the properties of 207 and 209 Taylors Mistake Road.
15. The two properties are located on the corner of a tight bend in Taylors Mistake Road. The bend occurs on a spur of the hill and results in both sites having steep and difficult access with limited road frontages (see photos).
16. The proposed drive will run parallel to an existing drive to 211 Taylors Mistake Road. The proposal will see the removal of an existing single garage above 207 Taylors Mistake Road. The single crossing to the two properties and the removal of the single garage will allow for additional on street parking.
17. The double garage for 209 Taylors Mistake Road will be built under the proposed road formation from the Council renewal contract and would have no impact on the road function. Locating the garage under the roadway will assist parking in this vicinity.

OPTIONS

18. To decline the application.
19. To approve the application subject to the following conditions:
 - A deed of licence being entered into with the Council.
 - Resource and building consents being obtained.
 - The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - The site being kept in a tidy condition at all times during the course of construction.
 - Maintaining clear access for pedestrians.

PREFERRED OPTION

20. To approve the application subject to approval for other consents and relocation of services (if required) as listed in paragraph 18.

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9. BOARD OBJECTIVES

Separately circulated for the information of Board members is a copy of the Hagley Ferrymead Community Board objectives for the 2006-09 period.

It is intended that the opportunity be taken at the meeting to discuss these with a view to identifying and prioritising those activities that the Board wishes to achieve over the forthcoming 12 month period.

10. NOTICES OF MOTION