



## Christchurch City Council

# FENDALTON/WAIMAIRI COMMUNITY BOARD AGENDA

TUESDAY 10 OCTOBER 2006

AT 4.00 PM

IN THE BOARD ROOM  
FENDALTON SERVICE CENTRE  
CORNER JEFFREYS AND CLYDE ROADS

**Community Board:** Mike Wall (Chairman), Val Carter (Deputy Chairperson), Sally Buck, Faimeh Burke, Cheryl Colley, Pat Harrow and Andrew Yoon

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- PART A - MATTERS REQUIRING A COUNCIL DECISION
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**1. APOLOGIES****2. CONFIRMATION OF MINUTES – BOARD MEETING OF 12 SEPTEMBER 2006**

That the report of the ordinary meeting of the Board held on 12 September 2006, as **attached** be taken as read and confirmed.

**3. DEPUTATIONS BY APPOINTMENT**

Nil.

**4. PRESENTATION OF PETITIONS**

Nil.

**5. CORRESPONDENCE**

5.1 Keep Christchurch Beautiful (attached).

5.2 Letter from Pamela Walpole (attached).

**6. CHRISTCHURCH ROLLESTON AND ENVIRONS TRANSPORT STUDY**

David Robinson, Transport Planning Engineer, will provide an outline of the draft transport strategy and seek feedback from the Board.

The study is a partnership between the Christchurch City Council, Selwyn District Council, Transit New Zealand, Christchurch International Airport and Environment Canterbury.

The study focuses on identifying the transportation needs to the west and south of Christchurch in three timing phases – short term by 2011, medium term by 2021 and long term after 2021.

**7. PROPOSAL BY LAKE BRYNDWR DEVELOPMENTS LIMITED FOR A WATER SUPPLY EASEMENT ACROSS LOCAL PURPOSE UTILITY RESERVE LOT 15 DP 305999, BEING PART OF NEPAL RESERVE**

<b>General Manager responsible:</b>	Jane Parfitt City Environment Manager, 941-8656
<b>Officer responsible:</b>	Transport and Greenspace Manager Michael Aitken
<b>Author:</b>	Tony Hallams - Policy and Leasing Officer, Corporate Support Unit, DDI 941-8320

**PURPOSE OF REPORT**

- The purpose of this report is to seek the Board's approval to an application made by Lake Bryndwr Developments Limited, to enable the Council to convey water in gross in a 200 millimetre uPVC pipe across Nepal Reserve to serve an intended subdivision development by Lake Bryndwr Developments Limited at 435 Wairakei Road. A diagram of the intended pipeline is detailed in **Attachment 1**.

**EXECUTIVE SUMMARY**

- Approval of the proposal by the applicant Lake Bryndwr Developments is necessary to enable a new subdivision development at 435 Wairakei Road to be supplied with water by the Council's Water and Waste Unit as part of an intended ring main.

**FINANCIAL AND LEGAL CONSIDERATIONS**

- The Board has the delegated authority from the Council (as at 2 May 2006) to make the decision whether to grant the easement or not.

## 7. Cont'd

4. The part of Nepal Reserve over which the pipeline easement is to be created is currently held as recreational reserve subject to the Reserves Act 1977. The reserve is currently undeveloped, having previously been used as a quarry. Installation of the pipeline will be carried out concurrently with works by the Council and Lake Bryndwr Developments Limited for the creation of a storm water basin and subsequent development of the reserve for public use. The storm water basin is being jointly developed by Lake Bryndwr Developments Limited and the Council's Transport and Greenspace Unit. The developer is responsible for the costs of those parts of the basin that are required for the subdivision. The Council is undertaking additional work to enlarge the basin to also provide for other land outside the new subdivision. The proposed water pipeline is to be installed by the developer at their cost. The applicant is seeking an easement 2 metres wide and approximately 52 metres in length, including a 5 metre offset as part of the overall length. Council staff are of the view that the proposed easement route will have little impact on the reserve.
5. The proposed pipeline easement will be a right to convey water in gross in favour of the Council as administering body under Section 48(6) of the Reserves Act 1977.
6. Section 48(6) states that the rights of way and other easements may be granted under this section to any person, including, notwithstanding any rule of law to the contrary, the administering body in which the reserve is vested, and, where the right of way or other easement is granted to the administering body, covenants and agreements in respect of any transaction may be entered into by the administering body in the one capacity so as to bind or benefit the administering body in the other capacity as fully and effectually as if the administering body was a separate person in each capacity.
7. The easement will be a 2 metre wide centreline easement centred on the pipe location. Because the intended pipeline is to be located underground the reserve will not be visually affected, and public notification of the proposal will not be necessary as required under Section 48(2) of the Reserves Act 1977. If the Board approves the proposal the Council's Corporate Support Unit Property Consultancy Team will endeavour to obtain the consent of the Department of Conservation.
8. The applicant shall pay all costs associated with the establishment of the easement, which will include Council staff time spent preparing reports, attending Council meetings, preparing legal documentation, together with the fees of outside agencies required to complete the process, which will include the Minister of Conservation's approval fee. The applicant will pay a compensation payment for the privilege of an easement being created within Lot 15 DP 305999.
9. Survey plans of the easement shall be provided by Bryndwr Developments Limited to the Council's Corporate Support Unit within three months of granting of the easement, so that the easement can be registered by the Council as required by the Reserves Act 1977.

### STAFF RECOMMENDATIONS

That the Board resolve that the Council grant unto itself a registered easement as provided for under Section 48(6) of the Reserves Act 1977, over approximately 52 metre, (the easement being 2 metres wide by approximately 52 metre long), of Section 1 Survey Plan 19891, as shown in the attachment subject to:

1. The applicant, Lake Bryndwr Developments, submit a survey plan of the proposed easement to the Council's Corporate Support Unit within three months of the granting of the easement.
2. The consent of the Minister of Conservation is obtained by the Council on the applicant's behalf.
3. That any work that is undertaken is in compliance with the subdivision consent which has been granted by the Council to Clark Land Surveyors Limited.
4. That before work commences on the site the applicant is responsible for locating any existing services in the reserve, if applicable, and ensuring that are not damaged by contractors.

**7. Cont'd**

5. The easement construction area being maintained by the applicant and their contractors in a safe and tidy condition at all times.
6. A bond of \$2000 to be paid by the applicant to the Council via the Transport and Greenspace Unit Contract Manager located at the Fendalton Service Centre, before work commences on the site. This bond, less any expenses incurred by the Council, is to be refunded to the payee upon completion of the work and lodgement of the survey plan as built with the Corporate Support Unit Policy and Leasing Officer.
7. The applicant pay compensation for the benefit and property rights arriving from this easement. With the amount of compensation assessed by an independent registered valuer appointed by the Council.

## 7. Cont'd

### BACKGROUND

10. The Council's Corporate Support Unit has received an application from Lake Bryndwr Developments Limited to install a 200 millimetre uPVC pipeline to convey water from an existing Council water main in Abros Place to the Lake Bryndwr Developments Subdivision at 435 Wairakei Road. The pipe is necessary to complete a ring main being constructed from services in Wairakei Road. The cost of constructing the pipeline will be met by Lake Bryndwr Developments Limited as part of works associated with the development of the subdivision. The pipeline will become a Council asset following completion. The applicant has indicated there is no alternative location for the pipeline as the subdivision site has no legal frontage to Abros Place, and that there is no adverse environmental effects on Nepal Reserve because the Lake Bryndwr Developments and the Council are jointly developing a former quarry into a storm water retention basin and reserve for public use.
11. The applicant has agreed to pay all costs associated with the establishment of the easement, which will include Council staff time spent preparing reports, attending council meetings, preparing legal documentation, together with the fees of outside agencies required to complete the process. These will include the Minister of Conservation's approval fee, survey fees, and the Land Information New Zealand documentation fees.

### OPTIONS

12. The applicant Bryndwr Developments Limited has indicated that there is no alternative location for the pipeline as the subdivision site has no legal frontage to Abros Place.

## 8. WORKS, TRAFFIC AND ENVIRONMENT COMMITTEE – REPORT OF 25 SEPTEMBER 2006 MEETING

<b>General Manager responsible:</b>	General Manager Regulation and Democracy Services
<b>Officer responsible:</b>	Elsie Ellison, Community Board Principal Adviser
<b>Author:</b>	Prebashni Naidoo, Community Board Secretary

### PURPOSE OF REPORT

The purpose of this report is to submit the following outcomes of the Works, Traffic and Environment Committee meeting held on 25 September 2006.

The meeting was attended by Cheryl Colley (Chairperson), Sally Buck, Val Carter, Mike Wall and Andrew Yoon.

Apologies for absence were received and accepted from Faimeh Burke and Pat Harrow and from Sally Buck for early departure. Sally Buck departed at 9.30 am and was absent for clauses 3–8 inclusive.

### 1. DEPUTATIONS BY APPOINTMENT

#### 1.1 Webb Street – Street Renewal Project

Philippa Drayton of No. 5 Webb Street, Liz Gregory of No. 38 Holly Road and Eileen Caygill of No. 22 Webb Street addressed the Committee in relation to the street renewal project.

The Committee also received and considered one written submission from Tim Priddy of No. 29 Webb Street.

Some of the concerns raised in the submissions were undergrounding, loss of road width, loss of car parking, proposed and existing trees and landscape planting.

The Committee received the information and then proceeded to consider the staff report on the matter.

Clause 2 of this report records the outcomes of the Committee's considerations of the residents' submissions and the accompanying staff report on this matter.

## 8. Cont'd

### 1.2 Wairakei Road Stage 1 – (Pitcairn to Manor) Street Renewal Project

Shaun Stockman spoke on behalf of the local businesses on Wairakei Road indicating an opposition to the installation of traffic signals at the Wairakei/Aorangi Road intersection. He expressed concern that traffic signals would require the removal of all on-street parking along the frontages of the shops and businesses at the intersection.

Hugh Churchill of 167A Wairakei Road (also representing his neighbours at 165B and 167 Wairakei Road) spoke in support of the proposed plan.

Keith Secker of 78A Aorangi Road spoke on behalf of some of the local residents indicating opposition to the proposed change to the Wairakei/Aorangi Road intersection. He commented on the proposed prevention of the through and right turning traffic at the Wairakei/Aorangi Roads intersection, and requested that if traffic signals were not going to be installed, the intersection remain as it is.

Warren Moore of 52 Aorangi Road spoke in favour of traffic signals from a safety point of view, and requested that the Wairakei/Aorangi intersection remain as it is, until funds were available to install traffic signals.

The Committee also received and considered written submissions from Roger Lowry of 235A Wairakei Road and Murray Matthew of 95 Condell Avenue.

Clause 3 of this report records the outcomes of the Committee's considerations of the residents' submissions and the accompanying staff report on this matter.

## 2. WEBB STREET – STREET RENEWAL PROJECT

The Committee considered a report from the Transport and City Streets Unit seeking its approval for the Webb Street – street renewal project to proceed to final design, tender and construction.

### COMMITTEE RECOMMENDATION

That the Board:

1. Grant approval for the Webb Street – street renewal project to proceed to final design, tender and construction subject to:
  - (i) the narrowing of the carriageway to no less than 8.0 m.
  - (ii) the landscaping aspects of the day lighting of the St Albans Stream being finalised in consultation with the residents, in line with the way the Grants Road project was developed.
  - (iii) the grassed area outside No. 29 being redesigned. Staff to work with the adjacent resident, Mr Priddy, to develop a suitable balance between landscape planting and grass.
  - (iv) measures being taken to ensure that existing trees are protected and their root structures are not damaged during the construction process.
2. That staff be requested to investigate the above recommendations and report back to the Works, Traffic and Environment Committee meeting on 27 November 2006.
3. Approve new “no stopping” restrictions, prohibiting the stopping of vehicles at any time in the following locations:
  - (i) On the northern side of Webb Street commencing at its intersection with Papanui Road and extending 17 metres in an easterly direction.

**8. Cont'd**

- (ii) On the southern side of Webb Street commencing at its intersection with Papanui Road and extending 21 metres in an easterly direction.
- (iii) On the northern side of Webb Street commencing at a point 133 metres from its intersection with Papanui Road and extending 56 metres in an easterly direction.
- (iv) On the southern side of Webb Street commencing at a point 133 metres from its intersection with Papanui Road and extending 56 metres in an easterly direction.
- (v) On the southern side of Webb Street commencing at its intersection with Bristol Street and extending 17 metres in a westerly direction.
- (vi) On the western side of Bristol Street commencing at its intersection with Bristol Street and extending 17 metres in a westerly direction.
- (vii) On the northern side of Webb Street commencing at its intersection with Bristol Street and extending 17 metres in a westerly direction.
- (viii) On the western side of Bristol Street commencing at its intersection with Webb Street and extending 11 metres in a northerly direction.
- (ix) On the eastern side of Bristol Street commencing at its intersection with Webb Street on the northern side and extending 15 metres in a northerly direction.

**3. WAIRAKEI ROAD STAGE 1 – (PITCAIRN TO MANOR) STREET RENEWAL**

The Committee considered a report from the Transport and City Streets Unit requesting that the Board recommend to the Council that it grant approval for the implementation and construction of the Wairakei Road Stage 1 (Pitcairn to Manor) street renewal project, and also approve some associated new traffic restrictions associated with the project.

**COMMITTEE RECOMMENDATION**

That the Board recommend to the Council:

1. That approval be granted for the Wairakei Road Stage 1 (Pitcairn to Manor) street renewal as shown in attachment 2 to the agenda, to proceed to tender and construction, subject to the deletion of the proposed redesigned layout of the Wairakei/Aorangi Roads intersection, for the reason that the Board considers that the present layout of this intersection should remain unchanged, until such time as funds become available to enable traffic signals to be installed at this intersection.
2. That the Council approve the following new traffic restrictions associated with the Wairakei Road Stage 1 – (Pitcairn to Manor) Street renewal project:
  - (i) **Removal of Existing No Stopping Restrictions**
    1. That the existing no stopping restrictions on the north side of Wairakei Road between Jennifer Street and Pitcairn Crescent be revoked.
    2. That the existing no stopping restrictions on the south side of Wairakei Road between Aorangi Road and Pitcairn Crescent be revoked.



8. Cont'd

(ii) **New No Stopping Restrictions**

***Wairakei Road – North Side, Manor Place to Pitcairn Crescent***

That the stopping of vehicles be prohibited at any time in the following locations:

3. On the north side of Wairakei Road commencing at its intersection with Manor Place and extending 55 metres in a westerly direction.
4. On the north side of Wairakei Road (between its intersection with Manor Place and Torquay Place) commencing at its intersection with Manor Place and extending 112m in an easterly direction.
5. On the north side of Wairakei Road (between its intersection with Torquay Place and Jennifer Street) commencing at its intersection with Torquay Street and extending 77m in an easterly direction.
6. On the north side of Wairakei Road commencing at its intersection with Jennifer Street and extending 25 metres in an easterly direction.
7. On the north side of Wairakei Road commencing at a point 71 metres east of its intersection with Jennifer Street and extending 29 metres in an easterly direction.
8. On the north side of Wairakei Road commencing at a point 71 metres west of its intersection with Aorangi Road and extending 37 metres in a westerly direction.
9. On the north side of Wairakei Road commencing at its intersection with Aorangi Road and extending 33 metres in a westerly direction.
10. On the north side of Wairakei Road commencing at its intersection with Aorangi Road and extending 27 metres in an easterly direction.
11. On the north side of Wairakei Road commencing at a point 81 metres west of its intersection with Pitcairn Crescent and extending 22 metres in a westerly direction.
12. On the north side of Wairakei Road commencing at its intersection with Pitcairn Crescent and extending 18 metres in a westerly direction.
13. On the north side of Wairakei Road commencing at its intersection with Pitcairn Crescent and extending 12 metres in an easterly direction.

***Wairakei Road – South Side, Murdoch Street to Aorangi Road***

That the stopping of vehicles be prohibited at any time in the following locations:

14. On the south side of Wairakei Road commencing at its intersection with Murdoch Street and extending 55 metres in a westerly direction.
15. On the south side of Wairakei Road commencing at its intersection with Murdoch Street and extending 33 metres in an easterly direction.
16. On the south side of Wairakei Road commencing at a point 65 metres east of its intersection with Murdoch Street and extending 41 metres in an easterly direction.
17. On the south side of Wairakei Road commencing at a point 149 metres east of its intersection with Murdoch Street and extending 47 metres in an easterly direction.

**8. Cont'd**

18. On the south side of Wairakei Road commencing at a point 131 metres west of its intersection with Aorangi Road and extending 50 metres in a westerly direction.
19. On the south side of Wairakei Road commencing at a point 48 metres west of its intersection with Aorangi Road and extending 40 metres in a westerly direction.
20. On the south side of Wairakei Road commencing at its intersection with Aorangi Road and extending 17 metres in a westerly direction.
21. On the south side of Wairakei Road commencing at its intersection with Aorangi Road and extending 38 metres in a easterly direction.
22. On the south side of Wairakei Road commencing at a point 83 metres east of its intersection with Aorangi Road and extending 9 metres in an easterly direction.
23. On the south side of Wairakei Road commencing at a point 102 metres east of its intersection with Aorangi Road and extending 17 metres in an easterly direction.
24. On the south side of Wairakei Road commencing at a point 142 metres east of its intersection with Aorangi Road and extending 12 metres in an easterly direction.
25. On the south side of Wairakei Road commencing at a point 168 metres east of its intersection with Aorangi Road and extending 7 metres in an easterly direction.
26. On the south side of Wairakei Road commencing at a point 188 metres east of its intersection with Aorangi Road and extending 19 metres in an easterly direction.
27. On the south side of Wairakei Road commencing at a point 212 metres east of its intersection with Aorangi Road and extending 43 metres in an easterly direction.

***Manor Place***

That the stopping of vehicles be prohibited at any time in the following locations:

28. On the western side of Manor Place commencing at its intersection with Wairakei Road and extending 30 metres in a northerly direction.
29. On the eastern side of Manor Place commencing at its intersection with Wairakei Road and extending 15 metres in a northerly direction.

***Torquay Place***

That the stopping of vehicles be prohibited at any time in the following locations:

30. On the western side of Torquay Place commencing at its intersection with Wairakei Road and extending 15 metres in a northerly direction.
31. On the eastern side of Torquay Place commencing at its intersection with Wairakei Road and extending 15 metres in a northerly direction.

8. Cont'd

***Jennifer Street***

That the stopping of vehicles be prohibited at any time in the following locations:

32. On the western side of Jennifer Street commencing at its intersection with Wairakei Road and extending 15 metres in a northerly direction.
33. On the eastern side of Jennifer Street commencing at its intersection with Wairakei Road and extending 15 metres in a northerly direction.

***Pitcairn Crescent***

That the stopping of vehicles be prohibited at any time in the following locations:

34. On the western side of Pitcairn Crescent commencing at its intersection with Wairakei Road and extending 13 metres in a northerly direction.
35. On the eastern side of Pitcairn Crescent commencing at its intersection with Wairakei Road and extending 15 metres in a northerly direction.

***Murdoch Street***

That the stopping of vehicles be prohibited at any time in the following locations:

36. On the western side of Murdoch Street commencing at its intersection with Wairakei Road and extending 13 metres in a southerly direction.
37. On the eastern side of Murdoch Street commencing at its intersection with Wairakei Road and extending 13 metres in a southerly direction.

**(iii) New Time Limit Parking Restriction: Wairakei Road**

38. That the parking of vehicles be restricted to a maximum period of 10 minutes on the south side of Wairakei Road commencing at a point 39 metres east of its intersection with Aorangi Road and extending in an easterly direction for a distance of 6 metres.
39. That the parking of vehicles be restricted to a maximum period of 10 minutes on the south side of Wairakei Road commencing at a point 59 metres east of its intersection with Aorangi Road and extending in an easterly direction for a distance of 24 metres.
40. That the parking of vehicles be restricted to a maximum period of 30 minutes on the north side of Wairakei Road commencing at a point 34 metres west of its intersection with Aorangi Road and extending in a westerly direction for a distance of 30 metres.
41. That any previous parking restrictions in the above mentioned areas be revoked.

**(iv) Move Existing Bus Stops to New Locations**

42. That the existing bus stop located on the north side of Wairakei Road at a point commencing 18 metres west of the intersection with Jennifer Street and extending 14 metres in a westerly direction be revoked, and reinstated on the north side of Wairakei Road at a point commencing 21 metres east of the intersection with Jennifer Street and extending for a distance of 20 metres in an easterly direction.

**8. Cont'd**

43. That the existing bus stop located on the south side of Wairakei Road at a point commencing 2 metres west of the intersection with Jennifer Street and extending 12 metres in a westerly direction be revoked, and reinstated on the south side of Wairakei Road at a point commencing 24 metres west of the intersection with Jennifer Street and extending for a distance of 12 metres in a westerly direction.
44. That the existing bus stop located on the north side of Wairakei Road at a point commencing 49 metres east of the intersection with Aorangi Road and extending 13 metres in an easterly direction be revoked, and reinstated on the north side of Wairakei Road at a point commencing 45 metres east of the intersection with Aorangi Road and extending for a distance of 22 metres in an easterly direction.
45. That the existing bus stop located on the south side of Wairakei Road at a point commencing 5.5 metres east of the intersection with Pitcairn Crescent and extending 14 metres in an easterly direction be revoked, and reinstated on the south side of Wairakei Road at a point commencing 19 metres east of the intersection with Pitcairn Crescent and extending for a distance of 22 metres in an easterly direction.

**(v) "Give Way" Signs**

46. That a "Give Way" sign be placed against:
  - (a) Manor Place at its intersection with Wairakei Road.
  - (b) Torquay Place at its intersection with Wairakei Road.
  - (c) Aorangi Road at its intersection with Wairakei Road on both sides.
  - (d) Pitcairn Crescent at its intersection with Wairakei Road.
  - (e) Murdoch Street at its intersection with Wairakei Road.

**(vi) "STOP" Control**

47. That both the existing "Stop" controls on Aorangi Road at its intersection with Wairakei Road be revoked.

**6. CHRISTCHURCH CITY PROPOSED NEW SPEED LIMITS**

The Committee considered a report from the Transport and Greenspace Unit seeking its recommendation to the Council for the speed limit on Harper Avenue, from Park Terrace To Deans Avenue to be set at 60 km/h.

**COMMITTEE RECOMMENDATION**

That the Board recommend to the Council that the speed limit on Harper Avenue from Park Terrace west generally, along Harper Avenue to Deans Avenue, be set at 60km/h.

**7. RAY BLANK PARK PLAYGROUND UPGRADE – CONSULTATION PLAN**

Kevin Williams from the Greenspace Unit presented a concept plan to upgrade the existing play equipment on Ray Blank Park and sought the Committee's feedback on the plan for consultation. Copies of the plan were circulated at the meeting.

**8. ENVIRONMENT CANTERBURY'S DRAFT METRO STRATEGY 2006-12**

The Committee decided that members be requested to forward their comments to the Principal Adviser for inclusion in the Board's submission regarding Environment Canterbury's Draft Metro Strategy 2006-12.

The meeting concluded at 10.30 am.

**STAFF RECOMMENDATION**

That the Board receives the information and that the recommendations therein be adopted.

**9. UPDATE ON BOARD FUNDING**

**Attached** are schedules with up-to-date information regarding the Board's 2006/07 Discretionary, SCAP and Youth Development Funds.

**10. UPDATE FROM THE COMMUNITY BOARD PRINCIPAL ADVISER**

10.1 The Community Board Principal Adviser will provide a verbal update on current issues.

10.2 CSR Calls Update, September 2006 (**attached**).

**11. GOOD NEWS STORIES**

**12. BOARD MEMBERS' INFORMATION EXCHANGE**

Board members will be provided with an opportunity to get an update on community activities/Council issues.

**13. NOTICES OF MOTION**

**14. MEMBERS' QUESTIONS** (If any have been submitted in accordance with Standing Orders 4.1.1 to 4.1.5)