



FENDALTON/WAIMAIRI COMMUNITY BOARD

WORKS, TRAFFIC AND ENVIRONMENT COMMITTEE

AGENDA

MONDAY 30 OCTOBER 2006

AT 8.00 AM

**MEETING ROOM 1
CHRISTCHURCH CITY COUNCIL FENDALTON
CNR JEFFREYS AND CLYDE ROADS**

1. APOLOGIES

2. DEPUTATIONS BY APPOINTMENT

2.1 JENNIFER NEPTON

Jennifer Nepton will be in attendance to address the Committee regarding the quarry and other safety concerns on Miners Road.

2.2 PHILIPPA DRAYTON

Philippa Drayton will be in attendance to address the Committee regarding safety concerns of parking outside 5 Webb Street.

Clause 3 of this agenda refers.

3. WEBB STREET – STREET RENEWAL PROJECT

General Manager responsible:	Jane Parfitt City Environment, General Manager DDI 941 8656
Officer responsible:	Michael Aitken Transport & Greenspace, Manager 941 6287
Author:	Kirsty Ferguson, Consultation Leader, DDI 941-8662

PURPOSE OF REPORT

1. The purpose of this report is to seek the Committee's approval to proceed to final design, tender and construction of the street renewal project in Webb Street, as shown in Attachment 1.

EXECUTIVE SUMMARY

2. A report outlining the street renewal works proposed for Webb Street was presented to the Works, Traffic and Environment Committee of the Fendalton/Waimairi Community Board on 25 September 2006.
3. At its meeting on 10 October 2006, the Community Board resolved:
 1. *To 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 9.0 m.*
 - (ii) *the narrowing of the threshold to no less than 8.0m.*
 - (iii) *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.*
 - (iv) *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.*
 - (v) *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:" (refer below)*
4. Further to the report presented to the Committee on 25 September 2006, the project team considered the resolutions passed by the Community Board on 10 October 2006, and amended the concept plan for Webb Street, to that shown at Attachment 1. In particular, the plan shows the following:
 - The carriageway remains at 9.0 metres width, except in the area of the St Albans Stream day lighting, which narrows to 5.0 metres.

3. Cont'd

- The width of the threshold at Bristol Street has been increased from 6.0 metres to 7.0 metres. On a 9.0-metre wide carriageway, an 8.0-metre wide threshold would require narrowing of the carriageway on either side by 0.5 metres, which would have little or no impact for improved safety for pedestrians crossing the street, for reducing the cornering speed into Webb Street or dissuading those motorists using Webb Street as a thoroughfare. The Transport & Greenspace Unit best-practice requires 7.0 metres for the narrowing; however, a 9.0-metre wide entranceway to Webb Street is also an acceptable option (i.e. no narrowing), as the issues that led to the narrowing at the intersection are considered to be minor. There has been no adverse feedback from residents relating to the earlier proposal to narrow the entrance to Bristol Street to 6.0 metres.
 - The project team undertakes to consult with the residents of Webb Street on the design for the day-lighting of St Albans Stream, once the initial design has been completed.
 - The berm area outside 29 Webb Street will be partially landscaped, and this landscaping will be incorporated into the design of the day-lighting of St Albans Stream to ensure consistency. Discussions have been held with the landowners at 29 Webb Street, and they are satisfied with this approach.
 - The contract documents for construction of the street renewal works will highlight the trees on private property, and emphasise the need for the contractors to take utmost care when working within the vicinity of these trees (i.e. in particular, the pin oak at 38a Webb Street and liquid amber at 46 Webb Street).
5. A letter was received from Warren and Pamela Walpole, residents at 36 Webb Street, on 2 October 2006. A response to this letter was sent on 13 October 2006. No changes are proposed to the concept design, as shown in Attachment 1, as a result of this feedback.

FINANCIAL AND LEGAL CONSIDERATIONS

6. The street renewal works for Webb Street are programmed in the Transport & Greenspace Unit's capital programme for implementation in the 2006/2007 financial year. The cost estimate for these works is now \$589,200, \$72,510 of which is for the day lighting of St Albans Stream.
7. There appear to be no legal implications for this project.
8. Community Board resolutions are required to approve the "No Stopping" restrictions.

STAFF RECOMMENDATIONS

It is recommended that the Committee:

- (a) Approve the street renewal works for Webb Street to proceed to detailed design, tender and construction, as shown in Attachment 1.
- (b) Approve the following "No Stopping" restrictions:

New "No Stopping"

- (i) That the stopping of vehicles be prohibited at any time on the northern side of Webb Street commencing at its intersection with Papanui Road and extending 17 metres in an easterly direction.
- (ii) That the stopping of vehicles be prohibited at any time on the southern side of Webb Street commencing at its intersection with Papanui Road and extending 21 metres in an easterly direction.
- (iii) That the stopping of vehicles be prohibited at any time 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) That the stopping of vehicles be prohibited at any time 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.

3. Cont'd

- (v) That the stopping of vehicles be prohibited at any time on the southern side of Webb Street commencing at its intersection with Bristol Street and extending 17 metres in a westerly direction.
- (vi) That the stopping of vehicles be prohibited at any time on the western side of Bristol Street commencing at its intersection with Bristol Street and extending 17 metres in a westerly direction.
- (vii) That the stopping of vehicles be prohibited at any time on the northern side of Webb Street commencing at its intersection with Bristol Street and extending 17 metres in a westerly direction.
- (viii) That the stopping of vehicles be prohibited at any time on the western side of Bristol Street commencing at its intersection with Webb Street and extending 11 metres in a northerly direction.
- (ix) That the stopping of vehicles be prohibited at any time 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.

4. AVONHEAD PARK CHANGING PAVILION EXTENSION AND CAR PARK ALTERATION – PLAN APPROVAL

General Manager responsible:	General Manager City Environment , Jane Parfitt DDI 941-8656
Officer responsible:	Michael Aitken Manager Transport & Greenspace DDI 941 6287
Author:	Parks and Waterways Area Advocate, Rod Whearty

PURPOSE OF REPORT

1. The purpose of this report is to approve the plan for extending the existing changing facility on Avonhead Park following consultation with the local community and sports user groups. In addition to this the report also seeks approval for a plan to reconfigure the internal layout of the existing car park on Avonhead Park to provide increased capacity and functionality.

EXECUTIVE SUMMARY

2. Board members will recall that the concept plan for extending the existing changing pavilion on Avonhead Park was presented to the Works Traffic and Environment Committee on Monday 28 August 2006, prior to carrying out consultation with the local community.
3. The plan was circulated to approximately 40 residential properties with boundaries fronting onto that part of Avonhead Park along with organised sports groups currently using the existing facility.
The circulation area was relatively small for the following reasons.
 - (a) The project is simply extending an existing facility already present on the park.
 - (b) The area of the proposed works is some distance from the nearest property and considered to have very little or no additional impact on existing patterns of use.
 - (c) Only three properties in this area of the park can actually see the building due to the presence of existing fences and shrub borders, therefore visual impact is also very low.
4. There was a small but positive response from the local community with a total of eight individuals and one sports group returning the comment form providing feedback on the proposed plan (See attached comments). The relatively low response rate was not unexpected given the nature of the proposed work and the reasons outlined under point 6 of this report.
5. In recognition of the residents feedback, the City Environment Group does not propose any changes to the original building plan that was circulated to local residents (see attached plan). The request from the Baseball Association for access to toilet facilities for their proposed events in December/January can be accommodated while still achieving completion of the development for the coming winter sports season.

4. Cont'd

6. The peak activity of organised sport on Avonhead Park currently occurs during the winter months and is already at maximum capacity with all available sports fields in use during this time. Therefore the new changing facilities will not increase the level of activity on the park, but simply provide additional and improved facilities for the existing users.
7. One issue that has arisen in recent years as a result of the increased use by organised sport is car parking in some of the surrounding streets, particularly where there is a pedestrian access way into the park. Some residents had recently requested the Transport and Greenspace Unit to implement parking restrictions to address their concerns. While this was not directly related to the pavilion extension, the City Environment Group took the opportunity to investigate the issue in conjunction with this project.
8. The existing car park is currently unmarked and the informal parking that currently occurs does not make maximum use of the available area. In addition to this the current lay out and design of the car park does not sit comfortably with the principles of CPTED (Crime Prevention Through Environmental Design), being heavily planted with a number of restricted and compromised sight lines. Board members will recall looking at this car park on our recent CPTED tour on 16 August 2006 where we highlighted the challenges of managing and maintaining these areas.
9. Staff have developed two options for providing additional car parks on Avonhead Park (See attached plan). Option one is our preferred option. Option one provides an alternative design and layout that would significantly increase the capacity of the existing car park, while at the same time addressing the issues related to CPTED. The proposed design does not extend the physical dimensions of the existing car park but simply maximises the efficient use of the current available area and achieves approximately 90 additional car parking spaces.
10. The City Environment Group is currently carrying out further design detail to more accurately identify the final cost of implementing the alternative design. While this work was not part of the Changing Pavilion consultation, staff believe there is merit in carrying out this work given the significant benefits in car park capacity and CPTED outcomes. Depending on the final estimated cost, funding for the project will be either accommodated within existing budget provision or provided for in future years through the LTCCP process at the appropriate time.
11. Staff do not propose any further consultation in relation to the car park alterations at this stage on the basis that we are simply reconfiguring the internal lay out of an existing facility and the external dimensions of the car park will remain unchanged.
12. We would not anticipate any objections or resistance from the local community to the car park alterations given that this work would be seen as a positive response to their concerns about "on-street" parking associated with sporting activities occurring on the park.
13. In addition to this, further monitoring of the situation will be undertaken during the winter sports season, which is currently the peak use period for the park. This will help determine whether parking in surrounding streets is due to a capacity issue with the existing car park, or simply a matter of convenience whereby the street site provides a closer access point to the field being played on.
14. Any further action required as a result of the investigation, such as parking restrictions in surrounding streets would be addressed through a subsequent report back to the Board at the appropriate time.
15. All respondents have been sent a final reply letter thanking them for their input, including an A3 colour copy of the finalised plan. The letter informed respondents that the plan would be presented to the Fendalton/Waimairi Community Board for approval. Details of the meeting (Time, date, venue etc) were also provided so that any interested people could attend. Transport and Greenspace staff have advised residents with parking concerns of the proposed changes to the car park.

FINANCIAL AND LEGAL CONSIDERATIONS

16. The City Environment Groups 5-year Capital Works Programme has funding available in the current 2006/07 financial year to undertake the extension of the changing facility and proposed car park alterations on Avonhead Park. Funding for the projects has been detailed specifically or more generically in previous years Annual Plans and the current LTCCP that has been approved by the Council.

4. Cont'd

STAFF RECOMMENDATION

It is recommended that the Committee:

1. Approve the plan for extending the changing pavilion on Avonhead Park and the City Environment Group commence work on implementing the construction programme.
2. Approve Option 1 of the attached plan for alterations to the lay out of the existing car park at Avonhead Park and the City Environment Group implement the project when budget provision is available.
3. That the Transport and Greenspace Unit undertake a monitoring programme during the 2007 winter sports season to determine the extent of casual parking in surrounding streets, and that the outcome of the monitoring along with any recommended control measures be reported back to the Board.

5. GREENSPACE UNIT – INFORMATION UPDATE ON FENDALTON/WAIMAIRI PROJECTS

Rod Whearty, Park and Waterways Area Advocate will provide a verbal update on a project to pipe a small section of Taylors Drain (Wairakei Road) and other Fendalton/Waimairi Greenspace Unit related projects.

6. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

RESOLUTION TO EXCLUDE THE PUBLIC

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely item 7.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
PART A	7. ROAD STOPPING - 39 SPRINGFIELD ROAD) GOOD REASON TO) WITHHOLD EXISTS) UNDER SECTION 7	SECTION 48(1)(a)

This resolution is made in reliance on Section 48(1) (a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Item 7.	Commercial activities Conduct of negotiations	Sections 7(2)(h) Sections 7(2)(i)
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CHAIRPERSON’S RECOMMENDATION

That the foregoing motion be adopted.

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):
 - (a) Shall be available to any member of the public who is present; and
 - (b) Shall form part of the minutes of the local authority.”