



Christchurch City Council

LYTTELTON/MT HERBERT COMMUNITY BOARD AGENDA

WEDNESDAY 21 MARCH 2007

AT 4.00 PM

HOLY TRINITY CHURCH, MEETING ROOM,
17 WINCHESTER STREET, LYTTELTON

Community Board: Claudia Reid (Chairperson), Jeremy Agar, Stuart Bould, Ann Jolliffe, Dawn Kottier, Bob Parker

Acting Community Board Principal Adviser

Peter Dow

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1. **APOLOGIES**

2. **CONFIRMATION OF MEETING REPORT – 21 FEBRUARY 2007**

The report of the ordinary meeting of the Lyttelton/Mt Herbert Community Board held on 21 February 2007 has been **separately circulated**.

3. **DEPUTATIONS BY APPOINTMENT**

4. **BRIEFINGS**

4.1 **Jack Wormald**, Project Manager re Lyttelton Town Centre Redevelopment Project Update

4.2 **Mike Bourke**, City Water and Waste re Corsair Bay Sewer Update

4.3 **David McNaughton**, Transport and Greenspace re Local Roothing Projects Update

5. **PETITIONS**

6. **CORRESPONDENCE**

The **attached** item of correspondence has been received:

- Lyttelton Summer Street Party 2007 – letter of thanks re Board funding assistance

7. **NOTICES OF MOTION**

8. **DIAMOND HARBOUR COMMUNITY EARLY CHILDHOOD CENTRE – POSSIBLE SITES**

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport & Greenspace Manager
Author:	Kathy Jarden, Property and Leasing Adviser

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's recommendation to identify a suitable site for the location of an early childhood centre in Diamond Harbour and enter into negotiations with the Diamond Harbour Community Early Childhood Centre Inc. (DHCECC) to secure that site (refer to **attached** plan for proposed site).

EXECUTIVE SUMMARY

2. The action proposed by this report is to identify a preferred location for the establishment of an early childhood centre and to obtain the Board's consent to enter into lease negotiations with Diamond Harbour Community Early Childhood Centre Inc.

FINANCIAL AND LEGAL CONSIDERATIONS

3. The Board has the delegated authority of the Council to:
 - (a) Declare land as a reserve (s.14 Reserves Act 1977).
 - (b) Change of classification or purpose or revocation of a reserve (s.24 and 24A Reserves Act).

8. Cont'd

- (c) Granting of leases or licences on reserves pursuant to ss.54, 56, 58A, 61, 73 and 74 of the Reserves Act.
- (d) Granting of rights-of-way and other easements over reserves (s.48 Reserves Act).

BACKGROUND ON DIAMOND HARBOUR COMMUNITY EARLY CHILDHOOD CENTRE INC.

4. The Board resolved at its meeting held 18 October 2006 to *"request Council staff to work with the Diamond Harbour Community Early Childhood Centre Inc. (DHCECC) to identify suitable sites for the establishment of an early childhood centre in Diamond Harbour."*
5. The decision to work unilaterally with the DHCECC is a departure from Council's sale of property policy *"that, in principle, the Council should publicly tender properties for sale unless there is a clear reason for doing otherwise"*. (This policy is applied for leased property transactions.)
6. There has been no other interest expressed by the community to utilise the preferred site. As the land is designated recreation reserve in the District Plan, future development of the site would be limited to those activities permitted by the District Plan classification.
7. The DHCECC is an incorporated society whose main objective is to establish and manage an early childhood centre that provides high quality care and education for children up to the age of seven.
8. Council staff identified seven preliminary sites that may be suitable locations for the centre:
- Purau Avenue below Bowling Club.
 - Purau Avenue near Medical Centre.
 - Purau Avenue adjoining Play Centre.
 - 38 Waipapa Avenue.
 - Hunters Road adjacent to school.
 - Ngatea Road adjacent to 27-28.
 - Whero Avenue adjacent to number 40.
9. A meeting was held on 2 November 2006 with Bernadette Macartney and Janet Luxton, members of the DHCECC to discuss the sites and narrow down the list to three preferred locations:
- Purau Avenue below Bowling Club.
 - Purau Avenue near Medical Centre.
 - Whero Avenue adjacent to number 40.

OPTIONS

10. Below are three preferred location options:

Preference	A	B	C
Site Address	20B Purau Avenue	2M Purau Avenue	Whero Avenue
Legal Address	Part Lot 5 CP 14050	Lot 6 CP 304811	Lot 56-59 DP 9607
Estate	Fee Simple	Fee Simple	Fee Simple
Approx Area Required	3000m ²	2605m ²	2125m ²
Controlling Unit	Transport & Greenspace	Transport & Greenspace	Corporate Support
District Plan Status	Recreation Reserve	Recreation Reserve	Residential
Current Use	<ul style="list-style-type: none"> This parcel of land is at the bottom of Stoddart Point Reserve. The land was surveyed and subdivided in August 2002. The adjoining sections were classified as local purpose community 	<ul style="list-style-type: none"> This parcel of land was once part of the larger Stoddart Point development. The land was surveyed and subdivided and a new title issued in August 2002. It holds no classification. 	<ul style="list-style-type: none"> Thirteen sections of land have been surveyed and separate titles exist for these properties. The land was acquired through the Lyttelton Borough Extension Act 1911. The land is currently grazed in conjunction with the 38ha block

	<ul style="list-style-type: none"> and recreation reserves. The land is currently used for passive recreational purposes. 	<ul style="list-style-type: none"> The land is currently used as an informal entrance to the neighbouring properties on Purau Avenue. It is prone to use as an area for illegal dumping of rubbish. Vegetation on the site is overgrown and the land has not been maintained. 	in Diamond Harbour.
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11. Advantages/Disadvantages Assessment:

Preference	A	B	C
Advantages	<ul style="list-style-type: none"> Close to town centre. Proximity to ferry service, could encourage more public transport users. Sunny location. Well planted and good shelter. Close to medical centre. Adjacent to Library and sports grounds. 	<ul style="list-style-type: none"> Close to town centre. Proximity to ferry service, could encourage more public transport users. Sunny location. Well planted and good shelter. Sewer and Water reticulation in close proximity to potential building site. Close to medical centre. Adjacent to Library and sports grounds. Separate title. Good size. 	<ul style="list-style-type: none"> Area is subdivided and has separate title. Wide open spaces with good views. Level sites. Closer for Church and Charteris Bay residents. Close proximity to school. Access to sewer and water reticulation.
Disadvantages	<ul style="list-style-type: none"> Requires survey and subdivision. To be classified as local purpose reserve. Road safety issues at top of Purau Road. Require removal of extensive vegetation Difficult access to water reticulation. Main sewer pumping line running behind desired area. Requires resource consent as it is a discretionary activity in the district plan. This could be overcome by designating the area a local purpose community reserve. 	<ul style="list-style-type: none"> Noise could be problem as close to residential developments on Waipapa Avenue and Purau Avenue, but could be overcome with landscape design. (Most childhood centres are located in residential developments). Requires resource consent as it is a discretionary activity in the district plan. This could be overcome by designating the area a local purpose community reserve. 	<ul style="list-style-type: none"> Road safety. May hinder future sale of the other sections and 38ha development. Lack of trees and shelter. Requires resource consent as it is a discretionary activity in the district plan.

Preferred Location

12. The preferred location for the establishment of the early childhood centre is Site B, namely, the land adjacent to the medical centre, Lot 6 DP 304811. It is the preferred location of the DHCECC and is supported by the Council's controlling unit, Transport and Greenspace.

8. Cont'd**STAFF RECOMMENDATIONS**

It is recommended that the Lyttelton/Mt Herbert Community Board:

- (a) Instruct Council staff to investigate, and negotiate if necessary, the requirement for easements for vehicular access by the adjoining property owners located at numbers 6, 8, 10, 12, 14 Purau Avenue and, if necessary, formalise the existing informal arrangements with such easements being implemented prior to the reserve being classified as Local Purpose (Community) Reserve and that the Corporate Support Unit Manager be given delegated authority to conclude these agreements.
- (b) Declare that Lot 6 DP 304811 be classified as a Local Purpose (Community) Reserve vested in the Council for the purposes of community building, playcentre, kindergarden, plunket room or other like purposes under the Reserves Act 1977.
- (c) Grant to the DHCECC a one year option to lease the land identified as Lot 6 DP 304811 to allow the DHCECC time to obtain design plans and secure funding to establish the centre. Should the option be exercised, a report outlining the proposed lease terms will be submitted to the Board for consideration and approval.

9. CORNWALL ROAD – PROPOSED “NO STOPPING” RESTRICTION

General Manager responsible:	General Manager of City Environment
Officer responsible:	Transport & Greenspace Manager
Author:	Peter Harte/Barry Cook, DDI 941 8516/941 8938

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for the extension of broken yellow “no stopping” lines on the east side of Cornwall Road just north of its Intersection with Exeter Street. The **attached** plan refers.

EXECUTIVE SUMMARY

2. The Council has received complaints from road users regarding safety and visibility problems in Cornwall Road at its intersection with Exeter Street. Concerns have been raised about the presence of vehicles parked on the east side of Cornwall Road at its intersection with Exeter Street
3. Currently, there are broken yellow “no stopping” lines extending 7 metres on the eastern side of the street from the intersection. There is also a raised median Island at the Cornwall Road/Exeter Street intersection.
4. To improve safety and remove the visibility problems it is proposed that broken yellow “no stopping” lines be extended on the east side of Cornwall Road. This is considered the most cost effective and practical solution to the problem.
5. Consultation has been carried out with the affected residents and they support the proposed action.

FINANCIAL AND LEGAL CONSIDERATIONS**Cost**

6. Cost is minimal and provided for in the operational budget.

Legal Considerations

7. Land Transport Rule, Road User 2004 provides for this.

9. Cont'd**STAFF RECOMMENDATIONS**

It is recommended that the Community Board approve:

- (a) The broken yellow "no stopping" lines on the eastern side of Cornwall Road, commencing from its intersection with Exeter Street and heading in a northerly direction for 7 metres, be revoked.
- (b) The stopping of vehicles be prohibited at any time on the eastern side of Cornwall Road, commencing from its intersection with Exeter Street and heading in a northerly direction for 12 metres.

10. KOROMIKO CRESCENT – PROPOSED "NO STOPPING" RESTRICTION

General Manager responsible:	General Manager, City Environment
Officer responsible:	Transport & Greenspace Manager
Author:	Peter Harte/Barry Cook, DDI 941 8516/941 8938

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for the installation of a sections of broken yellow "no stopping" lines at a Koromiko Crescent corner. The **attached** plan refers.

EXECUTIVE SUMMARY

2. The Council has received complaints from a resident of Koromiko Crescent regarding safety and visibility problems at the first corner of Koromiko Crescent coming from the Ranui Crescent direction. Concerns have been raised about the presence of vehicles parked on both sides of this corner.
3. Currently there are no restrictions or controls present at this corner. The area is residential.
4. Residents have expressed concerns about the narrowness of the road (6.3m), when vehicles are parked on both sides of this corner it results in low visibility and turns the road into one lane.
5. To improve safety and remove the visibility problems it is proposed that a 48 metre strip of broken yellow "no stopping" lines be installed on the south side of Koromiko Crescent. This is considered the most cost effective and practical solution to the problem.
6. Consultation with the affected residence in the area has been carried out and there are no issues with the proposed action.

FINANCIAL AND LEGAL CONSIDERATIONS**Cost**

7. Cost is minimal and provided for in the operational budget.

Legal Considerations

8. Land Transport Rule, Road User 2004 provides for this.

STAFF RECOMMENDATION

It is recommended that the Board approve:-

- (a) The stopping of vehicles be prohibited at any time on the south side of Koromiko Crescent, commencing from the boundary of number 14 and continuing east around its property boundary for a distance of 48 metres.

11. NEW ZEALAND COMMUNITY BOARDS' CONFERENCE 2007

General Manager responsible:	General Manager Regulation & Democracy Services
Officer responsible:	Secretariat Manager
Authors:	Elsie Ellison/Peter Dow, DDI 941 6701/941 5604

PURPOSE OF REPORT

1. The purpose of this report is to seek nominations from each board to attend the New Zealand Community Boards' Conference 2007 being hosted by Manukau City Council on behalf of the Auckland region.
2. This matter was held over from the Board's meeting on 21 February 2007 so that details of the Conference programme could be circulated to members. This action has since occurred.

EXECUTIVE SUMMARY

3. The Conference is being held at the TelstraClear Pacific Events Centre, Manukau City, from 7 to 9 June 2007 and begins with an official opening and gala dinner at 5.30pm hosted by Mayor Sir Barry Curtis.
4. The focus for this conference will be on "Leading to Safer Communities."
5. The conference programme will include:
 - Guest speakers with national and international expertise.
 - Presentations from community boards who have found successful ways of combating crime in their areas.
 - New community initiatives.
 - Workshops on training new Board members and to help members prepare to be re-elected in the up coming elections.
 - Presentation of the Best Practice Awards at a gala dinner. The Awards are presented to Boards which have made significant contributions to the process of achieving excellence in local government.

FINANCIAL AND LEGAL CONSIDERATIONS

6. The cost of attending the conference is detailed as follows:

(a)	Registration fees prior to 31 March 2007 (early bird) \$500+GST or \$590+GST after 31 March 2007 (includes Thursday dinner)	500.00
(b)	Accommodation – three nights at \$135.00 per person per night plus GST	405.00
(c)	Return airfares	267.00
TOTAL		\$1,172.00

Optional Social Functions

7. Villa Maria Vineyard – Friday, 8 June 2007 6.00pm to 8.00pm – Cost: \$50+GST.
8. Auckland Highlights – Saturday, 9 June 2007 5.00pm to 10.30pm – Cost: \$75+GST.
9. This brings the cost per attendee to approximately \$1,172+GST (excluding the two optional functions) or \$1,297+GST inclusive of the above functions.
10. Board member attendance at conferences is funded from the operational budget.

11. Cont'd

STAFF RECOMMENDATION

That the Board consider nominating a representative(s) to attend the 2007 New Zealand Community Boards' Conference in Manukau.

12. BOARD MEMBERS' INFORMATION EXCHANGE

Board members are invited to provide any updates on community/Council issues.

13. BOARD FUNDS UPDATE

Attached is a schedule with current information on the balances of the Board's 2006/07 reserves and discretionary funds.

14. ACTING COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

14.1 CURRENT ISSUES

The Acting Community Board Principal Adviser will update the Board on current issues.

14.2 CUSTOMER SERVICE REQUESTS 14 FEBRUARY TO 8 MARCH 2007

Attached for members information.

15. MEMBERS' QUESTIONS