

**HAGLEY/FERRYMEAD COMMUNITY BOARD
AGENDA**

14 APRIL 2010

AT 3PM

**IN THE BOARDROOM,
LINWOOD SERVICE CENTRE,
180 SMITH STREET, LINWOOD**

Community Board: Bob Todd (Chairperson), Rod Cameron, Tim Carter, David Cox, John Freeman, Yani Johanson, and Brenda Lowe-Johnson.

Community Board Adviser:

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1. APOLOGIES

2. CONFIRMATION OF MEETING MINUTES – 31 MARCH 2010

The minutes of the Board's ordinary meeting of 31 March 2010 are **attached**.

CHAIRPERSON'S RECOMMENDATION

That the minutes of the Board's ordinary meeting be confirmed.

3. DEPUTATIONS BY APPOINTMENT

3.1 Angel Renjith and Dr Annabel Taylor representing the Nga Wahine Ki Otautahi Trust regarding the future of the property the Trust operates from, 18 McGregor's Road.

4. PRESENTATION OF PETITIONS

5. NOTICES OF MOTION

6. CORRESPONDENCE

7. BRIEFINGS

8. NICHOLSON PARK, SUMNER – NEW LICENCE FOR TELEVISION TRANSLATOR SITE

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Bill Hughes, Leasing Consultant/Accredited Agent

PURPOSE OF REPORT

1. The purpose of this report is to seek the Hagley/Ferrymead Community Board's recommendation to the Council to grant a new licence to Kordia Limited (Kordia), over their existing television translator site at Nicholson Park.

EXECUTIVE SUMMARY

2. The television translator site is small and occupies a northwesterly facing hillside with relatively steep pedestrian access. Located on the site is a wooden pole approximately 12 metres high supporting a number of television aerials along with a concrete equipment container at the base of the pole. The site is partially obscured by mature tree plantings and has limited alternative commercial potential.
3. Kordia originally occupied the Council owned Nicholson Park site under a Deed of Licence between the Council and Kordia's statutory predecessor, Broadcasting Corporation of New Zealand, dated 2 August 1988. This licence was for a 21 year term commencing 1 December 1986 and expired 30 November 2007. There was no right of renewal.
4. This site provides transmission for TV1, TV2 and TV3 to a dependent population of around 4,000 people at Sumner and Scarborough. Agreement has been reached for a new licence enabling Kordia to continue to operate a television translator as follows:
 - (a) Term of 10 years from 1 December 2007 with one right of renewal for a further 10 years – 20 years in total.
 - (b) Rent review by way of CPI Increase every fifth anniversary of the commencement date.
 - (c) Annual rent \$5,600 plus GST.
5. The commencement rental of \$100 per annum plus GST was reviewed a number of times over the term of the old licence, with the most recent rent review effective 1 December 2001 making the rental on expiry of the former licence \$3,192.00 per annum plus GST.

FINANCIAL IMPLICATIONS**Valuation**

6. Independent valuation advice from both the Council and Kordia has confirmed that the market rent for the site, based on the permitted use being restricted to the operation of the existing television translator facility, should be \$5,600 per annum plus GST.
7. However the parties have also agreed that, should Kordia elect to add co-located telecommunication cell services to the site in the future, the rent will be reviewed and increased to the current "cellular" market rental value.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

8. Yes, the recommendations are in alignment with budgets.

LEGAL CONSIDERATIONS

9. Council's solicitor has confirmed that while the licence permits "telecommunications" generally, the current use by Kordia is restricted to "television translator".

8 Cont'd

10. The television translator and associated lines have been in place since 1986 (ie well prior to 1 January 1988 as required by section 155 of the Telecommunications Act 2001) and are "existing works" for the purposes of the Act. This means that Kordia is lawfully entitled to continue to operate and access its facility situated on the Council's land until it decides otherwise. It is also recognised that Kordia are providing an important "community service" to a dependant population in Sumner and Scarborough.
11. The Board does not have delegated authority to authorise the granting of the proposed new licence, but does have recommendatory powers to the Council.
12. The land is held under fee simple title by the Council and is not subject to the Reserves Act.

Have you considered the legal implications of the issue under consideration?

13. Yes. The Legal Services Unit has prepared the Licence Agreement and are satisfied with the terms and conditions.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. Yes.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

15. Yes.

ALIGNMENT WITH STRATEGIES

16. Not applicable.

Do the recommendations align with the Council's strategies?

17. There are no Council strategies relevant to this activity.

CONSULTATION FULFILMENT

18. Not applicable.

STAFF RECOMMENDATION

That the Hagley/Ferrymead Community Board recommend to the Council that it adopt the following resolution:

- (a) That staff be authorised to negotiate and conclude a new license with Kordia Limited over their existing television translator site at Nicholson Park, on terms and conditions similar to other telecommunication licenses issued by the Council, with the main terms as follows:
 - (i) Term of licence 10 years from 1 December 2007 with one right of renewal for 10 years.
 - (ii) A rent review by way of CPI Increase every fifth anniversary of the commencement date.
 - (iii) Annual rent to be \$5,600.00 plus GST.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

9. MONCK’S BAY TO SCARBOROUGH BEACH PARKS MASTERPLAN

General Manager responsible:	General Manager City Environment Group, DDI 941 8608
Officer responsible:	Asset and Network Planning Manager
Author:	David Sissons, Senior Parks and Waterways Planner

PURPOSE OF REPORT

1. The purpose of this report is to request that the Hagley/Ferrymead Community Board:
 - (a) Approve the draft Monck’s Bay to Scarborough Beach Parks Masterplan 2010 (refer **attached**), to be notified for public consultation, pursuant to Section 87 of the Local Government Act 2002, and;
 - (b) Propose one member of the Board to sit on the Hearings Panel to hear the public submissions received from the public consultation on the draft Masterplan.

EXECUTIVE SUMMARY

2. A study of the Sumner and Monck’s Bay shoreline was requested by the Hagley/Ferrymead Community Board in February 2004. The Board felt that, after previous co-ordinated planning through such documents as the Coastal Parks Management Strategy 2000-2010 and the Sumner Open Space & Streets Neighbourhood Improvement Plan 1987, management and improvement works along the Council-controlled shoreline were starting to lose focus.
3. Local community groups, tangata whenua, residents and others were consulted by Council staff. Their comments led to the preparation of an Issues and Opportunities discussion paper, which was put out for public consideration in August 2008.
4. The responses to that paper have been very useful in identifying priorities for action and establishing a clear focus for the future. They show that an upgrade of the coastal walkway is the highest priority for the community.
5. There was mixed support for the other opportunities identified in the discussion paper, such as restoring the natural character of the coast, making more use of the area known as Peacock’s Gallop, and installing artworks. There was no general agreement on what should be done in the area between Scarborough Park and the Scarborough breakwater.
6. A Masterplan has now been prepared to reflect the main issues raised by respondents. It has a much sharper focus than the discussion paper. The consultation process has shown that community benefit will be greatest if the Council monitors the walkway upgrade and sets aside most of the other matters for future investigations. This will provide the best value for money for the community.
7. This does not mean that all of the other projects have been rejected altogether. The Masterplan sets the top priorities for work along the coast over the next decade or so, and the other projects could be reconsidered once the proposed Masterplan’s proposals have been completed.
8. It is likely that the consultation proposed will create some expectation in the community that the proposed works will indeed be carried out, and the projects identified will need to be considered for the 2012-22 LTCCP.
9. Timeline for consultation and completion:

Draft Masterplan publicly notified	late April 2010
Public submission period	Seven weeks from late April 2010 to mid June 2010

9 Cont'd

Submissions analysis	Completed by late June 2010
Council Hearings Panel period	Early July 2010
Plan revisions	Completed by mid July 2010
Council meeting for adoption of Masterplan	26 August 2010

FINANCIAL IMPLICATIONS

10. The Masterplan proposes a significant capital works programme. The general order of costs to implement these have been calculated and are indicated on page 6 of the Masterplan.
11. However, no projects can be started without the works first being included in a future LTCCP and budgeted for in an annual works programme. Staff anticipate that funding for construction would be sought through the 2012-22 LTCCP round, and that the works, and the funding, would be staged over a period of years, which may extend into subsequent LTCCP periods.
12. Particular parts of two of the seven 'lesser' projects have already been approved by the Council in the 2009-19 LTCCP, and they can therefore be started using existing funding. These two are the improvements to Scarborough Park and the establishment of a signage system.
13. Costs associated with implementation of any of the proposed actions are not specified. These costs would inform future LTCCP reviews.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

14. Yes. The costs of consulting on, and proceeding the finalisation of, the draft Masterplan will be met through existing budgets.

LEGAL CONSIDERATIONS

15. Investigation for the Masterplan has included careful consideration of coastal issues, including the need for resource consents for any work in the coastal marine area. This has been a significant driver in determining what to put in the Masterplan and what to leave out. Almost all of the proposed works can be constructed without any significant effect on the existing character of the coast and without affecting any natural coastal processes. Hence the Masterplan accords with the Resource Management Act, the New Zealand Coastal Policy Statement, and the regional and city policies and plans which spring from them.

Have you considered the legal implications of the issue under consideration?

16. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

17. The draft Masterplan aligns with the Council plan to provide activities and services for parks, open spaces and waterways that contribute to our community, including health and safety, spaces to gather and interact, improving our environment, involving people in decision making, contributing to the Garden City image, contributing to tourism, providing areas for people to engage in healthy activities, offering a range of recreation opportunities, providing opportunities to learn, and providing an inviting, pleasant and well cared-for environment (Page 117 of the Long Term Council Community Plan 2009-19).

9 Cont'd

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

18. Yes, see above.

ALIGNMENT WITH STRATEGIES

19. Yes, notably with the Physical Recreation and Sport Strategy, Active Living Strategy, and Coastal Parks Management Strategy.

Do the recommendations align with the Council's strategies?

20. Yes, see above.

CONSULTATION FULFILMENT

21. The draft Masterplan has been prepared in response to public comments on the issues and opportunities paper, which itself was based on canvassing of stakeholders (including tangata whenua) and a 2005 beach visitor survey. This report is now seeking Board approval for a further round of public consultation.

STAFF RECOMMENDATION

It is recommended that the Hagley/Ferrymead Community Board:

- (a) Approve the Draft Monck's Bay to Scarborough Beach Parks Masterplan to be notified for public submissions for a period of seven weeks, commencing in mid April 2010.
- (b) Nominate one member of the Board to a Council Hearings Panel to hear and determine submissions and objections.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted, and that the Board nominate Tim Carter as the Board's representative on the Council Hearings Panel.

BACKGROUND (THE ISSUES)

22. See Executive Summary above.

THE OBJECTIVES

23. To canvass public opinion on the Draft Monck's Bay to Scarborough Beach Parks Masterplan, which proposes an upgrade of the coastal walkway between Monck's Bay and Scarborough Park, along with seven lesser projects.

THE OPTIONS

- 24. Option (a) Release the draft Masterplan for public comment.
- 25. Option (b) Do not release the draft Masterplan for public comment.

THE PREFERRED OPTION

26. Option (a) Release the draft Masterplan for public comment

9 Cont'd

ASSESSMENT OF OPTIONS**The Preferred Option**

27. Release the draft Masterplan for public comment.

	Benefits (current and future)	Costs (current and future)
Social	Increase in coastal recreation opportunities for Christchurch residents and visitors	Increased popularity may increase traffic congestion at peak times (eg fine summer weekends)
Cultural	Increase in coastal recreation opportunities for Christchurch residents and visitors	
Environmental	Improved aesthetic quality of the coastal interface from Monck's Bay to Scarborough Park	Use of resources for construction
Economic	Increase the popularity of Sumner among Christchurch residents and visitors, Employment, mainly during construction phase	Construction costs, increased maintenance costs
<p>Extent to which community outcomes are achieved:</p> <p>Implementation of the proposals in the draft Masterplan would contribute to four Community Outcomes:</p> <ul style="list-style-type: none"> • A city of people who value and protect the natural environment, • We live long, healthy and happy lives, • We value leisure time and recognise that the arts, sports and other recreational activities contribute to our economy, identity, health and wellbeing, and • Christchurch has a vibrant centre, attractive neighbourhoods and well-designed transport networks. Our lifestyles and heritage are enhanced by our urban environment. <p>by aligning with the Council's plan to provide activities and services for parks, open spaces and waterways that contribute to our community, including health and safety, spaces to gather and interact, improving our environment, involving people in decision-making, contributing to the Garden City image, contributing to tourism, providing areas for people to engage in healthy activities, offering a range of recreation opportunities, providing opportunities to learn, and providing an inviting, pleasant and well cared-for environment (Page 117 of the Long Term Council Community Plan 2009-19)</p> <p>Impact on the Council's capacity and responsibilities:</p> <p>Will need to be funded through future LTCCPs.</p> <p>Effects on Maori:</p> <p>It will give the opportunity to interpret the locality's Maori and European culture and history.</p> <p>Consistency with existing Council policies:</p> <p>Yes, notably with the Physical Recreation and Sport Strategy, Active Living Strategy, and Coastal Parks Management Strategy.</p> <p>Views and preferences of persons affected or likely to have an interest:</p> <p>There has been wide community consultation through the process so far. This report responds to the findings of the consultation to date and proposes a further round of consultation.</p> <p>Other relevant matters:</p> <p>It is likely that if the Council seeks public comment on the Masterplan it will create an expectation in the community that the proposed works will indeed be carried out. There will then be some community pressure on the Council to provide funding for its implementation in the 2012-22 LTCCP.</p>		

9 Cont'd

Maintain the Status Quo (if not preferred option)

29. Do not release the draft Masterplan for public comment.

	Benefits (current and future)	Costs (current and future)
Social	None	
Cultural	None	
Environmental	None	
Economic	No additional funding will be required	
<p>Extent to which community outcomes are achieved:</p> <p>Current level of service is continued.</p> <p>Impact on the Council's capacity and responsibilities:</p> <p>Current level of service is continued.</p> <p>Effects on Maori:</p> <p>None.</p> <p>Consistency with existing Council policies:</p> <p>Current level of service is continued.</p> <p>Views and preferences of persons affected or likely to have an interest:</p> <p>Does not accord with public opinion as recorded by earlier consultation.</p> <p>Other relevant matters:</p> <p>Public pressure for improvements will continue.</p>		

10. TUAM STREET – PROPOSED P10 PARKING RESTRICTIONS

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Transport and Unit Greenspace Manager
Author:	Steve Hughes, Traffic Engineer – Community

PURPOSE OF REPORT

1. The purpose of this report is to seek the Hagley/Ferrymead Community Board's approval that a 10 minute parking restriction be installed on Tuam Street, in the area between Phillips Street and Nursery Road.

EXECUTIVE SUMMARY

2. Staff received a request from the owner of 466 Tuam Street that a 10 minute parking restriction be installed outside the premises of Shepherd & Kime at that address (refer **attached**).
3. The section of Tuam Street that this report relates to is on the south side of the industrial area of the street between Phillips Street and Nursery Road. Shepherd & Kime, a vehicle repair business, have recently moved to these premises, which were previously part of the Ernest Adams building complex. A new pedestrian and vehicle entranceway has been created for that part of the complex that is now being used by Shepherd & Kime and opens onto Tuam Street.
4. The vehicle parking in this section of Tuam Street is largely unrestricted. Vehicles are often parked all day outside the Shepherd & Kime premises leaving little on-street parking available for the use of short term customers or visitors to this or other businesses in the area.
5. An entry/exit ramp has been installed to allow customers and staff to bring vehicles into the premises. However not all customers are comfortable using this entrance as it is narrow and rises approximately one metre from the footpath to the inside floor level. An area of 10 minute parking each side of the new vehicle entrance will provide short term parking for those customers who do not wish to use the vehicle entrance. Shepherd & Kime staff can then, if necessary, move the vehicles inside. The parking area can also be used by customers or visitors to other nearby businesses.
6. It is proposed to install P10 parking each side of the vehicle entrance.
7. This proposal will result in the loss of no parking spaces. The only change is in the amount of time that vehicles can be parked. There remain many metres of unrestricted parking nearby that can be used for all day parking.
8. Consultation letters were distributed to nine businesses in the vicinity of Shepherd & Kime. One hundred per cent of the respondents to the consultation supported the proposed changes. (See paragraph 19 for full details).

FINANCIAL IMPLICATIONS

9. The estimated cost of this proposal is \$250.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

10. The installation of road markings and signs is within the LTCCP Streets and Transport Operational Budgets.

LEGAL CONSIDERATIONS

11. Part 1, Clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides Council with the authority to install parking restrictions by resolution.

10 Cont'd

12. The Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations dated 10 December 2009. The list of delegations for the Hagley/Ferrymead Community Board includes the authority to make resolution of parking restrictions and Traffic Control Devices in this part of Christchurch.
13. The installation of any parking restriction signs and/ or markings must comply with the Land Transport Rule: Traffic Control Devices 2004.

Have you considered the legal implications of the issue under consideration?

14. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

15. Aligns with the Streets and Transport activities by contributing to the Council's Community Outcomes - Safety and Community.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

16. As above.

ALIGNMENT WITH STRATEGIES

17. The recommendations align with the Council Strategies including the Parking Strategy 2003.

Do the recommendations align with the Council's Strategies?

18. As above.

CONSULTATION FULFILMENT

19. Questionnaire forms were distributed to nine businesses in the vicinity of this location.
 - a) Three or 33 per cent of those surveyed responded.
 - b) Three or 100 per cent of the respondents supported the proposed changes.

20. The officer in Charge - Parking Enforcement agrees with this recommendation.

STAFF RECOMMENDATION

It is recommended that the Hagley/Ferrymead Board approve that the parking of vehicles be restricted to a maximum period of 10 minutes on the south side of Tuam Street commencing at a point 110 metres east from its intersection with Phillips Street and extending in a easterly direction for a distance of 27 metres. This restriction is to apply to from 8am to 6pm Monday to Friday.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

11. COMMUNITY BOARD ADVISER'S UPDATE

11.1 March Update of Current Projects (refer **attached**).

12. BOARD MEMBERS' QUESTIONS

13. BOARD MEMBERS INFORMATION EXCHANGE