

**SHIRLEY/PAPANUI COMMUNITY BOARD  
AGENDA**

**WEDNESDAY 3 MARCH 2010**

**AT 4.00PM**

**IN THE BOARDROOM  
PAPANUI SERVICE CENTRE  
CORNER LANGDONS ROAD AND RESTELL STREET**

**Community Board:** Yvonne Palmer (Chairperson), Ngaire Button, Kathy Condon, Pauline Cotter, Aaron Keown, Matt Morris, and Norm Withers

**Community Board Adviser**  
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**1. APOLOGIES**

**2. CONFIRMATION OF MINUTES– 17 FEBRUARY 2010**

The minutes of the Board's ordinary meeting of Wednesday 17 February 2010 are **attached**. The public excluded minutes of the meeting have been separately circulated to members.

**CHAIRPERSON'S OR STAFF RECOMMENDATION**

That the minutes of the Board's ordinary meeting of Wednesday 17 February 2010 (*both open and public excluded sections*) be confirmed.

**3. DEPUTATIONS BY APPOINTMENT**

**3.1 MARY SCALES - STREET GARDENS**

Mary Scales wishes to advise the Board of her concerns with the street gardens in the Mary and Frank Streets area.

**3.2 JADE HOHAIA - TE ORA HOU YOUTH AND COMMUNITY DEVELOPMENT GROUP**

Jade Hohaia will advise the Board of the initiatives that Te Ora Hou set in place for 2010 and share what the group has been doing.

**3.3 PHILLIP MOORE – PARKING OUTSIDE BELFAST TRADERS MAIN NORTH ROAD**

Phillip Moore of Belfast Traders wishes the Board to advocate to Transit New Zealand on parking issues caused by bus lanes outside his business premises.

**4. PRESENTATION OF PETITIONS**

**5. NOTICES OF MOTION**

5.1 The following notices of motion are submitted by Aaron Keown pursuant to Standing Order 3.10.1:

1. That the Shirley/Papanui Community Board ask the Christchurch City Council to withdraw the Edgeware pool site from the tender process. Then facilitate a meeting between the pool group, Mr Coffey and ourselves regarding the future of the site with the aim to give the community pool and facility the best possible chance of success before the land is disposed of by the Council forever.
2. That the Shirley/Papanui Community Board request staff to install recycle bins next to every public rubbish bin in our ward with funding to come from the operational budget with a saving coming to the ratepayer through reduced rubbish.

5.2 The following notice of motion has been submitted by Pauline Cotter pursuant to Standing Order 3.10.1:

That the Shirley/Papanui Community Board request that the Council adopt organic practices for the parks and reserves of Christchurch.

**6. BRIEFINGS**

## 7. 156 VAGUES ROAD DISPOSAL

<b>General Manager responsible:</b>	General Manager City Environment, DDI 941 8607
<b>Officer responsible:</b>	Transport and Greenspace Manager
<b>Author:</b>	Stuart McLeod, Property Consultant

### PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's recommendation to the Council to dispose of the property situated at 156 Vagues Road.

### EXECUTIVE SUMMARY

2. This property was acquired for road widening in 1985. The portion required for road has been legalised leaving a balance of area of 491 square metres being part Lot 1 DP 16902 contained in **attachment 1** and **attachment 2** CB585/46.
3. The Transport and Greenspace Unit have advised the property is operationally redundant and has instructed the Property Consultancy Team to dispose of it.
4. The Executive Team, Unit Managers and the Shirley/Papanui Community Board have all received a "Changes to Property Use" memorandum enquiring if other Council Units have any use for the property. No responses were received. Therefore it is reasonable to assume there is no identified alternative use for the property and it can be declared surplus. The property is shown in **attachment 3**.

### FINANCIAL IMPLICATIONS

5. An independent valuation has been obtained from Simes Limited on a current market valuation basis. The property will be tendered on the open market and will have a minimum price that is yet to be determined. Should this not be achievable then the property will be sold at a negotiated price acceptable to the Manager Corporate Support.

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

6. Yes. Assets sales – surplus property sales page 40 of the LTCCP.

### LEGAL CONSIDERATIONS

7. This property was acquired in January 1985 for road diversion, and was tenanted until November 2009. The portion required for road was legalised as such in December 2008.
8. The disposal of this property will be subject to Section 40 of the Public Works Act 1981. This will involve offering the property to the former owner or their successor at market value and will be completed once the Council declare the property surplus.

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

9. Yes – as above.

### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

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

10. Yes. The sale of surplus property forms part of the Property Consultancy Activity Management Plans, it is considered that this transaction will fall outside of the LTCCP Policy on Determining Significance at page 207 – 208.

**7 Cont'd**

**ALIGNMENT WITH STRATEGIES**

**Do the recommendations align with the Council's strategies?**

11. Yes. Retention of the balance of this property no longer meets with Council roading strategies, or any LTCCP initiatives.

**CONSULTATION FULFILMENT**

12. Not applicable. However in accordance with Council's practices around declaring operationally redundant property surplus a Change to Property Use memorandum has been circulated to the Executive Team, Unit Managers and the Shirley/Papanui Community Board, no registrations of interest or business case has been received.

**STAFF RECOMMENDATION**

It is recommended that the Board recommend that the Council:

- (a) Declare the balance of the property situated at 156 Vagues Road described as part Lot 1 Deposited Plan 16902 to be surplus;
- (b) Authorise staff to commence offer back obligations under Section 40 of the Public Works Act 1981;
- (c) Approve the property be offered for sale by way of public tender with a minimum tender amount to be set by an independent valuer and;
- (d) Approve that the Corporate Support Unit Manager is given delegated authority to conclude the sale of the property, as supported by valuation advice and consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender the property may be sold by private treaty.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be adopted.

**8. CORRESPONDENCE**

Nil.

**9. COMMUNITY BOARD ADVISER'S UPDATE**

**9.1 CURRENT ISSUES**

**10. ELECTED MEMBERS' INFORMATION EXCHANGE**

The purpose of this exchange is to provide a short brief to other members on activities that have been attended or to provide information in general that is beneficial to all members.

**11. MEMBERS QUESTION**