

31. 8. 2006

FENDALTON/WAIMAIRI COMMUNITY BOARD  
11 JULY 2006

A meeting of the Fendalton/Waimairi Community Board  
was held on Tuesday 11 July 2006 at 4pm  
in the Board Room, CCC Fendalton

**PRESENT:** Val Carter (Chairperson), Faimeh Burke, Cheryl Colley, Pat Harrow  
and Andrew Yoon.

**APOLOGIES:** An apology for absence was received and accepted from Mike Wall.

The Board reports that:

**PART A – MATTERS REQUIRING A COUNCIL DECISION**

**1. PLAN CHANGE 3: REZONING OF 7 ST ALBANS STREET**

<b>General Manager responsible:</b>	General Manager Regulation & Democracy Services, DDI 941-8549
<b>Officer responsible:</b>	Resource Management Manager
<b>Author:</b>	Joyce Maria Soosai

**PURPOSE OF REPORT**

1. The purpose of this report is to request the Council to introduce a private plan change to the City Plan. The plan change has been prepared by Robson Garland Limited, following discussions with Council officers. This report is intended to bring the Council's attention to all the issues that surround the proposal.

**EXECUTIVE SUMMARY**

2. Planning consultants Robson Garland Limited have lodged a plan change request to rezone the property at 7 St Albans Street, Merivale from Living 2 to Business 1. The application notes that the site currently contains an old villa that has been modified to provide two commercial tenancies and it has been used for commercial purposes for more than 25 years. The site is bordered on two sides by land zoned Business 1.
3. Neighbouring property owners have been advised of the proposal to rezone the site. This process attracted some interest in the proposal with two parties asking to be kept informed and the Merivale Residents' Association indicating it will oppose any rezoning. No reasons were given for its position. Robson Garland has indicated it will discuss the proposal further with the Society but has asked that the proposed change be notified.
4. The request conforms with the Council's policy on applications for plan changes in that:
  - the costs incurred by the Council in processing the application will be recovered from the applicant
  - the application does not involve an important strategic or policy issue
  - the proposed rezoning does not affect a significant area of land that would pre-empt options for urban growth
  - the sites are not within a Priority 1 Area Plan

The Plan Change and Section 32 analysis are set out in **Attachment 1** to this report.

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**FINANCIAL AND LEGAL CONSIDERATIONS**

5. This being a private plan change, the property owner is funding the preparation of the Plan Change. Consequently the financial costs to the Council will be minor, consisting only of limited staff time to review Robson Garland Ltd's work and process the notification and hearing of the Plan Change which will be recovered.

**BOARD RECOMMENDATION**

It is recommended that the Council publicly notify Plan Change 3 to the City Plan.

**PART B - REPORTS FOR INFORMATION**

**2. DEPUTATIONS BY APPOINTMENT**

Nil.

**3. PRESENTATION OF PETITIONS**

Nil.

**4. CORRESPONDENCE**

Nil.

**5. UPDATE FROM THE PRINCIPAL BOARD ADVISER**

The Board **received** a verbal update from its Principal Adviser on current issues.

**6. GOOD NEWS STORIES**

Nil.

**7. UPDATE ON BOARD FUNDS**

The Board **received** an update of its 2005/06 Discretionary, SCAP and Youth Development Funds.

**8. INFORMATION SHARING**

Board members were provided with an opportunity to give an update on community activities/Council issues.

**9. QUESTIONS**

Nil.

**PART C – REPORTS ON DELEGATED DECISIONS TAKEN BY THE BOARD**

**10. CONFIRMATION OF MEETING REPORT – 13 JUNE 2006**

It was **resolved** that the report of the Board's meeting (both ordinary and public excluded) of 13 June 2006 be confirmed as a true and accurate record of the meeting.

**11. WORKS, TRAFFIC AND ENVIRONMENT COMMITTEE – REPORT OF 26 JUNE 2006**

The Board **resolved** to adopt the following recommendations of the Committee's 26 June 2006 meeting:

**11.1 MR BRUCE ROGERSON, 8 CHISLEHURST PLACE**

- (a) That the stopping of vehicles be prohibited at all times, on the eastern side of Chislehurst Place commencing at the intersection of Wairakei Road extending in a southerly direction for a distance of 27m.
- (b) It was noted that the Committee expressed its disappointment at the manner in which resident's views had been received by Council staff.

**11.2 ROYDS STREET – NO STOPPING**

That the stopping of vehicles be prohibited at any time commencing at a point on the northern side of Royds Street, 129 metres from its intersection with Straven Road and extending around the cul de sac head for a distance of 54 metres.

**11.3 CPTED TOUR**

- (a) That the Board undertake a tour of places in its area during the evening to identify where improvements could be made.
- (b) That the tour be conducted in conjunction with the Police and staff to liaise with the Police to establish an appropriate time and possible areas to visit.

**11.4 LETTER FROM HEATON NORMAL INTERMEDIATE SCHOOL**

- (a) That the letter be acknowledged and forwarded to the Transport and City Streets Unit for investigation and report back.
- (b) A copy of the prioritised list of 40k/m schools in the Fendalton/Waimairi area.

**12. COMMUNITY SERVICES COMMITTEE – REPORT OF 19 JUNE 2006**

The Board **resolved** to adopt the following recommendations of the Committee's 19 June 2006 meeting:

**12.1 2005/06 DISCRETIONARY FUNDING – PROPOSALS FOR UNALLOCATED FUNDING**

- (a) That \$5,000 be allocated to the Anglican Care – Family and Community Division towards the Merivale Social Needs research from the Board's remaining 2005/06 discretionary budget.
- (b) That the final outcome of the study to be reported back to the Committee, also the Board members to be invited to the research committee meetings.
- (c) That \$6,000 be allocated to the Roydvale Pony Club towards the cost of upgrading their cross-country course from the Board's remaining 2005/06 discretionary budget.

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- (d) That \$5,000 be allocated to the Greenspace Unit for the removal of two over-mature willow trees and replanting with **suitable** trees and shrubs on a steep section of bank of the Wairarapa Stream at Jellie Park from the Board's remaining 2005/06 discretionary budget.
- (e) That \$10,000 be allocated to the Greenspace Unit for the removal of poorly formed eucalyptus trees growing close to the graves and ashes area on the northern section of the Avonhead Cemetery from the Board's remaining 2005/06 discretionary budget.
- (f) That \$1,000 be allocated to complete the galvanised mesh fencing on the Avonhead Road frontage of the playground where the hedge was removed from the Board's remaining 2005/06 discretionary budget from the Board's remaining 2005/06 discretionary budget.
- (g) That \$8,000 be allocated to the Papanui Bowling Club towards the cost of upgrading the clubs two greens from the Board's remaining 2005/06 discretionary budget.
- (h) That \$5,000 be allocated to Orana Wildlife Park towards the roading upgrade programme from the Boards 2006/07 discretionary budget.

**12.2 UPDATE ON HERITAGE AWARDS 2006**

- (a) That a Working Party comprising Val Carter, Faimeh Burke and Cheryl Colley be established to work with the Community Engagement team.
- (b) It was also noted that representatives from Burnside, Avonhead need to be included in the working group.
- (c) The Board requested a memo with the set criteria and information from other Community Boards in terms of Heritage Awards to come back to the Committee.

The meeting concluded at 4.30 pm.

**CONFIRMED THIS 8TH DAY OF AUGUST 2006**

**MIKE WALL  
CHAIRMAN**