

16. ARMAGH STREET KERB EXTENSION



General Manager responsible:	General Manager Environment
Officer responsible:	Transport and Greenspace Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek approval for the removal of two parking spaces and the construction of a kerb extension, for the provision of an outdoor dining area on Armagh Street between Oxford Terrace and Durham Street North (see attached).

EXECUTIVE SUMMARY

2. An application has been made by Belgian Beer Café Torenhof to extend the kerb line and enlarge the footpath adjacent to their premises on the south side of Armagh Street between Oxford Terrace and Durham Street North, to create an outdoor dining area similar to Café Valentinos on Colombo Street. Their proposal shows the removal of two parking spaces.
3. There are three Pay and Display parking spaces adjacent to a loading zone area. A survey of the parking spaces usage was undertaken and usually, only two of the three parking spaces would be occupied at any one time. The works are to be done in accordance with the Council's standard specifications. It is therefore proposed that the two parking spaces be removed to achieve the desired kerb line.
4. The applicant has obtained the written support of all the current tenants within the Canterbury Provincial Council Buildings for the removal of two of the Pay and Display parks. The Courts Department who are located on the opposite side of Armagh Street from the applicant have been informed of the application and will be making submissions to the 13 December 2006 meeting of the Hagley/Ferrymead Community Board. The Board's recommendation will be available at the Council meeting. No residents groups cover this area.

FINANCIAL AND LEGAL CONSIDERATIONS

5. All costs associated with the works to extend the kerb line will be met by the applicant. The lease of the footpath space is expected to generate an income stream that will offset the loss of parking revenue from the two Pay and Display spaces.
6. A recommendation from the Board to the Council is required for the removal of the two Pay and Display spaces adjacent to the site and to the granting of the application.

STAFF RECOMMENDATIONS

It is recommended that:

- (a) Subject to the support of the Courts Department, the Council approve the application, and the associated removal of the two existing 'Pay and Display' spaces, subject to the following conditions:
 - (i) All costs associated with the kerb extension being met by the applicant, and any outdoor furniture placed on the street complying with Council policy.
 - (ii) In the event of the applicant terminating the licence for the outdoor dining area, the applicant being responsible for all costs relating to the reinstatement of the two 'Pay and Display' spaces.
- (b) The existing restriction prohibiting the stopping of vehicles on the south side of Armagh Street commencing from Oxford Terrace and extending 35 metres in a westerly direction be revoked.
- (c) The stopping of vehicles be prohibited at any time on the south side of Armagh Street commencing from Oxford Terrace and extending 49 metres in a westerly direction.