

14. 12. 2006

**RICCARTON/WIGRAM COMMUNITY BOARD
20 NOVEMBER 2006**

**A meeting of the Riccarton/Wigram Community Board
was held on Monday 20 November 2006 at 3.00 pm**

PRESENT: Peter Laloli (Chairperson), Neville Bennett, Helen Broughton, Lesley Keast, Mike Mora, Bob Shearing and Tony Sutcliffe.

APOLOGIES: Helen Broughton for lateness (arrived at 5.03 pm).

The Board reports that:

PART A – MATTER REQUIRING A COUNCIL DECISION

1. ROAD STOPPING OF UNFORMED LEGAL ROAD ADJOINING 21 ATHOL TERRACE

General Manager responsible:	General Manager City Environment, DDI 941- 8656
Officer responsible:	Transport and Greenspace Unit Manager
Author:	Bill Binns, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to proceed by way of consent under the Public Works Act 1981 to stop a portion of unformed road adjoining 21 Athol Terrace as depicted on the **attached** Survey Office Plan 329733, Lot 2 DP15391 and to authorise the sale of that stopped road.

EXECUTIVE SUMMARY

2. The Riccarton/Wigram Community Board has previously recommended that the parcel of unformed road in Athol Terrace be disposed of (19 November 2003).
3. The parcel is not affected by any underground or overhead utilities.
4. The property has been valued through an independent valuation process.

FINANCIAL AND LEGAL CONSIDERATIONS

5. The property was valued by an independent valuer who valued the 52 square metres of road stopping in front of 21 Athol Terrace at \$6,000 inclusive of GST. This sum has been paid to the Council.

BACKGROUND ON ROAD STOPPING OF UNFORMED LEGAL ROAD ADJOINING 21 ATHOL TERRACE

6. At its meeting of 27 November 2003 the Council adopted a report from the Riccarton/Wigram Community Board recommending:

"That the Council approve the commencement of the requisite road stopping procedure and to approve in principle the declaration of the affected parcels of land as being surplus to roading requirements."

7. A report was submitted to the Council in February 2005 for stopping and amalgamating the stopped road in front of 19 Athol Terrace.
8. In practical terms the Council, having resolved on 27 November 2003 to the stopping of the unformed road adjoining the above properties in Athol Terrace, now has no other option than to approve the stopping and amalgamation of the portion of legal road in front of 19 Athol Terrace. This report is simply a procedural step in that process required by legislation.

1 Cont'd

STAFF RECOMMENDATION

That the Council, pursuant to the provisions of Section 116(i), 117(3) (b) and 120(3) of the Public Works Act 1981, resolve to stop the portion of the road shown on SO 329733 as described in the schedule below and amalgamate this portion with CB 543/92. The Council also certifies that it considers it equitable to vest the schedule below, when stopped in Stephen Raymond and Carrol-Anne Child with consideration in the sum of \$6,000 established by independent valuation.

SCHEDULE

Being	Adjoining Area	Computer Register
Section 2	Lot 2 DP15391 0.0052ha	CB543/92

BOARD RECOMMENDATION

That the staff recommendation be adopted.

2. PROPOSED VEHICLE AIRBRIDGE ACROSS ROTHERHAM STREET – WESTFIELD RICcarton MALL DEVELOPMENT

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Authors:	Weng-Kei Chen, Asset Policy Engineer

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval:
 - (a) In principle, for the construction of an 8.0 metre wide vehicle airbridge across Rotherham Street as shown on plan SK21F (refer to **attached** plans); and
 - (b) To the grant of a Deed of Licence to Westfield (NZ) Limited to formalise its occupation of the legal road by the airbridge on terms and conditions and at a rental acceptable to the Corporate Support Manager.

EXECUTIVE SUMMARY

2. The proposal to construct the vehicle bridge above Rotherham Street requires Council approval as the owner of the legal road (not as regulatory authority under the Resource Management Act 1991, although this will be required by resource consent application separately) as the structure encroaches on legal road airspace.
3. Following Council approval, Westfield (NZ) Limited will be required to enter into a Deed of Licence to occupy road airspace with Council.
4. This proposal is not covered by Council policy (adopted in 1999) for Airspace over Public Roads. That particular policy only applies to pedestrian linkages.
5. The 8.0 metre wide vehicle bridge is a light steel structure similar in appearances to the existing pedestrian airbridge across Rotherham Street built in 2004, with two supports on the footpath area.
6. This proposal will provide alternatives for shoppers in accessing Dilworth Street while searching and exiting car-parking spaces. This will result in a reduction of vehicle movements at ground level.

2 Cont'd

7. In addition to this proposal, Westfield (NZ) Limited has included in the Resource Consent Application the following proposed changes to the Council's Transport Assets:
 - (a) Installation of a new traffic signal at the intersection of Dilworth and Clarence Streets to provide safer right turn traffic movement from Dilworth Street).
 - (b) Upgrading of the existing flush roundabout at Rotherham Street to cater for the higher traffic movements generated with the extension.
8. The proposed extension has a building set back one metre from the timber-lined Riccarton Drain, and staff have required the company to pipe the drain at no cost to Council. The piping of this part of Riccarton Drain is not in the Council's future work programme.

FINANCIAL AND LEGAL CONSIDERATIONS

9. There will be a financial return to the Council for the Deed of Licence to Occupy Legal Road Airspace. The licence fee has yet to be determined by the Corporate Support Manager.
10. The Local Government Act 1974 provides the Council with the authority to permit the construction of this proposed airbridge above Rotherham Street. Consequently a Deed of Licence will be required to be entered into by Westfield (NZ) Limited to formalise its occupation of the legal road by the airbridge.

BACKGROUND ON PROPOSED VEHICLE AIRBRIDGE ACROSS ROTHERHAM STREET – WESTFIELD RICcarton MALL DEVELOPMENT

11. Westfield (NZ) Limited has lodged a resource consent application for the extension of the shopping complex in Riccarton. The proposed extension consists of:
 - (a) Additional 8,575 m² of new retail floor area (existing 41,645 m²).
 - (b) Two new cinemas providing 500 additional seats (existing 1,454 seats).
 - (c) An additional 398 car parks with a new four storey parking building east of Rotherham Street (existing 2,254 spaces).
 - (d) An 8.0 metre wide vehicle bridge above Rotherham Street connecting the parking buildings on either side of the street.
12. This proposal was presented to the Board by Westfield's representative on 28 April 2006, prior to the resource consent application being lodged.

STAFF RECOMMENDATIONS

That the Council:

- (a) As landowner of the legal road only (and not as the regulatory authority under the Resource Management Act 1991) approve the construction of the 8.0 metre wide vehicle airbridge across Rotherham Street in principle, subject to the engineering plans being approved by the Transport and Greenspace Manager prior to the building consent application being lodged and a formal Deed of Licence being entered into by Westfield (NZ) Limited prior to the commencement of the work to construct the airbridge.
- (b) Delegate to the Corporate Support Manager the authority to enter into a Deed of Licence in respect of the airbridge over Rotherham Street to be constructed by Westfield (NZ) Limited on terms and conditions and at such rental as shall be acceptable to him.

2 Cont'd

BOARD RECOMMENDATIONS

That the Council:

- (a) As landowner of the legal road only (and not as the regulatory authority under the Resource Management Act 1991) approve the construction of the 8.0 metre wide vehicle airbridge across Rotherham Street in principle subject to Westfield (NZ) Limited obtaining all necessary resource consents, and the engineering plans being approved by the Transport & Greenspace Manager prior to the building consent application being lodged and a formal Deed of Licence being entered into by Westfield (NZ) Limited prior to the commencement of the work to construct the airbridge.
- (b) Subject to (a) above, delegate to the Corporate Support Manager the authority to enter into a Deed of Licence in respect of the airbridge over Rotherham Street to be constructed by Westfield (NZ) Limited on terms and conditions and at such rental as shall be acceptable to him.

PART B – REPORTS FOR INFORMATION

3. CORRESPONDENCE

Nil.

4. PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. DEPUTATIONS BY APPOINTMENT

6.1 CERTIFICATES OF COMMUNITY SERVICE

Certificates of Community Service were presented to June Woodham in recognition of her service as Coordinator at the Goulding Avenue Community Centre, and to Lauren Melville for her service on the Committee of the Riccarton Voluntary Library.

7. RESIDENTS ASSOCIATION UPDATE

Mr Tahu McConnell from the Wigram Park Community Association provided an update to the Board on current issues in the Association's area.

He advised that they were keen to be involved in the redevelopment of the Warren Park playground, and also provided a briefing on their neighbourhood week Guy Fawkes night function.

On behalf of the Board, the Chairperson thanked Mr McConnell for his presentation.

8. CHARACTER HOUSING MAINTENANCE GRANTS

Katie Smith, Neighbourhood Planner, attended and provided a brief update to the Board on the applications received for the Board's area. Only two applications, both of which were incomplete, had been received from property owners in the Board's area and as a consequence there were no applications for the Board to consider.

The Board **received** the information.

9. TRANSPORT AND ROADING COMMITTEE: CURRENT ISSUES SPREADSHEET

The Board considered the spreadsheet circulated at the meeting providing an update on current transport issues in the Riccarton/Wigram community as at 31 October 2006.

The Board **decided** to request:

- (a) That a progress report on Brynley Street be provided to the next meeting of the Board's Transport and Roding Committee.
- (b) That Council staff follow up with On-Track to place some netting or other safety mechanism on the slippery (when wet) railway sleepers where pedestrians cross the branch line from the Branston Shops going towards Dressmart.
- (c) That an update on progress in providing a bus shelter on Waimairi Road, opposite Teachers College, be provided to the next meeting of the Board's Transport and Roding Committee.
- (d) That an update on preparation of options to bring forward the Lancewood Drive Neighbourhood Improvement Works Project from 20/11 be provided to the next meeting of the Board's Transport and Roding Committee.

10. DRAFT CHRISTCHURCH VISITOR STRATEGY

The Board **decided** that it would not make a submission on this strategy in view of its wide ranging nature, and overall metropolitan focus.

11. BOARD FUNDS UPDATE

The Board considered a schedule providing it with updated information on the Board's 2006/07 Environment Committee, Transport and Roding Committee and discretionary funds. The Board **received** the information.

12. BOARD MEMBER INFORMATION EXCHANGE

Nil.

13. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

13.1 CSR CALLS UPDATE (1 TO 31 OCTOBER 2006)

The Board **received** the information.

13.2 CURRENT ISSUES

The Board **received** the information. It was noted that an application for funding would come forward from the Riccarton Bush Trust for installation of bollards.

In addition, the Board requested additional information on levels of service in respect to gutter cleaning and the incidence of flooding caused by blocked gutters.

13.3 BEST PRACTICE AWARDS

The Board confirmed that the "Culture Galore" programme be put forward for a Best Practice Award as part of the 2007 Local Government New Zealand Community Boards' Conference.

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13.4 UPCOMING OPPORTUNITIES FOR BOARD SUBMISSIONS

The Board noted the advice from the Community Board Principal Adviser that the Urban Development Strategy had been placed on the agenda for the Environment Committee. It confirmed that the draft Community Development Strategy, Social Housing Strategy and Older Persons Policy be placed on the agenda of the Community Services Committee for discussion.

13.5 MEETING ENVIRONMENT COMMITTEE 27 NOVEMBER 2006

The Board **resolved** to amend the commencement time for the meeting of the Environment Committee on 27 November 2006 to the earlier time of 3.00 pm.

14. QUESTIONS FROM MEMBERS

Nil.

PART C – DELEGATED DECISIONS TAKEN BY THE BOARD

15. CONFIRMATION OF THE PREVIOUS MEETING REPORTS OF 25 OCTOBER AND 8 NOVEMBER 2006

It was **resolved** that the report of the Board meetings of 25 October 2006 and 8 November 2006 be confirmed as a true and accurate record of those meetings.

16. COMMUNITY BOARD PLANNING REPORT

The Board considered a report from the Community Board Principal Adviser seeking approval from the Board to fund the production of a Community Board Planning report as resolved by the Council at its 30 June 2006 meeting to confirm the Council's Long Term Community Plan.

The Board **resolved** to allocate \$3,000 from its 2006/07 Discretionary Fund for the printing and distribution of an A5 Community Board planning report.

17. RICCARTON WIGRAM COMMUNITY BOARD 2007 MEETING DATES

The Board considered a report seeking its approval to a proposed schedule of ordinary meetings for the Board, Environment Committee, Community Service Committee and Transport and Roading Committee for 2007.

The Board **resolved** to adopt the ordinary meeting schedule and its Environment, Community Services and Transport and Roading Committee meeting schedules, as detailed in the report.

18. NZ COMMUNITY BOARD CONFERENCE 2009

The Board considered a report seeking funding from its 2006/07 Discretionary Funds to enable planning to begin for the 2009 NZ Community Board Conference, which is to be held in Christchurch. Funding had also been requested from other Community Boards.

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The Board **resolved** to:

- (a) Allocate \$2,000 from its 2006/07 Discretionary Fund towards the planning costs for the New Zealand Community Board Conference 2009.
- (b) Nominate the Chairperson and Mike Mora to be its representatives on the 2009 Community Board Conference Planning Committee, with any other available Board member to be able to act as a substitute should either of the above not be available.

19. CHRISTMAS DECORATIONS

The Board considered a report on the estimated costs of options for Christmas lighting displays as discussed at the meeting of the Community Services Committee on 26 July 2006.

The Board **resolved** to:

- (a) Allocate up to \$1,000 from its 2006/07 Discretionary Fund for the provision of lighting on the tree opposite the Sockburn Service Centre.
- (b) Reconsider the report on this matter early in 2007 to discuss other options for Christmas lighting displays in the Board's area.

20. RICCARTON/WIGRAM ENVIRONMENT COMMITTEE – REPORT OF 24 OCTOBER 2006 MEETING

The Board **received** the report of the Environment Committee meeting of 24 October 2006 and **resolved**:

20.1 APPLICATION FOR A GO KART FACILITY ON CARRS ROAD

To grant the Christchurch Kart Club permission to build the proposed Tech Shed of approximately 71 square metres in size, in the location shown in the plans attached to the report, subject to the following conditions:

- (a) The club obtaining all necessary resource and building consents before any development commences on the site.
- (b) The construction area being maintained by the club in a safe and tidy condition at all times.
- (c) All costs associated with the development and subsequent maintenance of the building being paid for by the club.
- (d) The club showing proof of having a minimum of \$1,000,000 public liability insurance to the Greenspace Policy and Leasing Administrator before commencing work on the site. This policy is to be kept current throughout the term of the lease.
- (e) The colour scheme for the proposed building being "scoria" for the roof, and "karaka" for the walls.
- (f) Before any tenders are let or work commences on the site, discussions are to be held with the Transport and Greenspace Manager's designate, the Contracts Manager (Greenspace) – Sockburn Service Centre, to ascertain the Council's requirements through the development phase of the construction of the building.
- (g) The applicant is to pay a bond of \$2,000 to the Christchurch City Council via the Contracts Manager – Sockburn Service Centre and sign a temporary entrance licence agreement prior to commencing construction on the site. This bond, less any expenses incurred by the Council, will be refunded to the payee on satisfactory completion of the building and restoration of the site.

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- (h) That the building be constructed in such a way that allows it to be easily relocated to a new site in the future.
- (i) Should the club be relocated to a new site in the future, the club to be responsible for the relocation costs of the "Tech Shed".

(Note: Helen Broughton abstained from voting in respect of the above resolution.)

20.2 WYCOLA PARK – ENHANCEMENT OF THE BACK OF THE HEI HEI COMMUNITY CENTRE

To approve the enhancement plan for the back of the Hei Hei Community Centre, Wycola Park and that the Council's Capital Programmes Unit commence the implementation programme in November/December 2006.

20.3 COMMITTEE MEMBERS' INFORMATION EXCHANGE

- (i) To express to the Council its concern at the level of sewage discharge in the Avon and Heathcote rivers, and to urge the Council to look at measures to reduce this discharge.
- (ii) To request that staff report back on planting options for the pump house on Picton Reserve, to improve its visual appearance.
- (iii) To request a progress report on the Awatea Variation, including the possible relocation of the Kart Club's track and facilities.

21. RICCARTON/WIGRAM COMMUNITY SERVICES COMMITTEE – REPORT OF 25 OCTOBER 2006 MEETING

The Board **received** the report of the Community Services Committee meeting of 25 October 2006. In addition, the Board acknowledged the receipt of a letter from Ian Burn, Community Development Adviser in respect of the Hei Hei Community Centre, and recorded its concern at the process used in making this decision.

22. RICCARTON/WIGRAM TRANSPORT AND ROADING COMMITTEE – REPORT OF 27 OCTOBER 2006 MEETING

The Board **received** the report of the Transport and Roothing Committee meeting of 27 October 2006 and **resolved**:

22.1 BUS STOP OUTSIDE 56 ILAM ROAD

To request:

- (a) A report from staff on options to relocate the bus stop situated outside 56 Ilam Road.
- (b) Information from staff on the current Council bus stop location policy and the bus passenger, shelters and seats policy.

22.2 WATERLOO ROAD/BRAEBURN DRIVE – PROPOSED "NO STOPPING" RESTRICTION

That the stopping of vehicles be prohibited at any time in the following locations:

- (a) The south east side of Waterloo Road commencing at the Braeburn Drive intersection and extending 12 metres in an easterly direction.
- (b) The south west side of Waterloo Road commencing at the Braeburn Drive intersection and extending 12 metres in a westerly direction.

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- (c) The east side of Braeburn Drive commencing at the Waterloo Road intersection and extending six metres in a southerly direction.
- (d) The west side of Braeburn Drive commencing at the Waterloo Road intersection and extending six metres in a southerly direction.

22.3 ROAD STOPPING OF UNFORMED LEGAL ROAD ADJOINING 21 ATHOL TERRACE

The Board's recommendation to the Council on this report is contained within clause 1 of this report.

22.4 WATTS ROAD – PROPOSED “NO STOPPING” RESTRICTION

That the stopping of vehicles be prohibited at any time on the east side of Watts Road commencing at the Blenheim Road intersection and extending 44 metres in a north westerly direction.

22.5 ACHERON DRIVE – PROPOSAL TO REVOKE TOUR COACH STOP

That the “Tour Coach” stop on the south side of Acheron Drive commencing at a point 202 metres from the Blenheim Road east intersection and extending in a south westerly direction for a distance of 21 metres be revoked.

22.6 OAKRIDGE STREET/NICHOLLS ROAD AND OAKRIDGE STREET/WALES STREET PROPOSED “GIVE WAY” CONTROLS AND “NO STOPPING” RESTRICTIONS

- (a) That a “Give Way” control be placed against Oakridge Street at the Nicholls Road intersection.
- (b) That a “Give Way” control be placed against Oakridge Street at the Wales Street intersection.
- (c) That the stopping of vehicles be prohibited at any time in the following locations:
 - (i) On the south east side of Wales Street commencing at the Oakridge Street intersection and extending in an north easterly direction for a distance of 12.0 metres.
 - (ii) On the south west side of Wales Street commencing at the Oakridge Street intersection and extending in a south westerly direction for a distance of 12.0 metres.
 - (iii) On the east side of Oakridge Street commencing at the Wales Street intersection and extending in a southerly direction for a distance of 12.0 metres.
 - (iv) On the west side of Oakridge Street commencing at the Wales Street intersection and extending in a southerly direction for a distance of 12.0 metres.
 - (v) On the north east side of Nicholls Road commencing at the Oakridge Street intersection and extending in a north easterly direction for a distance of 12.0 metres.
 - (vi) On the north west side of Nicholls Road commencing at the Oakridge Street intersection and extending in a south westerly direction for a distance of 12.0 metres.
 - (vii) On the east side of Oakridge Street commencing at the Nicholls Road intersection and extending in a northerly direction for a distance of 12.0 metres.

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- (viii) On the west side of Oakridge Street commencing at the Nicholls Road intersection and extending in a northerly direction for a distance of 12.0 metres.
- (ix) On the south side of Nicholls Road commencing at a point 242 metres west of the Halswell Road intersection and extending in a south westerly direction for a distance of 22 metres.

22.7 PARKHOUSE ROAD – PROPOSED “NO STOPPING” RESTRICTION

That the stopping of vehicles be prohibited at any time on the south side of Parkhouse Road commencing at a point 16.8 metres south west of the Michelle Road intersection and extending in a south westerly direction for a distance of 98 metres.

22.8 PROPOSED VEHICLE AIRBRIDGE ACROSS ROTHERHAM STREET – WESTFIELD RICCARTON MALL DEVELOPMENT

The Board's recommendation to the Council on this proposal is contained in clause 2 of this report.

The meeting concluded at 6.55 pm

CONFIRMED THIS 29TH DAY OF NOVEMBER 2006

**PETER LALOLI
CHAIRPERSON**