

2. 8. 2007

**HAGLEY/FERRYMEAD COMMUNITY BOARD
27 JUNE 2007**

**A meeting of the Hagley/Ferrymead Community Board
was held on Wednesday 27 June 2007 at 4.30pm**

- PRESENT:** Bob Todd (Chairperson), David Cox, John Freeman and
Yani Johanson.
- APOLOGIES:** Apologies for absence were received and accepted from
Anna Crighton, Brenda Lowe-Johnson and Brendan Smith.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. JUBILEE STREET EXTENSION - DISPOSAL OF SURPLUS ROAD LAND

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

PURPOSE OF REPORT

1. The purpose of this report is to recommend that the Council declare the two parcels of road land as shown on the **attachment** surplus to the Council's requirements and therefore available for disposal to adjoining property owners.

EXECUTIVE SUMMARY

2. The construction of Jubilee Street was completed in June 2003 and prior to legalisation as a road it is most appropriate for the Council to consider the two parcels of road land surplus to the Council's needs and available for disposal to adjoining property owners.
3. There have been separate approaches from property owners to acquire these parcels of land and the Council's decision for their disposal is required.
4. The disposal of these parcels of land will have little impact on the road environment as there is already a line of trees planted along the living zone of the road. However, there will be savings on maintenance of the grass and planted area.
5. Staff are in negotiation with Mr Lloyd Reid, the owner of 84c Bamford Street, who has approached the Council for the purchase of Section 1 which is in Living 2 Zone. The disposal requires Council approval. Section 1 will be amalgamated with land at 84c Bamford Street. This agreement is subject to the Council's approval for disposal of the land.
6. It is appropriate for the Council's decision to include Section 2 which is zoned Business 4. This approval will permit staff to carry out negotiations with adjoining property owners with certainty and in a timely manner.

FINANCIAL IMPLICATIONS

7. There will be revenue to the Council on completion of the disposal of the redundant road land.

Do the recommendations of this report align with 2006-16 LTCCP budgets?

8. Yes.

1 Cont'd

LEGAL CONSIDERATIONS

9. The parcels of land do not comply with the City Plan for development and hence can only be disposed of to adjoining property owners.

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

10. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. LTCCP page 152 "Streets and Transport Objectives" - to provide a sustainable network of streets.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

12. Yes.

ALIGNMENT WITH STRATEGIES

13. This action is consistent with traffic objectives stated in the City Plan.

Do the recommendations align with the Council's strategies?

14. Yes.

CONSULTATION FULFILMENT

15. Not required.

STAFF RECOMMENDATION

That the Council declare the two parcels of road land shown on the attachment as Section 1 and Section 2, as surplus to the Council's requirements and available for disposal to adjoining property owners.

BOARD RECOMMENDATION

- (a) That the staff recommendation be adopted.
- (b) That the Council obtain a valuation of Section 1 on the assumption that this section would have legal access to Jubilee Street.

BACKGROUND

16. The Jubilee Street extension was constructed in June 2003 and is a direct link to the Bamford Industrial area of Woolston. This link was created to deviate heavy truck movements away from the Living 2 Zone.
17. The road extension is the separation of Living 2 and Business 4 zones and was designed to limit access to the residential developments using this section of road hence the creation of 'link strips' enabling the Council to restrict residential vehicle access.
18. In addition, street trees were planted along the Living 2 boundary and this treatment is consistent with the objectives of the City Plan in protecting the Living Zone character.
19. The two parcels of road land as shown on the attachment are surplus to the Council's requirements and are laid in grass with limited shrub planting on the triangular shaped section 1.
20. The parcels are non-complying lots and can only be offered to adjoining property owners to enhance their development potential.
21. Disposal of these parcels of land will have little impact on the road environment, however there will be savings on the maintenance of the grass and planted area.

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1 Cont'd

22. This section of roadway has not be legalised as road and prior to the legalisation process it is appropriate that the Council consider the future ownership of the two parcels of surplus road land.
23. There will be no vehicle access permitted for Section 1 onto Jubilee Street.
24. The Council's approval to dispose of these parcels of land is required. The Council's decision will allow staff to carry out negotiations with certainty and in a timely manner.
25. Following the Council's decision, the Jubilee Street extension as shown on the attachment will be gazetted as road.

PART B - REPORTS FOR INFORMATION

2. PETITIONS

Nil.

3. CORRESPONDENCE

Nil.

4. DEPUTATIONS BY APPOINTMENT

4.1 MR LLOYD REID

Mr Reid spoke to the report, "Jubilee Street Extension – Disposal of Surplus Road Land" and in favour of vehicle access to Jubilee Street.

5. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

The Board **received** a report on relevant matters.

6. NOTICES OF MOTION UNDER STANDING ORDERS 2.16

Nil.

7. QUESTIONS FROM MEMBERS

Yani Johanson asked:

1. What is the delay in the report on horse grazing that was originally due by the end of March and when can the Board expect a response?

This report is being prepared for the Council.

2. What is the delay in the report requested by the Board on the issue of Party Pills and when can the Board expect a response?

Staff will seek information on the request.

3. What is the delay in the Board receiving the report of cyclist safety on McCormacks Bay Road and when will it be given to the Board?

Information will be presented to the Board shortly.

4. Can the Board get a report of staff advice on the re-establishment of the Sumner/Redcliffs Drainage and Maintenance Working Party?

A report will be prepared.

7 Cont'd

5. Can the Board please get a report on the Council's Youth website including:

- how much it cost to establish?
- what the ongoing costs are?
- how much it has cost in total?
- any evaluation of its effectiveness?
- the number of hits it has achieved?
- how it has been used?

Information will be collated.

PART C - REPORTS ON DELEGATED DECISIONS TAKEN BY THE BOARD

8. CONFIRMATION OF REPORT

The Board **resolved** that the report of the ordinary meeting of the Board held on Wednesday 13 June 2007 be confirmed subject to the decision in respect of Ferrymead Mitre 10 (clause 5.2) being amended to read as follows:

"Mr Murray also pointed out that the original consent for the Mitre 10 building contained conditions that required that the exterior walls be finished with muted colours, but this was successfully appealed by the site owner to a Hearings Panel who accepted that there was no legal right to impose colour finishes."

9. DEPUTATIONS BY APPOINTMENT (cont'd)

9.1 INNER CITY EAST NEIGHBOURHOOD GROUP (ICENG)

Belle Melzer, Monica Reedy and Bob Blancke addressed the Board on a proposed community audit to 2010. This deputation resulted from the Board's decision (23 May 2007) to defer an application for funding (\$1,905) pending further information.

The speakers presented the following alternative proposal, in the sum of \$942.50.

To provide funding to ICENG to conduct a community audit for:

1. the area bounded by Fitzgerald Avenue (east side), Armagh Street (south side), Stanmore Road (west side) and Tuam Street (north side); and
2. changes to the area west of Fitzgerald Avenue bounded by Madras Street (east side), Armagh Street (south side), Fitzgerald Avenue (west side) and Hereford Street (both sides) since the 2000 audit.

The author of the 23 May 2007 report (Paula McGill) signalled her support for the alternate proposal.

The Board **resolved** that the Inner City East Neighbourhood Group Inc. (ICENG) be allocated the sum of \$942.50 for a community audit, with funding being provided by the Board's 2007/08 discretionary fund.

10. MEETING VENUE

The Board **resolved** to record its thanks to the Woolston Club for the courtesies extended to the Hagley/Ferrymead Community Board for hosting the meeting. Also, for the hospitality extended by the Club's President, Caroline Kellaway and its General Manager, Andy Brown.

The meeting concluded at 5.20pm.

CONFIRMED THIS 11TH DAY OF JULY 2007

**BOB TODD
CHAIRPERSON**