



## Christchurch City Council

# SHIRLEY/PAPANUI COMMUNITY BOARD AGENDA

WEDNESDAY 20 JULY 2005

AT 4.00PM

IN THE BOARD ROOM, PAPANUI SERVICE CENTRE,  
CNR LANGDONS ROAD AND RESTELL STREET

**Community Board:** Yvonne Palmer (Chairperson), Myra Barry (Deputy Chairperson), Ngaire Button, Bill Bush, Graham Condon, Megan Evans, Norm Withers.

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**1. APOLOGIES**

**2. CONFIRMATION OF MEETING REPORT – 6 JULY 2005**

The report of the ordinary meeting of the Board held on 6 July 2005 has been previously circulated.

**CHAIRPERSON’S RECOMMENDATION**

That the report of the ordinary meeting of the Board held on 6 July 2005 be confirmed.

**3. PETITION**

Kerry van de Loo will be in attendance at 4.00 pm to present a petition seeking the development of a children’s playground in the Seafield Park subdivision.

**4. COMMUNITY SERVICE AWARD - PRESENTATION**

Graeme Matheson will be in attendance to receive a Community Service Award.

**5. DEPUTATIONS BY APPOINTMENT**

**5.1 St Albans Residents’ Association**

Douceline Wardle of the St Albans Residents’ Association will be in attendance at 5.00 pm to update the Board on the St Albans Residents’ Association and their concerns.

**6. PERRY STREET KERB & CHANNEL RENEWAL**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Transport & City Streets Unit Manager
<b>Author:</b>	Tamsin Page, DDI 941-8662

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Shirley / Papanui Community Board’s approval for the Perry Street kerb and channel renewal to proceed to final design, tender and construction.

**EXECUTIVE SUMMARY**

2. Perry Street is a local road within the East Papanui NIP area, located on the East side of Papanui Road between Dormer Street and Paparoa Street. It is a residential street that has a Living 1 (L1) zoning in the City Plan.
3. Perry Street is currently 13.5 metres wide with old kerb and dish channels, paths, berms and an avenue of trees. The berm and trees are within the roadway and the sealed carriageway is 9m wide. There is a Notable Tree adjacent to the road reserve boundary at number 70. The estimated daily traffic volume is 280 vehicles per day. The kerb and old dish channel extends from Papanui Road to numbers 84/85 where the roadway narrows to 9 metres and kerb and flat channel begins. Dudley Creek is piped under the street between numbers 19 and 26. At the Rayburn Avenue intersection there are kerb build outs and this intersection has stop controls on Rayburn Ave.

## 6. Cont'd

4. The East Papanui NIP identified the issue of the street being used as a through route by non-local traffic short cutting into the Papanui cluster area. The Dudley Creek crossing was also identified as an area that could be an opportunity for special enhancement. This opportunity was also identified by the Greenspace Unit during internal consultation. There are two rest homes in the area and staff and visitor parking sometimes overflows into the street near to the rest homes. One rest home is located on the opposite side of Papanui Road to Perry Street and the other is in Erica Street.
5. Due to these issues and the age and condition of the existing kerbs, dish channels and footpaths, Perry Street, from Papanui Road to numbers 84/85, has been scheduled for renewal in the 2005/2006 financial year.
6. An initial issues consultation survey was sent out to residents in October/November 2004. Thirty five responses were received and the main issues raised were traffic speed, traffic not stopping at the Rayburn/Perry intersection, landscaping, traffic volume, and parking.
7. These issues, along with those outlined in the East Papanui NIP were taken into consideration in the development of a Concept Plan (refer **Attachment 1**). The Concept Plan included the daylighting of Dudley Creek. Preliminary discussions were then held with the residents at numbers 19, 25, 22 and 26 in relation to the proposed changes at Dudleys Creek. All of these residents were either supportive of the concept, or did not express opposition to it.
8. The Community Board was advised by memorandum (31 March 2005) of the background to the project and the proposed consultation to be undertaken in relation to the Concept Plan.
9. The Concept Plan was then distributed for consultation in April 2005. The Plan comprised a 9m carriageway with parking, footpaths and grass berms on both sides of the road, along with retention of existing street trees. Paved thresholds and carriageway narrowing to 7.5m and 7.0m were included at the Rayburn/Perry and Perry/Papanui intersections respectively. A pinch point of 4m width was proposed at Dudley Creek, with the Creek daylighted on the north side of the road. A second pinch point of 3.5m width was proposed at numbers 70/73. This concept plan was distributed to stakeholders (approximately 200) for consultation, and feedback was received from 20 people. Of these, 11 expressed support for the proposal, 4 objected to the proposal generally, and 5 either objected to or had questions about specific elements of the proposal.
10. Following the project team's consideration of this feedback, some amendments were made to the Concept Plan as distributed in April 2005. These included:
  - (a) Widening of threshold at Papanui/Perry intersection from 7m to 9m to allow sufficient width within the exit lane for two vehicles.
  - (b) Raise the thresholds at Papanui/Perry and Rayburn/Perry to further highlight these intersections.
  - (c) Raise the platforms at the two pinch points to discourage high traffic speeds and "hoons".
  - (d) Change proposed landscape planting at Rayburn/Perry intersection and at pinch point at number 70/73 to grass.
  - (e) Realign footpath at number 70 to provide greater protection to the roots of the Notable Tree at number 70.
  - (f) Install a seat beside the footpath close to the Notable Tree at number 70.
11. A response summarising the feedback received on the April 2005 Concept Plan (refer **Attachment 3**), and outlining the above amendments was distributed to stakeholders, along with a copy of the amended Concept Plan (refer **Attachment 2**), in mid-June 2005.
12. The Plan included here as Attachment 2 has been identified as the preferred option for the renewal of Perry St as it satisfies the aims and objectives of the project, has the support of some of the community (a majority of those who provided feedback on the plan), and is consistent with other street renewals in the East Papanui area. It is therefore recommended that the Plan detailed in Attachment 2 proceed to final design, tender and construction.

## 6. Cont'd

### FINANCIAL AND LEGAL CONSIDERATIONS

13. The estimated total costs for this project is \$769,600 inclusive of all consultation, design, and project management.
14. Perry Street is part of the Street Renewal Programme and is programmed for construction in the 2005/2006 year. The annual budget for Street Renewal is approximately \$15 million. Design costs are provided for in the 2004/2005 budget and the 2005/2006 draft budget provides sufficient funding to construct this project.
15. Aside from the resolutions relating to new traffic restrictions set out below, there are no legal implications from this project.

### STAFF RECOMMENDATIONS

It is recommended that the Community Board:

- (a) Approve the Perry Street kerb and channel renewal, as detailed in **Attachment 2**, to proceed to final design, tender and construction.
- (b) Approve the following new traffic restrictions:
  - (i) That the stopping of vehicles be prohibited at any time on both sides of Perry Street commencing at its intersection with Papanui Road and extending 14 metres in an easterly direction.
  - (ii) That the stopping of vehicles be prohibited at any time on the east side of Papanui Road commencing at its intersection with Perry Street and extending 16 metres in a northerly direction and 23 meters in a southerly direction.
  - (iii) That the stopping of vehicles be prohibited at any time on the north side of Perry Street commencing 108 meters east of its intersection with Papanui Road and extending 36 metres in an easterly direction.
  - (iv) That the stopping of vehicles be prohibited at any time on the south side of Perry Street commencing 110 meters east of its intersection with Papanui Road and extending 30 metres in an easterly direction.
  - (v) That the stopping of vehicles be prohibited at any time on both sides of Perry Street commencing 258m east of its intersection with Papanui Road and extending to its intersection with Rayburn Avenue.
  - (vi) That the stopping of vehicles be prohibited at any time on both sides of Perry Street commencing at its intersection with Rayburn Avenue and extending 17 metres in an easterly direction.
  - (vii) That the stopping of vehicles be prohibited at any time on both sides of Rayburn Avenue commencing at its intersection with Perry Street and extending 10 metres in a southerly direction.
  - (viii) That the stopping of vehicles be prohibited at any time on the sides of Rayburn Avenue commencing at its intersection with Perry Street and extending 15 metres in a northerly direction.
  - (ix) That the stopping of vehicles be prohibited at any time on the north side of Perry Street commencing 107 meters east of its intersection with Rayburn Avenue and extending 13 metres in an easterly direction.

**6 Cont'd**

- (x) That the stopping of vehicles be prohibited at any time on the south side of Perry Street commencing 103 meters east of its intersection with Rayburn Avenue and extending 19 metres in an easterly direction.
- (c) The new traffic restrictions described in (b) above to take effect upon completion of the works described in (a) above.

**CHAIRPERSON'S RECOMMENDATIONS**

That the staff recommendations be adopted subject to lighting for safety be considered at the two pinch points.

## 6. Cont'd

### BACKGROUND ON PERRY STREET KERB AND CHANNEL RENEWAL

16. Perry Street is a local road within the East Papanui NIP area, located on the East side of Papanui Road between Dormer Street and Paparoa Street. It is a residential street that has a Living 1 (L1) zoning in the City Plan.
17. Perry Street is currently 13.5 metres wide with old kerb and dish channels, paths, berms and an avenue of trees. The berm and trees are within the roadway and the sealed carriageway is 9m wide. There is a Notable Tree adjacent to the road reserve boundary at number 70. The estimated daily traffic volume is 280 vehicles per day. The kerb and old dish channel extends from Papanui Road to numbers 84/85 where the roadway narrows to 9 metres and kerb and flat channel begins. Dudley Creek is piped under the street between numbers 19 and 26. At the Rayburn Avenue intersection there are kerb build outs and this intersection has stop controls on Rayburn Avenue.
18. Through the East Papanui NIP opportunities exist to enhance the neighbourhood culturally, socially and environmentally. The need to co-ordinate these opportunities is highlighted in the NIP. The NIP identified the Dudley Creek crossing as an area that could be an opportunity for special enhancement. It also identified the issue of the street being used as a through route by non-local traffic short cutting to avoid Papanui Road and the Papanui/Main North Road intersection. There are two rest homes in the area and staff and visitor parking sometimes overflows into the street near to the rest homes. One rest home is located on the opposite side of Papanui Road to Perry Street and the other is in Erica Street.
19. Due to these issues and the age and condition of the existing kerbs, dish channels and footpaths, Perry Street, from Papanui Road to numbers 84/85, has been scheduled for renewal in the 2005/2006 financial year.
20. The principal aim of the project is to renew the dish kerb and channel in Perry Street and replace it with flat channel. The objectives of the project include:
  - (a) To replace the existing kerb and dish channel with kerb and flat channel.
  - (b) To maintain and where practicable improve road user safety particularly at the intersections.
  - (c) Improve traffic behaviour in this local residential street.
  - (d) Provide suitable parking to meet the needs of the residents.
  - (e) Develop appropriate landscaping that enhances the streetscape consistent with the East Papanui NIP objectives and the completed work in neighbouring streets.
  - (d) Investigate opportunities to enhance Dudley Creek crossing and address the stormwater drainage issues.
21. Perry Street has an avenue of existing street trees, and is a "Papanui Memorial Avenue to the fallen 1939-1945". From Papanui Road to Rayburn Avenue, the street trees are Ginko biloba (Maidenhair Tree), and from Rayburn Ave to Erica Street, they are Fraxinus ornus (Manna Ash). The street trees have been inspected by an arborist who reported that "with a couple of exceptions, both species (ginko and manna ash) are generally in good condition". Given this, and the considerable number of residents who identified the street trees as one of the highlights of the street, it is proposed that the existing street trees will be retained, with the exception of just a few cases where the trees are exhibiting poor form and/or are in general decline. These trees will be replaced.

### OPTIONS

22. Four options were assessed as part of the Perry Street kerb and channel renewal as follows:
  - (a) Maintenance of the status quo.
    - (i) This option was discounted early in the planning phase as it does not achieve the principal aim of the project of renewing the old kerb and dish channel. It also does not address the other objectives of the project.

**6. Cont'd**

- (b) Two pinch points; no stream enhancement.
    - (ii) Two variations of this option were considered. Both involved a 9m wide carriageway, a paved 7m wide threshold (Type C) at the Papanui Road intersection, and two centred, paved pinch points at numbers 25 and 73. Under one option these pinch points are 6m wide, and under the other they are 3.5m. No change is made to Dudley Creek, which continues to be piped under the road. Under both variations the approaches to the Rayburn Avenue intersection are narrowed to 7m and offset, but no platform at this intersection is included.
    - (iii) This option was discounted as it does not optimise opportunities to enhance Dudley Creek, does not address all conflict issues at Rayburn Avenue, and the pinch points at 6m are not considered to provide sufficient traffic calming impact.
  - (c) Two pinch points; daylighting Dudley Creek both sides of street.
    - (i) Two variations of this option were also considered. Both involve a 9m wide carriageway, a paved 7m wide threshold (Type C) at the Papanui Road intersection, and a paved platform at the Rayburn Avenue intersection. However the approaches to the Rayburn intersection are retained at 9m wide. Under both variations both pinch points are 4m wide, but at number 73 the pinch point is centred, while the other is off-set to the south side of the street in a slightly meandering alignment. Dudley Creek is daylighted on both sides of the street at number 25.
    - (ii) This option was discounted as although it enhances Dudley Creek, it was considered that a more cost-effective option would be daylighting on one side only. In addition, although the platform at Rayburn Avenue highlights the intersection, the 9m wide approaches do not optimise the traffic calming at this intersection.
  - (d) Two pinch points; daylighting Dudley Creek north side only.
    - (i) This option involves a 9m wide carriageway, a paved 7m wide threshold (Type C) at the Papanui Road intersection, and a paved platform at the Rayburn Avenue intersection with the approaches to this intersection narrowed to 7.5m wide. A paved, centred 3.5m wide pinch point is included at number 73, and a paved 4m wide pinch point at number 25, which is offset to the south in a slightly meandering alignment. Dudley Creek is daylighted at the number 25 pinch point on the north side of the street only.
    - (ii) This option was favoured as it meets the aims and objectives of the project and provides enhancement of Dudley Creek in a relatively cost-effective manner.
23. A concept plan of option (d) is shown in Attachment 1. Preliminary discussions were held with the residents at numbers 19, 25, 22 and 26 in relation to the proposed daylighting of Dudley Creek prior to wider consultation. All of these residents were either supportive of the concept, or did not express opposition to it.
24. The Community Board was then advised by memorandum (31 March 2005) of the background to the project and the proposed consultation to be undertaken in relation to the Concept Plan of option (d).
25. The Concept Plan was distributed to stakeholders (approximately 200) for consultation in April 2005. Feedback was received from 20 people. Of these, 11 expressed support for the proposal, 4 objected to the proposal generally, and 5 either objected to or had questions about specific elements of the proposal. An overview of the key issues raised is included at Attachment 3. This document also includes an explanation of changes proposed as a result of feedback, and an explanation of why changes are not proposed where considered inappropriate or not practicable.

## 6. Cont'd

26. This feedback was given consideration by the project team, and as a result several amendments were made to the Concept Plan as distributed in April 2005. These included:
- (a) Widening of threshold at Papanui / Perry intersection from 7m to 9m to allow sufficient width within the exit lane for two vehicles.
  - (b) Raise the thresholds at Papanui / Perry and Rayburn / Perry to further highlight these intersections.
  - (c) Raise the platforms at the two pinch points to discourage high traffic speeds and "hoons".
  - (d) Change proposed landscape planting at Rayburn / Perry intersection and at pinch point at number 70/73 to grass.
  - (e) Realign footpath at number 70 to provide greater protection to the roots of the Notable Tree at number 70.
  - (f) Install a seat beside the footpath close to the Notable Tree at number 70.
27. A response summarising the feedback received on the April 2005 Concept Plan (refer Attachment 3), and outlining the above amendments was distributed to stakeholders, along with a copy of the amended Concept Plan (refer Attachment 2), in mid-June 2005.

### PREFERRED OPTION

28. The preferred option for the renewal of Perry Street is a variation on option (d) above, and is illustrated in **Attachment 2**. This option has been identified as the preferred option as it satisfies the aims and objectives of the project, has the support of some of the community (a majority of those who provided feedback on the plan), and is consistent with other street renewals in the East Papanui area.
29. The preferred option consists of a 9m wide carriageway with footpaths against the property boundaries, and retention of the existing street trees within the grass berms between the footpaths and the new flat kerbs. There is a paved, raised threshold at the Papanui Road intersection, which is 9m wide in order to provide sufficient space within the exit lane for two vehicles. A raised, paved platform is included at the Rayburn Ave intersection, and the approaches to this intersection are narrowed to 7.5m. There are two raised, paved pinch points along the street – one is 3.5m wide and located at number 73, and the other is 4m wide and located at number 25. The latter is wider as it has a slightly meandering alignment and is offset to the south.
30. Dudley Creek is opened up on the north side of the street only at number 25. Landscaping at the creek will be native species that would naturally occur alongside a waterway. It is unlikely that there will be sufficient space to batter the banks of the stream to less than 1m high, and therefore the stream will be fenced to ensure it does not pose a hazard, especially for children. Landscaping will also be incorporated at the Papanui Road threshold and at the pinch point at number 25. This landscaping will incorporate primarily exotic species that fit with the character of the street and the East Papanui area.
31. The existing street trees will be retained, but they will endure some stress to their root systems during the reconstruction works, and the new kerbs will change the soil topography/water regime in the vicinity of their roots. Therefore, it is proposed that an area of bark nugget mulch be established within a 2m zone around the trunks of the trees to minimise the competition for water and nutrients from grass and other landscape plantings.
32. There is a Notable Tree located at number 70 adjacent to the road reserve boundary (a coastal redwood). In order to reduce the impact on this trees root system, a curved footpath alignment is proposed at this point. In addition, a street seat is proposed alongside the footpath at the western end of the property at number 72 to provide a resting place for pedestrians from which to observe and appreciate the Notable Tree.



## 6 Cont'd

## ASSESSMENT OF OPTIONS

## The Preferred Option

	Benefits (current and future)	Costs (current and future)
<b>Social</b>	<ul style="list-style-type: none"> <li>§ Proposed concept is consistent with the East Papanui Neighbourhood Plan.</li> <li>§ Enhancement of the streetscape through implementation of landscaping, daylighting of Dudley Creek to create a focal point for the street, and retention of the existing street trees.</li> <li>§ Improvement of road user safety through implementation of traffic calming measures and highlighting of Rayburn Ave intersection.</li> <li>§ Improvement of utility and level of service provided through renewal of kerb and channel and road and footpath surface.</li> </ul>	<ul style="list-style-type: none"> <li>§ Loss of on-street parking immediately outside 6 properties as a result of pinch points.</li> <li>§ Potential noise impacts for residents at 6 properties as a result of vehicles slowing and accelerating at pinch points.</li> <li>§ Potential hazard through daylighting of creek, but mitigated by fencing.</li> </ul>
<b>Cultural</b>	<ul style="list-style-type: none"> <li>§ Area-wide consistency</li> <li>§ Enhancement of amenity and mauri of waterway through daylighting of Dudley Creek.</li> </ul>	<ul style="list-style-type: none"> <li>§ Limited use of native plant species in landscaping.</li> </ul>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>§ Enhancement of local biodiversity through retention of existing street trees and implementation of landscaping.</li> <li>§ Enhancement of local surface waterway through daylighting of Dudley Creek.</li> </ul>	<ul style="list-style-type: none"> <li>§ Limited enhancement of native biodiversity.</li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>§ Renewal of a Council infrastructure asset.</li> </ul>	<ul style="list-style-type: none"> <li>§ Capital expenditure</li> </ul>
<p><b>Extent to which community outcomes are achieved:</b>            Primary alignment with community outcome <i>“Our City provides a choice of housing, easy mobility and access to open spaces, and a range of utilities that allow people to enjoy an acceptable quality of life”</i> by providing a high quality transportation network.            Also contributes to <i>“Our City’s infrastructure and environment are managed effectively, are responsive to changing needs and focus on long-term sustainability”</i> by managing all assets to optimise their value and usefulness over the long-term.</p> <p><b>Impact on Council’s capacity and responsibilities:</b>            No impact on Council’s capacity, consistent with Council’s responsibility to provide safe and effective transport network.</p> <p><b>Effects on Maori:</b>            It is considered that there are no effects on Maori.</p> <p><b>Consistency with existing Council policies:</b>            Consistent with the Road Safety Strategy particularly in respect to designing and managing roads with appropriate speed environments and providing safe facilities for pedestrians. Further complies with the unit’s Asset Management plan.</p> <p><b>Views and preferences of persons affected or likely to have an interest:</b>            § Initial issues questionnaire circulated to residents. Approximately 35 responses received. A summary of these responses is as follows:</p>		

*Key issues identified:* Safety at intersections, particularly Perry / Rayburn – traffic doesn't stop at Stop sign; traffic speed; landscaping; traffic volume; parking – parking on grass verges and parking of visitors and staff to rest homes.

*Activities in the street:* Walking, chatting with neighbours, cycling (note rest home on Papanui Rd opposite Perry St, and at end of Erica St)

*Key positives:* The existing trees and grass verges, especially the ginkgos; quiet, friendly residential street; proximity to services.

*Key negatives:* Rayburn/Perry intersection; deep-dish channels and drainage issues; parking on grass verges; irregular footpaths; short-cutting traffic; overhead power lines.

§ Approximately 200 publicity pamphlets including concept plan (see Attachment 1) circulated to property owners and residents of Perry St and adjoining streets, East Papanui Residents Association, and other potentially interested organisations. 20 responses received. Issues raised include (a fuller summary is included at Attachment 4):

*Rayburn/Perry intersection*

6 respondents referred to this intersection. 2 felt that the proposed treatment will improve the safety of the intersection; 4 felt the proposed treatment will not be sufficient.

*Daylighting Dudley Creek*

6 respondents referred specifically to this. 2 were supportive (“...a brilliant move – the thinking of a city with soul”; “...especially like the bridge over the road so you can see the waterway”). The remaining 4 were critical or raised questions/concerns, including:

- waste of ratepayers money/cost an extravagance
- People in cars won't see the stream – only pedestrians on north side footpath will see it.
- Puzzled by the proposal as seen no report that the culvert is unsafe or causes flood waters to back up.
- Will attract rubbish – Grants Rd stream is a classic example.
- Does the water run? If not, how often will it be flushed and rubbish kept out?
- May create a hazard for vehicles that fail to negotiate the pinch point, although speeds should be restrained so crashes less serious. (LTNZ)
- Could be a hazard for young children.

*Papanui/Perry intersection*

3 respondents referred specifically to the treatment at the Papanui/Perry intersection. All of these raised the concern that narrowing the carriageway at the threshold will make it very difficult for two vehicles to exit at the same time (one turning left and the other right).

*Pinch points*

10 respondents referred to the use of pinch points generally, or specifically to one of the pinch points proposed. 3 of these supported the use of pinch-points (“...thresholds and two mid-block pinch points should have good benefits in terms of reducing vehicle speeds” – LTNZ; “...supportive of narrower street widths for local streets as an important speed management tool” SPOKES; “...car drivers will resent speed reduction features but...local people will have street that is quieter and much safer”), while the remaining 7 either had specific questions about them, or objected to them.

*Landscaping*

Several respondents made comments regarding the proposed landscaping, with suggestions for different or preferred treatments.

*Road Width*

1 respondent has raised the issue that 9m is not wide enough for parking and thoroughfare and consider that 12m is better for safety reasons.

**Other relevant matters:**

Nil

## 6. Cont'd

**Maintain The Status Quo (If Not Preferred Option)**

	<b>Benefits (current and future)</b>	<b>Costs (current and future)</b>
<b>Social</b>		§ Perry Street is not enhanced in a similar manner to other streets in the East Papanui area. § Does not give effect to the East Papanui Neighbourhood Plan. § Ageing infrastructure is not renewed.
<b>Cultural</b>	Nil	Nil
<b>Environmental</b>	Nil	The Perry Street streetscape is not enhanced.
<b>Economic</b>	No capital expenditure	An infrastructure asset is not renewed – ongoing maintenance expenditure.
<p><b>Extent to which community outcomes are achieved:</b>            Maintaining the status quo is not aligned to any Community Outcomes.</p> <p><b>Impact on Council's capacity and responsibilities:</b>            Nil</p> <p><b>Effects on Maori:</b>            It is considered that there are no effects on Maori.</p> <p><b>Consistency with existing Council policies:</b>            Maintaining the status quo is not consistent with the Road Safety Strategy or the CCC Financial Plan and Programme 2004 and conflicts with the objectives of the asset management plan.</p> <p><b>Views and preferences of persons affected or likely to have an interest:</b>            There has been no specific project feedback requesting that the street is left unchanged.</p> <p><b>Other relevant matters:</b>            Nil.</p>		

## 7. SHIRLEY/PAPANUI AREA - LAND FOR ROAD

<b>General Manager responsible:</b>	General Manager of Corporate Services
<b>Officer responsible:</b>	Corporate Support Manager
<b>Author:</b>	Deborah Harris, Property Consultant, DDI 941-8940

**PURPOSE OF REPORT**

1. This report is submitted to the Community Board for information and to add its views as appropriate, for consideration by the Council with the balance of the report.
2. To discuss and obtain the Council's authority to purchase three separate areas of land for road, one in Papanui and two in St Albans, to facilitate planned kerb and channel improvements in the area.

**EXECUTIVE SUMMARY**

3. The Transport and City Streets Unit requires the acquisition of three parcels of land for road in the Papanui and St Albans area for proposed kerb and channel renewals. This report seeks the consent of Council to purchase the areas as follows:

<b>Property Address</b>	<b>Area (m<sup>2</sup>)</b>	<b>Plan Reference</b>
140A St Albans Street	8m <sup>2</sup>	C on SO 19135
171 St Albans Street	8m <sup>2</sup>	A on SO 19087
39 Wyndham Street	55m <sup>2</sup>	Section 1 on SM1492-01

Note: Property location maps are **attached** to this report.

**140A St Albans Street**

4. The area to be acquired co

**7. Cont'd**

12. The subject area was identified as land for future street widening at the time that the parent title was subdivided and, consequently, the flats were developed together with supporting landscaping improvements on the expectation that Section 1 had been removed from the title. In conclusion, Section 1 forms part of the existing road berm.
13. Simes Limited were mindful that the strip of land has to all intents and purposes been used as part of the road for a considerable period of years, and change of ownership would not have any practical effect on the owners of the flats.
14. Therefore they assessed a market value for Section 1 of \$3,000 including GST and suggested that it be split equally between the three flat owners resulting in a payment to each owner of \$1,000.
15. This offer has been made to the owners of flats 1,2 and 3, and has been accepted by two of the owners. Staff are endeavouring to make contact with the third landowner.

**FINANCIAL AND LEGAL CONSIDERATIONS****Financial**

16. The following table shows the value of each parcel as assessed by Simes Limited in April 2005.

Property Address	Area (m <sup>2</sup> )	Plan Reference	Valuation (April 2005)
140A St Albans Street	8m <sup>2</sup>	C on SO 19135	\$200
171 St Albans Street	8m <sup>2</sup>	A on SO 19087	\$1,600
39 Wyndham Street	55m <sup>2</sup>	Section 1 on SM1492-01	\$3,000
<b>TOTAL</b>			<b>\$4,800</b>

Note: The values given are inclusive of GST.

17. As discussed in 6. above, the owners of 140A St Albans Street agreed to accept compensation of \$300.00, which equates to a total of \$100.00 more than Simes' recommendation for compensation of \$200.00. The increased compensation amount is acceptable on the basis that it is nominal in the context of the cost of the total project.
18. The purchase of these areas of land for road will be funded from the capital streets budget controlled by the Transport and City Streets Unit.

**Legal**

19. The Community Board does not have delegated authority to authorise the acquisition of land – such a decision needs to be made by the full Council.
20. It is proposed that the land will be taken for road by agreement under the Public Works Act 1981.

## 7. Cont'd

### STAFF RECOMMENDATIONS

It is recommended:

- (a) That pursuant to the Public Works Act 1981, the Council confirms the purchase of the areas in the following schedule, for the purpose of road:

Schedule		
Property Address	Area (m <sup>2</sup> )	Plan Reference
140A St Albans Street	8m <sup>2</sup>	C on SO 19135
171 St Albans Street	8m <sup>2</sup>	A on SO 19087
39 Wyndham Street	55m <sup>2</sup>	Section 1 on SM1492-01

- (b) That the Council confirms a purchase price for Area C on Survey Office Plan 19135 situated at 140A St Albans Street of \$300.00 inclusive of GST.
- (c) That in respect of the properties at 171 St Albans Street and 39 Wyndham Street, the Corporate Support Services Unit Manager be given delegated authority to accept a purchase price of not more than 10% above the market values assessed by Simes Limited in April 2005.
- (d) That the land purchase will be funded from the capital streets budget held by the Transport and City Streets Unit.

### CHAIRPERSON'S RECOMMENDATIONS

That the staff recommendations be adopted.

## 8. INTEGRATED ARTWORK SIGNAGE FUNDING REQUEST

<b>General Manager responsible:</b>	General Manager, Community Services
<b>Officer responsible</b>	Lesley Symington, Community and Recreation Unit Manager
<b>Authors: Ollie Clifton, Paula Rigby</b>	Ollie Clifton, Community Recreation Adviser 941-5409, Paula Rigby, Maori Arts Adviser 941-6413

### PURPOSE OF REPORT

- The purpose of this report is to seek final Board ratification for funding an integrated artwork signage project at the Janet Stewart Reserve Pa Harakeke. A grant of \$5,000 is being requested from the Board's 2005/2006 Discretionary Funding towards a total project cost of \$10,000.

### EXECUTIVE SUMMARY

- The Janet Stewart Reserve is located on the corner of Marshlands Road and Lower Styx Road (border boundaries for Shirley/Papanui Ward and Burwood/Pegasus Ward). Christine Heremaia (Styx Project Area Leader, Greenspace Unit) has been instrumental in working alongside interested parties to establish a Pa Harakeke at Janet Stewart Reserve. The harakeke plants were sourced from the Orcheson collection - a Landcare Research Regeneration Project for native plants. The harakeke varieties found at the Pa Harakeke are greatly valued by local Maori weavers, in particular the Korowai Tahī Inc. Weaving Group whose Kaupapa (or purpose) is to foster and nurture traditional art practices, ie : weaving. The concept of the Pa Harakeke is for weavers, school groups and interested parties to have a place that they can harvest flax from.
- There is presently high demand for a place to harvest harakeke. However the harakeke plantation is being abused by people who are either not harvesting the flax correctly, or leaving unwanted flax littered throughout the Harakeke. Some plants are being harvested in a manner that is not fitting with the cultural protocols of flax harvesting. In some cases plants have been left in a state that is dangerous for the next group of users.

## 8. Cont'd

4. Current users of the Pa Harakeke have approached Council and requested that signage be erected to protect the Pa Harakeke and to promote correct harvesting techniques. Correct techniques will mean less danger to users of the Pa Harakeke, a sustainable resource for future generations, and preservation of the cultural and environmental integrity of this unique site.
5. The signage is to be an integrated artwork containing practical information, artistic values, and will be complimentary to the site. The signage is important for the following reasons : it will promote a safer and healthy community, it will encourage cultural and environmental well-being, and it will contribute to the preservation of Tikanga and Kawa (cultural protocol).
6. This project fits with the following Shirley/Papanui Community Board objectives:
  - Encourage participation of children, youth, aged, Maori, other ethnic groups, people with disabilities, by promoting and supporting community based recreation and education and support programmes
  - Resource and promote specific social and cultural initiatives within the community, including heritage projectsThis project is also consistent with Council Arts Policy and Strategy.

### FINANCIAL AND LEGAL CONSIDERATIONS

7. The Shirley/Papanui Community Board discussed at its 2005/2006 Project Funds allocation meeting on 30 March 2005 to consider allocate \$5,000 towards this project, subject to the Burwood/Pegasus Community Board allocating the same amount of funding.
8. The Burwood/Pegasus Community Board allocated \$5,000 towards this project (from 2004/2005 Board Discretionary Funding) at its 1 June 2005 meeting. Hence this report recommends an allocation of \$5,000 towards this project from a Shirley/Papanui Community Board 2005/2006 Discretionary Funds.
9. The approximate cost of the integrated artwork signage is (\$10,000), including installation. A brief for the artwork is currently being written.

### STAFF RECOMMENDATIONS

It is recommended that the Board:

Allocate \$5,000 from its 2005/2006 Discretionary Funds towards an integrated artwork signage project at the Janet Stewart Reserve Pa Harakeke.

### CHAIRPERSON'S RECOMMENDATIONS

1. That the staff recommendation be adopted.
2. That the design of the integrated artwork include an acknowledgement of the financial contribution made by the Shirley/Papanui and Burwood/Pegasus Community Boards.

**9. MUSIC MOMENTS (ST GILES CHURCH)**

<b>General Manager responsible:</b>	General Manager Community Services
<b>Officer responsible:</b>	Lesley Symington, Unit Manager
<b>Author:</b>	Bruce Meder, DDI 941-5408

**PURPOSE OF REPORT**

1. The purpose of this report is two fold, firstly to advise the Community Board about Music Moments which is a recently established local community group and secondly to seek start-up funds for this group.

**EXECUTIVE SUMMARY**

2. "Music Moments" (based at St Giles Church, Frank Street, Papanui) is a newly established community group. They work to promote pre-school music and movement. "Music Moments" are seeking \$1,500 towards start-up costs associated with the running of the group.

**STAFF RECOMMENDATION**

It is recommended that the Shirley/Papanui Community Board agree to allocate a start-up grant of \$950 to "Music Moments" for equipment and advertising costs.

**CHAIRPERSON'S RECOMMENDATION**

That the Board allocate a start up grant of \$1500 to Music Moments from its 2005/06 Discretionary budget as follows:

- \$950 towards equipment and advertising costs
- \$100 towards printing of music sheets
- \$450 towards overhead costs



9 Cont'd

**BACKGROUND ON MUSIC MOMENTS (ST GILES CHURCH)**

3. "Music Moments" is a weekly music and movement programme for pre-schoolers. It has been operating since 10 May 2005 and has up to 8 families attending per session, with 12 families enrolled.
4. Each session consists of ½ hour of action songs followed by ½ hour morning tea/play time. The organisers identify three primary benefits of the programme:
  - To introduce very young children to the pleasure and joy of music as well as teaching sounds, numbers and a range of movement;
  - Opportunity for parents to do something special with their child(ren);
  - A chance for parents/caregivers to meet others and make friends with others in a similar situation.
5. As the organisers have good links with other community groups they are able to offer pastoral care and/or referral if necessary.
6. "Music Moments" contribute to the following Outcomes of the LTCCP:
  - A Learning City: Children learn to enjoy music at an early age. Parents/Caregivers learn to relate well with their child(ren).
  - Inclusive Communities: All ethnicities are encouraged to attend. As children grow up with children from other backgrounds then harmonious relationships are fostered.
  - Cultural and Fun City: The enjoyment of music and movement contributes to a sense of enjoyment.
7. As this is a new group, they are in need of funds for start-up and promotional costs. Their priority is for a CD player (they presently borrow one) and advertising.
8. Their budget for the year shows an expenditure of \$2,800 with an income of slightly over \$1,200, made up of \$900 fees and a \$335 donation. Fees are obtained by a \$2 fee per family per session. They are supported by St Giles Church who provide (free of charge) the venue, power and heating.
9. In the future "Music Moments" will be seeking funding from other sources and will be utilising "FundView" to identify possible sources.

**OPTIONS**

10. The following options are available to the Community Board:
  - (a) Allocate a start-up grant to "Music Moments"
  - (b) Decline to allocate a grant.

**PREFERRED OPTION**

11. The preferred option is Option (a) as this newly established group, enhances the vibrancy and range of choices available to Papanui residents and their children.

**10. REDWOOD EARLY CHILDHOOD CENTRE**

<b>General Manager responsible:</b>	General Manager Community Services
<b>Officer responsible:</b>	Lesley Symington, Unit Manager
<b>Author:</b>	Bruce Meder, DDI 941-5408

**PURPOSE OF REPORT**

1. The purpose of this report is to seek funding totalling \$4,900 for the Redwood Early Childhood Centre in order to replace their shade-cloth.

**EXECUTIVE SUMMARY**

2. The Redwood Early Childhood Centre is in urgent need of replacing its shade-cloth system. The centre provides a welcome service to families and children in the Redwood area.
3. The cost of replacing the shade-cloth system is \$11,219.73 (excl GST) and the Centre is requesting \$4,900 from the Community Board towards this project.

**STAFF RECOMMENDATION**

That the Shirley/Papanui Community Board agree to allocate a grant of \$4,900 to the Redwood Early Childhood Centre as a contribution towards the cost of new shade-cloth.

**CHAIRPERSON'S RECOMMENDATION**

For discussion.

## 10. Cont'd

### BACKGROUND

4. The Redwood Early Childhood Centre has been operating for almost 33 years and caters for 110 families. They are licensed for up to 40 children per session (with about eight of these being aged under two years).
5. The Centre has received five Education Review Office (ERO) reports, the most recent in September 2003. That report noted that "ERO is confident that the service is being managed in the interests of the children".
6. The Redwood Early Childhood Centre contributes towards the following Outcomes of the LTCCP:
  - A Safe City by providing a safe environment for the children to play in
  - A Learning City by providing a stimulating, learning environment for the social, physical and mental learning needs of children
  - Inclusive Communities. The Centre has a range of cultures represented including Pakeha, Maori, Vietnamese, Samoan, Chinese and Korean.
  - Healthy and Active People by providing an environment in which children are encouraged to play and explore their physical environment.
7. In order to provide a safe environment for the children, the Centre has shade-cloth over its play areas for use during summer months. At the time of the building being modified by the Christchurch City Council (seven years ago) a shade system was purchased by the Centre. With deterioration (worsened by recent vandalism) the shade-cloth is now in need of urgent replacement.
8. The Centre has looked at different styles of shade-cloth and has decided upon the umbrella style as this is more vandal-proof than other styles.

### FINANCIAL AND LEGAL CONSIDERATIONS

9. The cost of the preferred system is \$11,219.73 (excl GST).
10. The Centre has received a grant of \$5,000 towards this project from Scottwood Trust. They are seeking \$4,900 from the Community Board and plan to put approximately \$1,300 of their own accumulated funds towards the purchase.
11. As at December 2004, the Centre's Audited Accounts showed a working capital of \$30,500 with an annual expenditure of \$356,000.
12. The Centre has had no Community Board funding since 1998 when it received \$508 from the Community Development Scheme for equipment costs.
13. The funding that the Centre has received from Scottwood Trust needs to be spent "within six months of the grant being paid" (in March 2005). The quote from Weather Wise is also valid for only six months (from February 2005). Hence, the Centre is approaching the Board now as these time limits are due to expire in August/September.

### OPTIONS

14. The Board has the following options open to it:
  - (a) To allocate a grant to Redwood Early Childhood Centre to help purchase shade-cloth.
  - (b) To decline the grant application.

### PREFERRED OPTION

15. The Centre has a good record in its service to children in the Redwood area; it is committed to providing a safe environment and has put its own funding into the project. Thus the preferred option is to allocate a grant to the Redwood Early Childcare Centre towards the cost of purchasing a shade-cloth system.

**11. MACFARLANE PARK NEIGHBOURHOOD CENTRE – FENCE REPLACEMENT**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Greenspace Manager
<b>Author:</b>	Kirsty Patten, DDI 941-5410

**PURPOSE OF REPORT**

1. The purpose of this report is for the Shirley/Papanui Community Board to consider an application for funding to replace a section of fence around the Macfarlane Park Neighbourhood Centre.

**EXECUTIVE SUMMARY**

2. Funding is being sought to replace a section of paling boundary fence at the Macfarlane Park Neighbourhood Centre. The replacement of this fence to a see through, open style will continue and complete the 2004 Board funded project to renew fencing around the adjacent Kidsfirst Kindergarten Macfarlane Park.

**BACKGROUND ON FUNDING APPLICATION FOR SHIRLEY NEIGHBOURHOOD CENTRE FENCING REPLACEMENT**

3. The Macfarlane Park Neighbourhood Centre is a one day a week local café and drop in centre administered by the Shirley Community Trust. The Neighbourhood Centre is adjacent to Macfarlane Park on the east side with the current boundary fence enclosing a small deck and outdoor area.
4. The length of fence recommended for replacement is 10 metres, running from the mutual boundary with Kidsfirst Kindergarten Macfarlane Park to the northeast corner of the Neighbourhood Centre (see **attachment**).
5. The Shirley/Papanui Community Board have previously granted a request from Kidsfirst Kindergarten Macfarlane Park to replace their boundary fence to an open, see-through style fence. This see-through fence has helped to address vandalism problems experienced around the kindergarten, as there are now open sightlines from the park for informal surveillance. This fence was not continued past the Neighbourhood Centre as this application for Board funding was made only by the Kindergarten.
6. Continuing the open style fence past the Neighbourhood Centre would enhance the look of this area from Macfarlane Park, as well as providing a measure of informal visual security for the premises.

**FINANCIAL AND LEGAL CONSIDERATIONS**

7. The sum required to replace the fence outside the Macfarlane Park Neighbourhood Centre is \$2,600.00. Funding for the fence replacement is sought from Shirley/Papanui Community Board 2005/06 Discretionary Funds.

Estimated Fence Cost:	\$2,200.00
Contingency:	\$ 400.00
<b>Total:</b>	<b>\$2,600.00</b>

The fence cost includes the supply and establishment of 10 linear metres of open style fencing at \$220.00 per metre. This sum also includes the disposal of the existing fence. Contingency will cover any unexpected costs, plus a project management component.

**11. Cont'd****STAFF RECOMMENDATION**

It is recommended that the Board:

Allocate \$2,600 from its 2005/06 Discretionary Funds to the Greenspace Unit for the fence replacement between Macfarlane Park Neighbourhood Centre and Macfarlane Park.

**CHAIRPERSON'S RECOMMENDATION**

That the Board allocate \$2,600 from its 2005/06 SCAP budget to the Greenspace Unit for the fence replacement between Macfarlane Park Neighbourhood Centre and Macfarlane Park.

**12. MORRISON AVENUE RESERVE – PLAYGROUND DEVELOPMENT**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Greenspace Manager
<b>Author:</b>	Kirsty Patten, DDI 941-5410 John Allen, DDI 941-8699

**PURPOSE OF REPORT**

1. The purpose of this report is to obtain Board support for:
  - a) Implementation of the proposed playground and landscaping plan for Morrison Avenue Reserve, following community consultation.
  - b) Undertaking the process of declaring the recently purchased land recreation reserve under the Reserves Act 1977.
  - c) Classifying the former, and recently purchased reserve area recreation reserve under the Reserves Act 1977.

**EXECUTIVE SUMMARY**

2. Morrison Avenue Reserve is a local park made up of the Morrison Avenue Bowling Club site and three recently purchased properties that are currently grassed and awaiting implementation of a development plan.
3. Consultation has been carried out with the local community in order to ascertain the type of development preferred (refer **attachment 1**). Feedback received was for play equipment to suit a range of ages with seating and picnicking areas for family participation.
4. Other options considered by the community included developing the reserve with landscaping only. The status quo was considered but would not fulfil the identified community need for diverse and safe recreation opportunities.
5. The preferred option is a mix of play equipment and landscaping.
6. There is a need to undertake the necessary process to have the recently purchased properties declared reserve under the Reserves Act 1977 adding to the existing reserve.

**12 Cont'd**

**FINANCIAL AND LEGAL CONSIDERATIONS**

7. The Morrison Avenue Reserve development project is programmed in the Greenspace Unit's capital programme, for construction over the 2005/2006 financial year.  
Specifically:           \$28, 844           New Reserves Development  
                              \$71, 084           Playgrounds – New Installation
8. Shirley/Papanui Community Board have sponsored an electric barbeque at the reserve, funded from a 2005/2006-project grant.  
Specifically:           \$6, 000
9. The process for declaring land vested in the Council reserve, is set out in section 14 of the Reserves Act 1977, which is amplified upon below:
  - a) The Council publicly advertises for one calendar month the intention to resolve the land that is vested in it to be a reserve within the meaning of the Reserves Act 1977.
  - b) The Council gives careful consideration of all objections received during this period, before resolving to declare the land be held as a reserve, within the Reserves Act 1977.
  - c) A copy of the Council's resolution together with all objections (if any) received by the local authority and the comments of the local authority thereon are forwarded to the Minister of Conservation.
  - d) The Minister at his discretion decides to gazette the resolution or not.

By undertaking the above action the reserve will be deemed to be classified accordingly, (section 16 (2) RA 1977),

10. There is also a need to classify the original area of the reserve on which the Morrison Avenue Bowling Club is situated, Reserve 4781, of 6123 square metres, part of S. O. Plan 8843 a recreation reserve, which can be done by declaration, no advertising being required. The reason that public advertising of the proposed classification will not be required is because this part of the reserve was held and administered for substantially the same purpose before the commencement of the Reserves Act 1977, (section 16(5)(a) of the RA 1977). This will be undertaken at the same time as the report is presented to Council to declare the land that was recently purchased to be held as recreation reserve, enabling the two actions to be gazetted together.

**STAFF RECOMMENDATIONS**

It is recommended that the Board:

- a) Approve the proposed Morrison Avenue Reserve development plan, in order to proceed to detailed design and construction.
- b) Support the commencement of the process to declare the newly purchased properties to be held as recreation reserve under the Reserves Act 1977, and the former and recently purchased reserve areas classified as recreation reserve.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendations be adopted.

12. Cont'd

**BACKGROUND ON MORRISON AVENUE RESERVE PLAYGROUND DEVELOPMENT**

12. The former part of Morrison Avenue Reserve on which the Morrison Avenue Bowling Club is located was changed from Local Purpose (Utility) Reserve to a reserve for recreation purposes on 13 February 1959, (1959 New Zealand Gazette page 173).
13. The properties in front of the Bowling Club have been recently purchased during 2002, and 2003 and added to Morrison Avenue Reserve to create a new neighbourhood park, the properties being 24, 26, and 28, Morrison Avenue, which are approximately 2450 metres<sup>2</sup> in area. This land has been cleared of structures and grassed down in preparation for landscaping and play equipment.
14. It is appropriate that the Council now commences the process to declare the recently purchased properties recreation reserve to be added to the former recreation reserve, and to have both reserve areas classified as such.
15. The Transport and City Streets Unit are also planning neighbourhood improvement work in Morrison Avenue in response to traffic speed issues. The reserve developments and streetscape improvement schemes have been planned and consulted upon by an across-unit project team.
16. As the first stage of consultation, the Greenspace Unit and Transport and City Streets Unit organised a community barbeque on Morrison Avenue Reserve in order to present options for the reserve development and street improvement work. Options chosen by the local community attending this event were then used in the draft concept plan.
17. A draft concept plan was distributed in March 2005 throughout the local community, to local interest groups and organisations for public comment. The plan indicated a range of play items and areas to suit different age groups. The proposal also included general landscape features and new park furniture to further enhance the reserve.
18. The proposed landscaping is a mixture of low growing, hardy shrubs and grasses and some semi-mature trees to give the reserve an established feel. The area between the reserve and Morrison Avenue Bowling Club will be redefined by the addition of extra car parking and see through fencing. The new car parks will replace parking lost through the street narrowing proposed outside the reserve (and Bowling Club entrance). An open style fence may also help to address vandalism problems experienced around the clubrooms, as there will now be open sightlines from Morrison Avenue for informal surveillance.
19. The draft concept plan received a very good response from the community with the majority supporting the play equipment depicted and the associated landscaping.  
Some issues:
  - There were a couple of comments regarding the inclusion of a sandpit from respondents worried about animals soiling this area. There haven't been any recorded issues with other park sandpits, but this area will be reviewed and the material will be replaced if there is a problem.
  - The plan also indicated fruit and nut trees throughout the reserve however local opinion was that the fruit may litter the area and would be thrown about.
  - Various responses asked for lighting and security features in the reserve. Street lighting and open sightlines should provide surveillance for the reserve whilst not encouraging night time use.

**OPTIONS**

20. There were three options considered:
  - a) Providing a range of popular play equipment to suit different age groups with landscaping that will complement the play areas and enhance the reserve.
  - b) Developing the reserve with landscaping only.
  - c) Status quo.

**12. Cont'd**

**PREFERRED OPTION**

21. The preferred option is A which is consistent with feedback received through community consultation.

**CONCLUSION**

22. The development proposal for Morrison Avenue Reserve has the potential to provide an attractive area catering for family groups, whilst also providing safe play opportunities for children.

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