



## Christchurch City Council

# SPREYDON/HEATHCOTE COMMUNITY BOARD AGENDA

21 JUNE 2005

AT 5.00 PM

IN THE BOARDROOM,  
SOUTH LIBRARY, SERVICE CENTRE AND LEARNING CENTRE,  
66 COLOMBO STREET, CHRISTCHURCH

**Community Board:** Phil Clearwater (Chairperson), Oscar Alpers, Barry Corbett, Paul de Spa, Chris Mene, Sue Wells and Megan Woods.

**Community Board Principal Adviser**

Lisa Goodman

DDI: 941-5108

Email: [lisa.goodman@ccc.govt.nz](mailto:lisa.goodman@ccc.govt.nz)

**Community Board Secretary**

Elaine Greaves

DDI: 941-5105

Email: [elaine.greaves@ccc.govt.nz](mailto:elaine.greaves@ccc.govt.nz)

- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

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The purpose of this report is to respond to a request to remove four willow trees (salix spp.) along the northern boundary of Garlands Reserve as a result of Mr Steve Bush's (166 Opawa Road) deputation to the Board's meeting of 5 April 2005.

**PART A 4. PROPOSED DISPOSAL OF LAND FOR ORION KIOSK SITE – JERROLD STREET NORTH**

This report is submitted to the Community Board for their information and recommendation to Council. To discuss and obtain the Council's authority to transfer Lot 1 shown on Scheme Plan 1484-01 situated at 28-30 Jerrold Street North, Addington, to Orion New Zealand Limited for the purpose of a kiosk site.

**PART C 5. HERITAGE WEEK – BOARD PARTICIPATION**

Further to the Board's 7 June 2005 meeting, the Board may wish to nominate members to a sub-committee to discuss participation in Heritage Week 2005.

**PART C 6. SOUTH LIBRARY PUBLIC ART WORK**

The South Christchurch Library has been allocated funding since the 2003/04 financial year from the Council's budget for artworks in public places, which now totals \$47,000.

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- PART B 7. REQUEST FOR SERVICE – NIGHT TIME ‘NO STOPPING’, COLOMBO STREET**  
An officer will be in attendance to provide a verbal update regarding this request for service.
- PART B 8. UPDATE OF BOARD FUNDS**  
Attached are schedules with up-to-date information regarding the Board's 2004/05 Project, Discretionary, SCAP and Youth Development Funds, together with a copy of the Board's Outcomes and Measures.
- PART B 9. UPDATE FROM COMMUNITY BOARD PRINCIPAL ADVISER**  
The Community Board Principal Adviser will update the Board on current issues.
- PART B 10. BOARD MEMBERS' INFORMATION EXCHANGE**  
Board members will have an opportunity to provide updates on community activities/ Council issues.
- PART C 11. MEMBERS' QUESTIONS**

**SEMINAR MEETING – 6.15PM**

- 1. LYTTTELTON STREET KERB AND CHANNEL RENEWAL – WYCHBURY STREET TO SPARKS ROAD (STAGE 4)**  
Kirsty Ferguson, Consultation Leader with City Transport and Streets Unit, will be in attendance to obtain feedback regarding the proposed consultation process. The consultation plan and publicity pamphlet have been previously distributed.

**1. APOLOGIES**

**2. CONFIRMATION OF REPORT TO COUNCIL: 7 JUNE 2005**

The report of the meeting of 7 June 2005 has been circulated under separate cover.

**STAFF RECOMMENDATION**

That the report to Council of the meeting of 7 June 2005 be confirmed as a true and accurate record of that meeting.

**3. PROPOSED TREE REMOVAL – GARLANDS RESERVE, 124 GARLANDS ROAD**

<b>General Manager responsible:</b>	General Manager City Environment
<b>Officer responsible:</b>	Greenspace Manager
<b>Author:</b>	Ann Liggett, Parks and Waterways Area Advocate, DDI 941-5111 and Tony Armstrong, Arborist, DDI 941 8578

**PURPOSE OF REPORT**

1. The purpose of this report is to respond to a request to remove four willow trees (salix spp.) along the northern boundary of Garlands Reserve as a result of Mr Steve Bush's (166 Opawa Road) deputation to the Board's meeting of 5 April 2005.

**EXECUTIVE SUMMARY**

2. A request has been received, via the Community Board, from the resident of 166 Opawa Road, to remove four willow trees on the northern boundary of Garlands Reserve.
3. Garlands Reserve, a small local reserve, is located at 124 Garlands Road and is used principally by Opawa Rapaki Scouts.
4. In 2004 Mr Steve Bush raised concerns about some trees overhanging his property from the reserve to the south, these are the willow trees in question.
5. The trees were subsequently assessed and in early 2005 ten were removed, leaving the remaining four. The remaining four trees were 'cleaned out' of deadwood and pruned back, including lower branches being lifted from the residents' boundary.
6. In March 2005, Christchurch experienced strong southerly winds which damaged the four remaining willow trees resulting in debris being blown into Mr Bush's property. Hence Mr Bush raised his concerns again and is now requesting that the remaining trees be removed.
7. The four willow trees are approximately 18 metres in height and are situated close to the fence line. They are healthy trees and not yet fully mature, providing some screening and shading to the park and neighbouring residents.
8. The trees have been maintained as part of the ongoing tree maintenance programme, as well as responding to requests for pruning, together with other trees in the reserve. However, given the concerns about the nature of the willow trees, i.e. their propensity for failure, a degree of risk is present due to this, and their proximity to the property.
9. The proposal to remove the trees is therefore a question of assessing the specific concerns of the affected resident and the contribution the trees make to the amenity of the reserve. As part of the request, the resident has offered to donate trees to replant.
10. A planting plan was submitted and has been assessed as appropriate and is an improvement to the present planting. There is also some other vegetation which will be considered for removal to improve the amenity of the reserve, namely some elder bushes, an unidentified conifer and the remainder of a privet hedge.

**3. Cont'd**

11. Consultation was undertaken by way of letter and a copy of the planting plan with a feedback form to the residents of Garlands Road, Opawa Road and several local interest groups.
12. The results were:
  - 32 letters sent out for feedback
  - 13 submissions received
  - 12 in support of removal
  - 1 opposing removal.
13. Other feedback received during the consultation process was:
  - Suggestions for some alternative species to those proposed
  - More colour in the planting
  - Request for an old elderberry bush to be removed also
  - Part of the back fence needs repairs/replacement
  - Concern regarding the density of the proposed planting.
14. Some of the plant species have been changed or added to reflect the feedback received.
15. The option to do nothing and leave the trees was considered by staff, however, this is an opportunity to remove and replace some trees which are potentially an ongoing nuisance and threat to the neighbouring resident, as well as a maintenance issue to the City. The trees are healthy and not yet mature but are likely to continue to be problematic and potentially a risk in the longer term.
16. Staff believe the option of removal is the best solution in order to eliminate any risk and recreate the amenity of the reserve with planting. This view is substantially supported by the community feedback received.
17. Should approval be granted for the removal of the four willows, it is proposed that the tree removal and replanting preparation are carried out during the winter of 2005 with the planting being completed before spring 2005.

**FINANCIAL AND LEGAL CONSIDERATIONS**

18. Funding for the removal of the trees, ground preparation, and mulching of the site will be met by the 2005/06 operational budget for the Greenspace Unit. Replanting is being arranged by Trees for Canterbury at no cost to the Council.
19. The trees are not listed as protected under the City Plan.
20. All work will be carried out by a Council approved contractor.

**STAFF RECOMMENDATIONS**

It is recommended that the Community Board agree to removal of the four willow trees on the northern boundary of Garlands Reserve, with the replacement planting of natives donated by Trees for Canterbury.

**CHAIRPERSON'S RECOMMENDATION**

That the officer's recommendation be supported.

## 4. PROPOSED DISPOSAL OF LAND FOR AN ORION KIOSK SITE – JERROLD STREET NORTH

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

**PURPOSE OF REPORT**

1. This report is submitted to the Community Board for their information and recommendation to Council.
2. To discuss and obtain the Council's authority to transfer Lot 1 shown on Scheme Plan 1484-01 situated at 28-30 Jerrold Street North, Addington, to Orion New Zealand Limited for the purpose of a kiosk site.

**EXECUTIVE SUMMARY**

2. This report seeks the consent of the Council to transfer 11m<sup>2</sup> of land in Jerrold Street North, Addington, occupied by an electrical kiosk, to Orion New Zealand Limited (Orion).
3. In 1986 the Council stopped part of Jerrold Street North, Addington shown as Lots 1 and 2 on the attached plan. An area of the stopped road comprising 5m<sup>2</sup> is occupied by an electrical kiosk and at the time of the stopping, the Council agreed to transfer this area to the predecessor of Orion for consideration of \$320.00. This amount was paid by Orion in June 1999 however, the title to the kiosk was never transferred from the Council to Orion.
4. At the same time as negotiating the sale of the 5m<sup>2</sup> area, Orion advised that a further 6m<sup>2</sup> was required as the initial area of 5m<sup>2</sup> did not allow access to the old type doors on the north and east side of the kiosk. To accommodate this oversight, the Council agreed to an easement over a further 6m<sup>2</sup> area. However, the easement was never actioned.
5. In an effort to tidy the physical situation, staff have recently entered into discussions with Orion. Orion have indicated a preference to acquire the additional 6m<sup>2</sup> rather than take an easement
6. In summary, the proposal is to transfer a total area of 11m<sup>2</sup> to Orion to accommodate the existing kiosk on site.
7. It is not considered that there are any persons affected or likely to have an interest in this matter. The Transport and City Streets Unit is of the view that a transfer of the total 11m<sup>2</sup> area is the only practical solution and, as such, this is the only option being considered.

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

8. Orion has already paid consideration in the amount of \$320.00 being the purchase price for the initial 5m<sup>2</sup> area.
9. Orion has agreed to pay the cost of survey associated with the acquisition of the additional 6m<sup>2</sup> area, with the Council and Orion being responsible for its respective legal fees. In view of the minimal value of the land involved and the necessity to tidy this issue up, this is believed to be a fair compromise.

**Legal**

10. There is no delegated authority on this matter, therefore the decision needs to be made by the full Council.

**4. Cont'd**

11. Section 345 (1)(d) Local Government Act 1974 – Disposal of land not required for road -

“In relation to stopped road that is no longer required by the local authority, this Section says that the Council may transfer that part for any purpose of public convenience or utility.”

12. The disposal of the subject area to Orion falls within the ambit of this section of the Act

**STAFF RECOMMENDATION**

It is recommended that pursuant to Section 345(1)(d) of the Local Government Act 1974, the Council resolves to dispose of Lot 1 shown on Scheme Plan 1484-01 and situated at 28-30 Jerrold Street North, Addington, to Orion New Zealand Limited for the purpose of an electrical kiosk subject to:

- (a) Orion New Zealand Limited being responsible for all costs associated with the survey of Section 1; and
- (b) The Christchurch City Council and Orion New Zealand Limited bearing the respective legal costs of approximately \$300.00 associated with the physical transfer of Lot 1 to Orion.

**CHAIRPERSON'S RECOMMENDATION**

That the officer's recommendation be supported.

**5. HERITAGE WEEK – BOARD PARTICIPATION**

Further to the Board's 7 June 2005 meeting, the Board may wish to nominate members to a sub-committee to discuss participation in Heritage Week 2005.

**STAFF RECOMMENDATION**

That the Board nominate members to establish the Heritage Week Sub-Committee.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be supported.

**6. SOUTH LIBRARY ART WORK**

The South Christchurch Library has been allocated funding since the 2003/04 financial year from the Council's budget for artworks in public places, which now totals \$47,000.

A Working Party has been formed comprised of Council staff, being led by Maria Moran, Community Recreation Adviser, together with a Project Team comprised of community representatives.

**STAFF RECOMMENDATION**

That the Board nominate a representative for the South Library Public Artwork Project Team.

**CHAIRPERSON'S RECOMMENDATION**

That the staff recommendation be supported.

**7. REQUEST FOR SERVICE – NIGHT TIME 'NO STOPPING', COLOMBO STREET**

An officer will be in attendance to provide a verbal update regarding this request for service.

**8. UPDATE OF BOARD FUNDS**

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**9. UPDATE FROM COMMUNITY BOARD PRINCIPAL ADVISER**

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**10. BOARD MEMBERS' INFORMATION EXCHANGE**

Board members will have an opportunity to provide updates on community activities/Council issues.

**11. QUESTIONS FROM MEMBERS** (if any have been submitted in accordance with Standing Orders 4.1.1 to 4.1.5)

21. 6. 2005

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**SEMINAR MEETING – 6.15PM**

**1. LYTTTELTON STREET KERB AND CHANNEL RENEWAL – WYCHBURY STREET TO SPARKS ROAD (STAGE 4)**

Kirsty Ferguson, Consultation Leader with City Transport and Streets Unit, will be in attendance to obtain feedback regarding the proposed consultation process. The consultation plan and publicity pamphlet have been previously distributed.