

Christchurch City Council

**BURWOOD/PEGASUS COMMUNITY BOARD
AGENDA NO 222**

2 NOVEMBER 2005

5.00 PM

**IN THE BOARDROOM,
CNR BERESFORD AND UNION STREETS
NEW BRIGHTON**

Community Board: Glenda Burt (Chairperson), Carole Evans, Carmen Hammond, Caroline Kellaway, Tina Lomax, Don Rowlands, Gail Sheriff

Community Board Principal Adviser
Clare Sullivan
Telephone: 941-6601
Fax: 941-6604
Email: clare.sullivan@ccc.govt.nz

Community Secretary
Graham Sutherland
Telephone: 941-6624
Fax: 941-6604
Email: grahama.sutherland@ccc.govt.nz

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1. APOLOGIES

2. CONFIRMATION OF REPORT

The report of the ordinary meeting of the Burwood/Pegasus Community Board held on Wednesday 19 October 2005 has been circulated to Board members.

CHAIRPERSON'S RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 19 October 2005 be confirmed.

3. PETITIONS

4. DEPUTATIONS BY APPOINTMENT

4.1 NORTH WAI BOARDRIDERS CLUB

Mr Russell Ritchie will be in attendance to discuss issues of interest to the North Wai Boardriders Club (letter attached).

4.2 CHRISTCHURCH ALCOHOL ACTION (ROAD SAFETY) PROJECT

Ms Ruth Leversedge will be in attendance to discuss "Operation Northern" a Christchurch Alcohol Action Project (CAAP) Programme.

5. CORRESPONDENCE**6. RESIDENTS' ASSOCIATIONS**

Time is allocated at Board meetings for Residents' Association representatives to address the Board on local matters.

Mr Les Batcheler and Ms Liz Arlington from the Southshore Ratepayers' Association will be in attendance to outline the group's activities. Each residents' group is invited to do this in rotation.

7. PALMS/SHIRLEY EXPANSION AND REDEVELOPMENT

General Manager responsible:	Acting General Manager Strategy and Planning
Officer responsible:	Programme Manager - Liveable City
Author:	Carolyn Ingles, Programme Manager - Liveable City, DDI 941-8902 Janine Sowerby, Senior Planner, DDI 941-8814

PURPOSE OF REPORT

1. The purpose of this report is to update the Board of the work completed to date, currently underway and proposed by the Council in responding to The Palm's intentions to expand the existing commercial centre in Shirley.

EXECUTIVE SUMMARY

2. The Palms commercial centre in Shirley has embarked upon a community-based planning process which will involve potential expansion and redevelopment of the existing shopping complex and surrounding land uses. There is no firm proposal to date, other than the outcomes sought.
3. The Council has several roles in relation to the proposed expansion and redevelopment, as an affected landowner/occupier, as the local authority per se and as the regulatory authority. The proposal therefore has implications across a number of units of the Council. Staff have been working through the usual planning processes. These processes will inform future decision-making concerning both Council-owned/managed facilities and service delivery affected by the expansion plans and the wider impacts of the proposal on the Shirley community.

FINANCIAL AND LEGAL CONSIDERATIONS

4. This report does not have financial implications or contain recommendations on expenditure or revenue.

STAFF RECOMMENDATION

It is recommended that the information be received.

CHAIRPERSON'S RECOMMENDATION

That the abovementioned recommendation be adopted.

BACKGROUND

5. The Palms commercial centre in Shirley has embarked upon a community-based planning process which will involve potential expansion and redevelopment of the existing shopping complex and surrounding land uses. The key outcomes sought by The Palms (as stated in correspondence earlier this year) are as follows:
 - Create a public space focus for the town centre;
 - Facilitate an improved library and other community facilities;
 - Improve Council housing for the elderly;
 - Potentially develop a bus interchange;
 - Provide additional retail to serve local needs; and
 - Investigate high quality housing intensification options.
6. There is no firm proposal to date, other than the outcomes sought. However, The Palms is beginning to develop a 'preferred option', as noted in their recent public display material within the shopping complex.
7. The Council has several roles in relation to the proposed expansion and redevelopment, principally as:
 - A stakeholder in the sense that existing Council-owned/managed facilities and service delivery (the library/service centre and social housing) to the north of The Palms will be affected by its expansion plans, which also provide the Council with an opportunity to incorporate a bus interchange;
 - The local authority with the function of considering wider impacts on the community and on Council policy; and
 - The regulatory authority with the function of assessing the entire proposal in any future City Plan change and/or resource consent applications (although because the Council is a stakeholder, any such applications would need to be determined by an independent commissioner).
8. This proposal therefore has implications across a number of Units of the Council. Council input at the initial planning stages, although not priority work for Council staff, is both appropriate and will give rise to efficiencies of process for all parties. Input at the initial planning stages also ensures that The Palms' outcomes are consistent with Community Outcomes and the Council's strategic directions.

PROCESS TO DATE

9. The process to date has included the following:
 - Staff team established, comprising representatives of many Council Units (including Strategy and Planning, Transport and City Streets, Libraries and Information, Community and Recreation, Research and Policy Development, and Customer Services);
 - Workshops run by The Palms during July and August targeted the various stakeholders, including the Council, ECan, Housing New Zealand, schools, residents' associations and the general public.
 - Council staff have worked together and with elected members when responding to The Palms to ensure a 'one organisation view' has been provided to the developers and their consultants and that no one unit of the Council will benefit to the detriment of the others.
 - Presentations to elected members in July and August focused on The Palm's intentions and explained the Council's various roles and responsibilities. No Council decisions have been required to date.

WORK COMPLETED TO DATE

10. The following work has been completed by Council staff since mid-July:
 - Identification of issues in relation to each of the Council's three roles and in relation to issues affecting the wider community.
 - Identification of necessary studies to be undertaken by The Palms.
 - Identification of key parameters for any new or relocated Council owned/managed facilities (library, service centre, social housing, bus interchange).

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- Identification of various options for both The Palms' expansion and relocation of Council owned/managed facilities. These options both include and expand upon those options already identified by the developers and their consultants. At present, a number of reasonably practicable options have been identified for the relocation of Council owned/managed facilities.
- Identification of criteria to apply to assessment of the options. These criteria both include and expand upon those criteria already identified by the developers and their consultants.
- Staff meeting with City Housing (Alma Courts) tenants and with Housing New Zealand in respect of their social housing, which is also to the north of The Palms and will be affected by its expansion plans.
- Preparation of information sheets for Council front counters in order to respond to public enquiries.

WORK CURRENTLY UNDERWAY

11. The following work is currently underway:

- Clarification of the legal position in relation to the Council's public consultation responsibilities under the LGA 2002 with respect to Council owned/managed facilities and service delivery affected by The Palms' expansion plans.
- Other Council work already in progress which will aid decision-making:
 - 2020 strategy for libraries, due Spring 2005; and
 - Other strategies, including open space and community development.

WORK PROPOSED

12. The following work is scheduled to occur over coming months:

- Establishment of a 'Heads of Agreement' with The Palms in order to:
 - Identify The Palms' and the Council's respective objectives, the bottom line of which in the Council's case is to contribute to and/or achieve some or all of the Community Outcomes;
 - Clarify The Palms' and the Council's respective roles and responsibilities, including identifying and clarifying the extent of the Council's interests as a stakeholder, local authority and regulatory authority;
 - Ensure that the options to be consulted upon have the potential to be delivered; and
 - Make clear that the Council's involvement is on a without prejudice basis and does not unduly commit the Council to any particular outcome, ie that the outcome is subject to further work and negotiations, including the outcome of consultation processes, assessment of options, review of studies undertaken by The Palms, satisfactory relocation/replacement of the Council owned/managed facilities and regulatory processes under the RMA.
- Further discussions and negotiations with The Palms, as required.
- Reporting to elected members for information and decision-making purposes, as required.
- Public consultation with respect to Council owned/managed facilities and service delivery affected by The Palms' expansion plans. Although The Palms has undertaken some public consultation with respect to developing its own 'preferred option,' the Council's decision-making processes are subject to legal requirements and scrutiny. It is therefore appropriate for the Council to ensure that all correct procedures are followed.
- Peer review of studies undertaken by The Palms (due March '06).
- Assessment of options for both The Palms' expansion and relocation of Council owned/managed facilities against the various criteria.
- Subsequent contractual and other agreements with The Palms, particularly for the Council owned/managed facilities.
- Staff assessment and recommendation and commissioner decision in respect of any City Plan change application under the RMA.
- Staff assessment and recommendation and commissioner decision in respect of any resource consent applications, following or in lieu of the plan change process.

FUTURE DECISIONS REQUIRED

13. Future reports to and decisions required from the Council include:

- Confirmation that the options identified with respect to the relocation of the Council owned/managed facilities and any change in levels of service provided by them are the key reasonably practicable options to use as the basis for consultation with the public and further assessment processes.
- Decisions on the options for relocation of Council owned/managed facilities and any change in levels of service provided by them. Decisions are likely to include service centre location, library location and size, social housing relocation and quality, bus interchange location, traffic and transport plans.

8. NEW BRIGHTON ROAD - PROPOSED BUS STOP RELOCATION

General Manager responsible:	General Manager City Environment
Officer responsible:	Transport and City Streets Manager
Author:	Malcolm Taylor, Traffic Engineer (Community), DDI 941-8604

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for the relocation of one bus stop on New Brighton Road, between Pages Road and Pratt Street (see attachment).

EXECUTIVE SUMMARY

2. The New Brighton RSA President met onsite with the Board's Chairperson and Council staff to discuss members' concerns when exiting their southern entrance. Members have difficulties in seeing approaching vehicles from the west (along New Brighton Road) when vehicles are parked to the west of the entrance.
3. Buses loading and unloading visitors in front of the clubrooms experience difficulties when trying to find a free space to park near the clubrooms. This is also very difficult on ANZAC days or on other days when buses are used to transport members or visiting club members to/from this venue.
4. It is proposed to improve the safety of traffic movements in this area by relocating the bus stop from in front of 549/550 New Brighton Road to in front of the RSA club rooms. The proposed bus stop will provide sufficient space to accommodate two buses. The adjacent property at 556 New Brighton Road is owned and rented by the New Brighton RSA. For the majority of times the bus stop will be free and allow motorists to enter and exit the club facilities with a clearer vision of approaching vehicles.
5. The Red Bus Company that operates the current bus service along New Brighton Road and the New Brighton RSA support the relocation of this bus stop.

CONSULTATION

6. Residents with the existing bus stop in front of their properties have been informed of the proposed bus stop relocation by a letterbox drop. No comments have been received in response to the letter.

FINANCIAL AND LEGAL CONSIDERATIONS

7. The removal and reposition of this bus stop will be funded from the Public Transport Infrastructure Maintenance budget.
8. Land Transport Rules Traffic Control Devices 2004 provides for the erection of bus stop signs.

STAFF RECOMMENDATIONS

It is recommended that the Board approve:

1. That the bus stop installed on the north side of New Brighton Road commencing at a point 43 metres from its intersection with Pratt Street and extending in a south easterly direction for a distance of 17 metres be revoked.
2. That a bus stop be installed on the north side of New Brighton Road commencing at a point 134 metres from its intersection with Pratt Street and extending in a south easterly direction for a distance of 30 metres.

CHAIRPERSON'S RECOMMENDATIONS

That the abovementioned recommendations be adopted.

9. WAINONI PARK LANDSCAPE MASTER PLAN

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	Kelly Hansen, Recreation Planner, DDI 941-8688

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval of the Wainoni Park Landscape Master Plan.

EXECUTIVE SUMMARY

2. Throughout the Aranui Community Renewal Project, community consultation and research has consistently highlighted Wainoni Park as an area in need of improvement. Wainoni Park is one of the most talked about issues in the area because it is central, easily identifiable, a community focal point, and is relevant to many local residents. The following issues were identified in Wainoni Park:
 - Concerns for safety.
 - Lack of visibility and surveillance.
 - Ongoing graffiti and vandalism problems.
 - Limited access points into the park.
 - Obsolete buildings and facilities in and around the park.
 - Under-utilisation of the park.
 - A need for improved recreation opportunities.
3. The objectives in redeveloping the park are:
 - To improve safety.
 - To improve the relationship of the park with its surroundings.
 - To increase informal supervision and surveillance.
 - To improve access to the park.
 - To enhance the visual amenity value of the park and the surrounding properties.
 - To develop the park with a strong sense of local community identity.
 - To increase the recreation opportunities available in the park for all ages.
 - To address car parking issues.
 - To enhance the park as a central focus of a vibrant community promoting further community renewal.
4. At its meeting on 25 March 2002, a landscape concept plan for Wainoni Park was presented to the Board and it was decided:
 - (a) That the Board approve stage 1 of the Wainoni Park redevelopment proposal.
 - (b) That officers reconsider the car park proposal and design location.
5. Stage 1 of the plan has since been implemented. This involved relocating and upgrading the children's play area, adding youth recreation facilities, renewing the toilet and changing facilities, and landscaping. Work is also underway on upgrading and landscaping the south west boundary fence in partnership with Housing New Zealand.
6. At its meeting on 11 December 2003, the Council approved the Wainoni Park Area Revitalisation Plan which included swapping land with Housing New Zealand and constructing a new road through the park. This plan resulted in a small loss in reserve land but a vast improvement in the amount of road frontage created with housing overlooking the park. Funding was allocated through the Aranui Community Renewal Project budget, resource consent has been granted, the land swap has occurred, and construction of the new road is due to begin shortly.

7. Following implementation of stage 1 of the landscape concept plan for Wainoni Park and subsequent confirmation of alterations to the park boundary and new road, the attached Landscape Master Plan has been finalised for approval. The Landscape Master Plan encompasses:
 - Landscaping of the final park layout, including trees, gardens, mounding.
 - Artificial cricket wicket.
 - Picnic and hangi area.
 - Completion of the skate circuit and pathways.
 - Netball and basketball courts.
 - Park furniture.
 - Artwork.
8. As requested by the Board, staff reconsidered the car park proposal and design location. The existing car park between the play area and the Family Centre is poorly laid out and does not function well and therefore requires upgrading regardless of the siting of the hard courts. It is proposed to construct a new car park, if required, in the south east corner of the park. However, the need for such a car park will be assessed pending the impact of the new road and car parks on the north west side of the park. Current car parking on Hampshire Street combined with those being constructed as part of the new road are already well in excess of City Plan requirements.
9. The existing car park between the play area and the Family Centre is the best site for the proposed new hard courts as it is adjacent to the public toilets and integrated with the new play area. The co-location of the children's play area, youth recreation facilities, and picnic facilities creates an ideal family zone. Locating the hard courts elsewhere in the park would reduce their useability.
10. The Landscape Master Plan was developed by a design group consisting of members of the community working together with Council staff and a Landscape Architect. The design is the culmination of community input from:
 - Community Day in Wainoni Park, December 2000.
 - Survey about the park by letterbox drop, March 2001.
 - Community hui, March 2001.
 - Community Needs Analysis, August 2001.
 - Aranui Youth Forum, September 2001.
 - Schools Art Project, November 2001.
 - Aranui Community Renewal Committee and Aranui Community Trust input.
 - Community input at AFFIRM 2002.
11. Implementation of the Wainoni Park Landscape Master Plan would have a significant impact in the community and go a long way towards meeting community expectations and the objectives of improving safety, visibility, visual amenity and usability of the park.
12. As an alternative option to the Master Plan presented, it would be possible to realign the sports fields as a result of the new road being constructed and do no further development in the park.
13. The alternative option of not fully implementing the Landscape Master Plan would reduce the impact of the park redevelopment and limit the recreation opportunities and visual improvements to the park. It would be disappointing to the community and to Housing New Zealand, who have been very involved as partners in the design process and are anxious to see the plan implemented.
14. The preferred option is for the attached Wainoni Park Landscape Master Plan to be approved.

FINANCIAL AND LEGAL CONSIDERATIONS

15. The cost to the Greenspace Unit of implementing the Landscape Master Plan is estimated at \$338,000 over 10 years, with additional funding required in the longer term for the paved event area adjacent to the Family Centre and the proposed car park off Hampshire Street if required.
16. This figure will be incorporated into the budget process through the next Long Term Council Community Plan.

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STAFF RECOMMENDATIONS

It is recommended that the Board:

1. Approves the Wainoni Park Landscape Master Plan as attached to the agenda.
2. Supports funding through the Long Term Council Community Plan for implementation of the plan.

CHAIRPERSON'S RECOMMENDATION

For discussion.

10. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

10.1 2005/06 PROJECT, DISCRETIONARY AND YOUTH DEVELOPMENT FUNDS UPDATE

The attached schedule shows the allocations in the Board's Project, Discretionary and Youth Development Funds, to 11 October 2005.

10.2 COMMITTEE AND WORKING PARTY MEMBERSHIP

For members' information a list of all Board Committees, Subcommittees and Working Parties is attached.

10.3 NOTICE OF UPCOMING BOARD REPORTS

- Adcock Reserve
- Horseshoe Lake Reserve

11. NOTICES OF MOTION

12. QUESTIONS