



Christchurch City Council

HAGLEY/FERRYMEAD COMMUNITY BOARD AGENDA

26 JULY 2006

3.00 PM

IN THE BOARDROOM, LINWOOD SERVICE CENTRE
180 SMITH STREET

Community Board: Bob Todd (Chairperson), David Cox, Anna Crighton, John Freeman, Yani Johanson, Brenda Lowe-Johnson and Brendan Smith

Community Board Principal Adviser

Clare Sullivan

Telephone: 941-6601

Fax: 941-6604

Email: clare.sullivan@ccc.govt.nz

Community Secretary

Kevin Roche

Telephone: 941-6615

Fax: 941-6604

Email: kevin.roche@ccc.govt.nz

PART A - MATTERS REQUIRING A COUNCIL DECISION

PART B - REPORTS FOR INFORMATION

PART C - DELEGATED DECISIONS

INDEX

- | | | |
|---------------|------------|---|
| PART C | 1. | APOLOGIES |
| PART C | 2. | CONFIRMATION OF REPORT |
| PART B | 3. | CORRESPONDENCE |
| PART B | 4. | COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE |
| PART B | 5. | QUESTIONS FROM MEMBERS |
| PART B | 6. | DEPUTATION BY APPOINTMENT |
| PART C | 7. | REPORT OF THE CHAIRMAN - PAY "N" DISPLAY PARKING METERS |
| PART C | 8. | SWANNS ROAD – REMOVAL OF A SECTION OF P10 PARKING RESTRICTION |
| PART C | 9. | STRUCTURE ON STREET APPLICATION FOR 150 McCORMACKS BAY ROAD |
| PART C | 10. | CHRISTCHURCH STREETS AND GARDENS AWARDS COMMITTEE - REPRESENTATIVE |
| PART C | 11. | NOTICES OF MOTION |

We're on the Web!

www.ccc.govt.nz/Council/Agendas/

1. APOLOGIES

2. CONFIRMATION OF REPORT

The report of the ordinary meeting held on Wednesday 12 July 2006 has been circulated to Board members.

CHAIRPERSON'S RECOMMENDATION

That the report of the ordinary meeting held on Wednesday 12 July 2006 be confirmed.

3. CORRESPONDENCE

3.1 HERITAGE WEEK

Attached for information.

4. COMMUNITY BOARD PRINCIPAL ADVISER'S UPDATE

5. QUESTIONS FROM MEMBERS

Members may at any ordinary meeting put a question to the Chairperson concerning any matter relevant to the role or function of the Community Board concerning any matter that does not appear on the order paper. All questions are subject to Standing Orders 4.1.1 to 4.1.5.

6. DEPUTATION BY APPOINTMENT

7. REPORT OF THE CHAIRMAN - PAY "N" DISPLAY PARKING METERS

This report will be separately circulated with the agenda.

8. SWANNS ROAD – REMOVAL OF A SECTION OF P10 PARKING RESTRICTION

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and Greenspace Manager
Author:	Malcolm Taylor, Traffic Engineer

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to remove a short section of ten minute parking restriction in Swanns Road just east of the Stanmore Road intersection.

EXECUTIVE SUMMARY

2. There are currently two short sections of ten minute parking restrictions on the north and south sides of Swanns Road just east of Stanmore Road. These restrictions were installed in 2004 to generate regular turnover of car parking for the dairy located on the corner. A concern has been raised from the owner of a nearby residential property further to the east on Swanns Road that staff from the nearby commercial activities on Stanmore Road now have to park further along Swanns Road outside residential properties. This has created inconvenience and amenity issues for this resident.
3. The ten minute restriction on both the north (four spaces) and south (two spaces) (**see Attachment 1**) sides of Swanns Road was needed to provide short term parking for the dairy that once occupied the building on the corner of Stanmore Road and Swanns Road. This dairy no longer exists and the building is now used as a café and restaurant. The Department of Corrections occupies a significant part of the remaining commercial floor space on the corner and has a car parking area accessed from a vehicle crossing on Swanns Road that bisects the P10 parking restriction on this side of the road.
4. A report to the Board recommending the removal of the P10 restrictions from both sides of Swanns Road was drafted last year but was not formally considered by the Board due to concerns being raised by Graham Riddell, representing Richmond Neighbourhood Cottage Inc. The concerns were that removing the restriction would invite staff from the Department of Corrections to park on Swanns Road and that the café relied on the P10 for short term customer parking. Richmond Neighbourhood Cottage Inc. is of the view that no changes should be made until there is clarification regarding the future of the Department of Corrections operating from the site.
5. A site meeting was held late last year in an attempt to resolve the issues. The meeting was attended by the local resident generating the original request, the café owner, a representative from the Department of Corrections and Community Board members Bob Todd and Yani Johanson. Graham Riddell was invited but could not attend due to ill health.
6. The outcome of the meeting was a compromise solution where the existing P10 on the north side of Swanns Road would be reduced in length by two spaces and there would be no change to the existing P10 on the south side. This solution was supported by the Department of Corrections, the café owner and the local resident. It is understood that despite the support of the parties directly affected by the parking restriction, Richmond Neighbourhood Cottage Inc. remains opposed to any reduction in the existing P10. It is unlikely that further meetings with the parties will resolve this issue.
7. Reducing the P10 parking restriction by two spaces is considered the most practicable solution to the problem despite the opposition from Richmond Neighbourhood Cottage Inc. The future use of any building in this commercial block cannot be determined and it is considered inappropriate to delay a solution that has been agreed upon by the parties directly affected purely on this basis. The management of kerbside parking can be easily modified to reflect changes in land use activities and there is no reason why further changes could not be made in the future should the Department of Corrections vacate the site or staff of any of the commercial activities no longer park on Swanns Road. The recommended solution is considered the most appropriate option to fit the current situation.

26. 7. 2006

- 4 -

FINANCIAL AND LEGAL CONSIDERATIONS

8. Removal of signs and posts is within existing budgets.
9. The Land Transport rules provide for the installation and removal of parking restrictions.

STAFF RECOMMENDATIONS

It is recommended that the Community Board agree that the existing ten minute parking restriction on the north side of Swanns Road commencing at a point 38.5 metres in an east of Stanmore Road intersection and extending 11.5 metres in an easterly direction be rescinded.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

9. STRUCTURE ON STREET APPLICATION FOR 150 MCCORMACKS BAY ROAD

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Transport and City Streets Manager
Author:	Tony Lange, Asset Engineer

PURPOSE OF REPORT

1. The purpose of this report is to seek approval from the Hagley Ferrymead Community Board to erect a structure on street at 150 McCormacks Bay Road.

EXECUTIVE SUMMARY

2. A structure on street application for a new double garage sited on legal road has been made by a representative of the owner.
3. Staff have assessed the siting of the structure against the Structure on Street Policy and have deemed that the structure will have minimal effect of the function of the road now and in the future.
4. The owner currently has a single garage which will be demolished to make room for the proposed structure.
5. The owner has agreed to a minor change in location to improve pedestrian safety.
6. The owner undertakes to landscape the site and paint the new structure to blend with the surrounding area.

FINANCIAL AND LEGAL CONSIDERATIONS

7. Community Boards have been delegated authority to approve structure on street applications for garages and parking platforms.
8. The application is subject to compliance with other Council requirements i.e. resource and building consents.
9. The owner is responsible for the cost to relocate any services.
10. A deed of licence fee for the occupation of legal road will accrue to the Council. This is valued at \$200 for a double garage.

STAFF RECOMMENDATIONS

It is recommended that the Board:

1. Approve the application for a structure located partially on legal road adjoining 150 McCormacks Bay Road.
2. Revoke the current deed of licence for the single garage and enter into a new agreement for the proposed double garage.

CHAIRPERSON'S RECOMMENDATION

For discussion.

BACKGROUND

11. The owners of 150 McCormacks Bay Road have made a structure on street application to erect a new double garage located on legal road adjoining 150 McCormacks Bay Road.
12. The structure on street Policy states that when considering the application the Council must be satisfied that:
 - the safety of all road users is not compromised.
 - legal right of access is maintained for individual property owners.
 - the applicant is unable to construct the structure on his or her land because of the nature of the terrain.
 - the proposal is consistent with the City Plan objectives on property access and parking requirements.
 - the road environment is not unduly compromised with the presence of the structure.
 - the visual intrusion to the streetscape will have minimal effect to road users.
(Road users include pedestrians, cyclists and other commuters).
13. Staff have assessed the location of the structure in terms of road status and any future plans for network growth. McCormacks Bay Road is classified as a local road. A road with this classification typically carries up to 1500 vehicles per day and has a carriageway width of between 9 and 14 metres in width of which the current carriageway complies. There are no future plans which require the carriageway to be widened in this location.
14. The geography of the site is such that there is little likelihood that any widening will occur where the proposed garage is sited (**Attached photos**).
15. Staff have asked for a minor change in the proposed location to improve pedestrian safety.
16. The owner has agreed to this minor change in location and have provided an amended site plan (**Attached**).
17. The current structure is painted to reduce the visual impact of the structure in the road environment. The Board could impose a condition on the owner that the new structure blends with the road environment through the appropriate use of material, paint and landscaping.

OPTIONS

18. To decline the application.
19. To approve the application subject to the following conditions:
 - a deed of licence being entered into with the Council.
 - resource and building consents being obtained.
 - the owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
 - the site being kept in a tidy condition at all times during the course of construction.
 - maintaining clear access for pedestrians.

PREFERRED OPTION

20. To approve the application subject to approval for other consents and relocation of services (if required). It is appropriate to recommend the approval of the application, as the application is fully consistent with Council policy, and there are no compelling reasons to decline the application.

10. CHRISTCHURCH STREETS AND GARDENS AWARDS COMMITTEE - REPRESENTATIVE

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Community Board Principal Advisor, Hagley/Ferrymead
Author:	Kevin Roche, Community Secretary

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval to the appointment of a representative on the Christchurch Streets and Gardens Award Committee and to provide information on the likely time commitment required as requested at the Board meeting of 12 July 2006.
2. The Board has, together with other Community Boards traditionally had a representative on the Christchurch Streets and Gardens Award Committee.
3. At its meeting on 26 January 2005 the Board appointed Ms Linda Rutland, to this position. Ms Rutland has now, however, confirmed her wish to step down as the Board's representative and the Christchurch Beautifying Association has requested that an elected representative from the Board now be appointed to replace her.
4. Relevant Council policy in respect to appointments to outside organisations is:

"That the Council appoint formal representatives on outside organisations only where the proposed appointment will be of clear public benefit or benefit to the Council, or where the appointment is required for statutory reasons, or under the provisions of the relevant Trust Deed or Constitution etc of the organisation concerned."

FINANCIAL AND LEGAL CONSIDERATIONS

5. Where Board members are appointed to outside organisations attendance is covered by their elected members salary and no meeting allowance is paid. There are therefore no substantial financial implications incurred in attending such meetings, apart from the payment of mileage occurred in attending such meetings.

STAFF RECOMMENDATION

It is recommended that the Board appoint an elected representative to the Christchurch Streets and Gardens Awards Committee.

CHAIRPERSON'S RECOMMENDATION

That Yani Johanson be appointed as the Board's representative on the above committee.

BACKGROUND

6. Community Pride Garden awards were first established in 1989 to encourage civic pride and to acknowledge residential and commercial gardeners efforts in contributing to the overall image of Christchurch as the "garden city". The selection of those properties deserving an award is made by members of the Christchurch Beautifying Association, in conjunction with a Community Board member. Assessments are undertaken during the period December - February each year. The Board has traditionally had a representative on the Committee.
7. At its meeting on 26 January 2005 the Board considered its appointments to outside organisations and the Board at that time resolved to appoint Ms Linda Rutland to be its representative on the Awards Committee. Linda has confirmed she no longer wishes to carry on in this position. In addition the Christchurch Beautifying Association has recently written requesting the appointment of an elected representative from the Hagley/Ferrymead Community Board on the Awards Committee.
8. This matter was considered at the meeting of the Board held on 12 July 2006 where a decision on this item was deferred to allow for additional information to be obtained on the time requirement required of an appointee. The Chairman of the Christchurch Streets and Garden Awards Committee, Mr Peter Berry, has advised that the normal time requirement for an appointee would involve attendance at two meetings per annum, held in May/June and September/October each year, at 3pm on a Friday, and lasting approximately two hours. In addition an invitation would be extended to the Board's representative to attend, for either a half day or full day, during the period December to February when gardens are being judged.

11. NOTICES OF MOTION