

RICCARTON WIGRAM COMMUNITY BOARD

AGENDA

TUESDAY 30 MARCH 2010

AT 5.00PM

**IN THE BOARDROOM,
SOCKBURN SERVICE CENTRE
149 MAIN SOUTH ROAD, CHRISTCHURCH**

Community Board: Peter Laloli (Chairperson), Helen Broughton, Jimmy Chen, Beth Dunn, Judy Kirk, Mike Mora and Bob Shearing.

Community Board Adviser

Liz Beaven

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- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
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1. APOLOGIES

2. CONFIRMATION OF MEETING REPORT – 16 MARCH 2010

The minutes of the Board's ordinary meeting of Tuesday 16 March 2010 are **attached**.

STAFF RECOMMENDATION

That the minutes of the Board's ordinary meeting of 16 March 2010 be confirmed as a true and correct record.

3. DEPUTATIONS BY APPOINTMENT

4. PETITIONS

5. NOTICE OF MOTION

6. CORRESPONDENCE

7. BRIEFINGS

8. 2 GOULDING AVENUE - OUTCOME OF SECTION 138 LOCAL GOVERNMENT CONSULTATION PROCESS

General Manager responsible:	General Manager Community Services Group DDI 941- 8607
Officer responsible:	Acting Unit Manager Community Support
Author:	Justin Sims, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to provide detail of the submissions received in response to the consultation process carried out pursuant to section 138 of the Local Government Act 2002 with respect to the proposed disposal of the land at 2 Goulding Avenue to Housing New Zealand Corporation or other agencies committed to the provision of social or affordable housing; and to seek recommendations from both the Riccarton/Wigram Community Board and the Housing Working Party to the Council as to the outcome of that consultation process. (See **Attachment 1**).

EXECUTIVE SUMMARY

2. The Council owns a block of land at Hornby, fronting onto Main South Road, Goulding Avenue and Shands Road. This block of land comprises 18,930m² (1.8930 hectares) of which 4,710m² has been developed for social housing purposes (Hornby Courts).
3. The remaining undeveloped land of 1.4220 hectares is currently utilised for passive recreation purposes. It was purchased by the then Paparua County Council for cultural and recreation purposes. In 1982 the cultural and recreation designation was revoked and the land vested in the Council in fee simple for the Council to deal with in such a manner as it determined.
4. In relationship to this property the draft 2009-19 Long Term Council Community Plan (LTCCP) considered by the Council at its meeting on 16-18 February 2009 contained the following information under the heading "Unfunded Capital Programme": Housing And Development Hornby - \$238,000 (2009-10) \$1.507m (2010-11).
5. At its meeting on 16-18 February 2009, the Council resolved that:

"The land currently held at Hornby for social housing be offered for sale to Housing New Zealand Corporation or other agencies committed to the provision of social or affordable housing, subject to clarification that a special consultative procedure will be carried out if required".
6. In accordance with advice received from the Council's Legal Services Unit it was determined that consultation on the proposed disposal should occur to comply with section 138 of the Local Government Act 2002. A special consultative procedure was not required.
7. Consultation was therefore carried out to comply with section 138 and commenced on 23 November 2009 and concluded at 5pm on 18 December 2009.
8. The consultation consisted of :
 - A public notice in the Christchurch Press and Southern View newspapers
 - Availability of consultation submission forms
 - 'Have Your Say' listing with an electronic submission form available online
 - Posters promoting two drop-in information sessions displayed at various centres in the Hornby/Sockburn area.
9. Two drop-in information sessions were held at the Hornby Library on 1 and 9 December 2009, 5-7pm with a total of 10 people attending
10. Four written submissions were received. Three of these submissions were in favour of the proposal and one against. The submission against related to the impacts on green space, car parking and concerns about the potential adverse effects that tenants from a lower socio-economic group may have on elderly people in the area.

8. Cont'd

11. Staff have considered the issues raised in the submissions and have concluded that no further action is required in respect of them. This report therefore recommends that the submissions be received and the content of them considered by the Council in determining the outcome of the consultation process.

FINANCIAL IMPLICATIONS

12. Valuation advice was sought from an independent registered valuer in September 2009. The basis of this valuation was on the current L2 Zoning. It did not take into account the impact of limiting the use of the site to social or affordable housing.
13. A discount to this valuation would therefore be expected because of the specific restrictive use provisions. The amount of this discount is however subjective and best established through the recommended Request for Proposal disposal process. We would expect that respondents would establish the value by adopting a residual valuation approach whereby the costs of construction, finance costs and developer's profit etc. are deducted from the value of the completed development resulting in a residual figure that is available to purchase the land. This residual figure will differ for each submitting party as it will depend on the type, style and density of housing provided.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

14. No, the resolution to dispose of the land came out of consideration of projects during the LTCCP process wherein the originally proposed project to undertake infrastructural works to the site and then go into joint partnership with a social housing provider was rejected. There are no specific budget provisions for this property in the Annual Plan.

LEGAL CONSIDERATIONS**Have you considered the legal implications of the issue under consideration?**

15. Yes, the Legal Services Unit has been consulted concerning the consultation process required by section 138 of the Local Government Act. Section 138 requires the Council to consult on any proposal to sell or otherwise dispose of land acquired or used principally for community, recreational, environmental, cultural or spiritual purposes (excluding land held under the Reserves Act 1977).
16. The Community Board and the Housing Working Party do not have delegated authority to determine the outcome of the consultation process. This decision needs to be made by the full Council. However, the Community Board and the Housing Working Party do have recommendatory powers to the Council.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

17. No.

ALIGNMENT WITH STRATEGIES**Do the recommendations align with the Council's strategies?**

18. This proposal has a broad linkage to the Council's Social Housing Strategy, in that it is consistent with the strategies goals of Partnership and Facilitation and Resourcing.

CONSULTATION FULFILMENT

19. Consultation has been undertaken pursuant to section 138 of the Local Government Act and there is no statutory impediment to the Council adopting the recommendations of this report.

8. Cont'd

STAFF RECOMMENDATION

That the Riccarton/Wigram Community Board and Housing Working Party recommend to the Council that the Council adopts a resolution in the following form.

- (a) That the four submissions received in response to the public consultation process conducted pursuant to section 138 of the Local Government Act in relation to the proposal to dispose of the land at 2 Goulding Avenue to Housing New Zealand Corporation or other agencies committed to the provision of social or affordable housing be noted; and
- (b) Having considered the submissions received, that the proposal to dispose of the land at 2 Goulding Avenue to Housing New Zealand Corporation or other agencies committed to the provision of social or affordable housing be adopted; and
- (c) That the Council's resolution of 16-18 February 2009 be implemented by the land being tendered through a Request for Proposals process ("RFP"); and
- (d) That the responses received to the RFP be reported back to Council (having first been considered by the Riccarton/Wigram Community Board and the Housing Working Party and those bodies providing their recommendations) for a decision on which response should be selected; and
- (e) Subject to paragraph (d) of this resolution, that the Corporate Support Unit Manager be delegated the authority to manage the RFP process.

9. RICCARTON/WIGRAM COMMUNITY SERVICES COMMITTEE REPORT – 16 MARCH 2010

General Manager responsible:	General Manager, Regulation and Democracy Services
Officer responsible:	Liz Beaven, Community Board Adviser
Author:	Liz Beaven, Community Board Adviser

PURPOSE

The purpose of this report is to submit the outcomes of the Community Services Committee meeting held on Tuesday 16 March 2010.

The meeting was attended by Judy Kirk (Chairperson), Helen Broughton, Jimmy Chen, Beth Dunn, Peter Laloli, and Mike Mora.

An apology for absence was received and accepted from Bob Shearing.

1. DEPUTATIONS BY APPOINTMENT

Nil.

2. PETITIONS

Nil.

3. BRIEFINGS

Nil.

4. REPORTS

Nil.

5. COMMITTEE DECISION**APPLICATION TO THE RICCARTON/WIGRAM 2009/10 YOUTH DEVELOPMENT SCHEME – JAYVEE TABANAS BUCHANAN**

The Committee considered a request for funding of \$350 from the Riccarton/Wigram 2009/10 Youth Development Scheme for Jayvee Tabanas Buchanan towards his expenses to travel to Whitianga to attend an Optimist sailing clinic to prepare for the upcoming Optimist Nationals and International Selection Regatta.

The Committee noted that the balance of the Youth Development Scheme is \$100.

The Committee **resolved** to support the application and allocate \$100 to Jayvee Tabanas Buchanan towards his expenses to travel to Whitianga to attend an Optimist sailing clinic to prepare for the upcoming Optimist Nationals and International Selection Regatta from the Riccarton/Wigram 2009/10 Youth Development Scheme.

6. ELECTED MEMBERS' INFORMATION EXCHANGE

The staff were congratulated on the recent success of the Culture Galore programme.

The meeting concluded at 5.19pm.

10. RICCARTON/WIGRAM TRANSPORT AND GREENSPACE COMMITTEE REPORT - 22 MARCH 2010

General Manager responsible:	General Manager, Regulation and Democracy Services
Officer responsible:	Liz Beaven, Community Board Adviser
Author:	Liz Beaven, Community Board Adviser

PURPOSE

The purpose of this report is to submit the outcomes of the Transport and Greenspace Committee meeting held on Monday 22 March 2010.

The meeting was attended by Mike Mora (Chairperson), Helen Broughton, Jimmy Chen, Beth Dunn, Judy Kirk and Peter Laloli.

An apology for absence was received and accepted from Bob Shearing.

An apology for lateness was received and accepted from Mike Mora.

1. DEPUTATIONS BY APPOINTMENT

Mr Scandrett, resident of Jamell Place, discussed with the Committee his request for the removal of a Silver Birch street tree from the berm outside his residence.

2. CORRESPONDENCE

Nil.

3. NOTICE OF MOTION

3.1. The following Notice of Motion was submitted by Helen Broughton:

That the remaining Silver Birch in the berm adjoining Mr and Mrs Scandrett's residence in Jamell Place be removed and replaced. The cost of removal and replacement to be at the expense of the Scandretts."

With the agreement of the mover the Notice of Motion was altered as follows:

That the Committee recommend to the Board that the remaining Silver Birch in the berm adjoining Mr and Mrs Scandrett's residence in Jamell Place be removed and replaced. The cost of removal and replacement to be a PB95 grade tree and to be at the expense of the Scandretts. The replacement tree will be outside 12 Jamell Place.

The altered motion was seconded by Beth Dunn.

The Committee's recommendation on this matter is recorded under clause 8 of this report.

10. Cont'd

4. BRIEFINGS

- 4.1 Inspector Al Stewart, New Zealand Police, discussed with the Committee the traffic concerns within the Riccarton/Wigram Ward including the Police strategies dealing with drunk driving, non-wearing of seat belts, speeding, and careless use of vehicles. The Committee also discussed the challenges with anti social road users.
- 4.2 Tony Spowart, Regional Traffic and Safety Manager, New Zealand Transport Agency (NZTA) updated the Committee matters in relation to NZTA matters within the Riccarton/Wigram Ward.
- 4.3 Paul Forbes, Assistant Traffic Engineer discussed with the Committee matters regarding Anti-Social Driving in Parkstone Avenue.

5. REMOVAL OF TREE HUT - TEMPLETON DOMAIN

The Committee considered a request for the Committee to recommend to the Board to remove a resident constructed tree hut from a tree within the Templeton Domain.

The Committee's recommendation on this matter is recorded under clause 8 of this report.

6. PROPOSED PARKING RESTRICTION – SCHOOL ROAD, HALSWELL

The Committee considered a request for approval for a parking restriction to be installed on the northern side of School Road, Halswell operating from 8.30am to 9.30am and from 2.30pm to 3.30pm on school days only.

The Committee's recommendation on this matter is recorded under clause 8 of this report.

7. ELECTED MEMBERS' INFORMATION EXCHANGE

Committee members held a general discussion on the following matter:

- Deans Avenue Precinct Society
The Committee were advised that the Dean's Avenue Precinct Society have raised concerns on the condition of an alleyway adjacent to Brockworth Place. Staff advised that the residents should submit a Customer Service Request if they believe it is a Health and Safety issue.

8. COMMITTEE RECOMMENDATIONS

8.1 Removal of Tree Hut from Templeton Domain

That the Board remove the resident built tree hut from Templeton Domain.

That the Board request that the Templeton Domain Management Plan be reviewed.

8.2 Proposed Parking Restriction – School Road, Halswell

That the Board:

- (a) revoke:
 - (i) All existing parking restrictions on School Road, Halswell.

10. Cont'd

(b) approve:

- (i) That the stopping of vehicles be prohibited at all times on the northern side of School Road, Halswell commencing at its intersection with Larsons Road and extending in an easterly direction for a distance of nine metres.
- (ii) That the stopping of vehicles be prohibited at all times on the northern side of School Road, Halswell commencing at a point 88 metres east of its intersection with Larsons Road and extending in an easterly direction for a distance of 28 metres.
- (iii) That a Bus Stop be installed on the northern side of School Road, Halswell commencing at a point 52 metres in an easterly direction from its intersection with Larsons Road and extending in an easterly direction for a distance of 36 metres.
- (iv) That the parking of vehicles be restricted to a maximum period of three minutes on the northern side of School Road, Halswell commencing at a point 116 metres east of its intersection with Larsens Road and extending in an easterly direction for a distance of 50 metres. This restriction is to apply between 8.30am to 9.30am and 2.30pm to 3.30pm on school days.

The meeting concluded at 11.05am.

- 11. COMMUNITY BOARD ADVISER'S UPDATE**
- 12. ELECTED MEMBERS' INFORMATION EXCHANGE**
- 13. MEMBERS' QUESTIONS UNDER STANDING ORDERS**