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**SHIRLEY/PAPANUI COMMUNITY BOARD
20 JULY 2005**

**A meeting of the Shirley/Papanui Community Board
was held on Wednesday 20 July 2005 at 4pm
in the Board Room, Papanui Service Centre**

PRESENT: Yvonne Palmer (Chairperson), Myra Barry (Deputy Chairperson),
Bill Bush, Ngaire Button, Graham Condon and Megan Evans.

APOLOGIES: Apologies for absence were received and accepted from
Norm Withers.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. SHIRLEY/PAPANUI AREA - LAND FOR ROAD

General Manager responsible:	General Manager Corporate Services
Officer responsible:	Corporate Support Manager
Author:	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 the Council to purchase the areas as follows:

Property Address	Area (m²)	Plan Reference
140A St Albans Street	8m ²	C on SO 19135
171 St Albans Street	8m ²	A on SO 19087
39 Wyndham Street	55m ²	Section 1 on SM1492-01

Note: Property location maps are attached to this report.

140A St Albans Street

4. The area to be acquired comprises 8m² and is shown as Area C on the attached Survey Office Plan 19135.
5. It appears that the acquisition was contemplated by the Council in 1993 but not completed.
6. Simes Limited has assessed a compensation value of \$200 including GST for the 8m² area. The value is low because they considered the effect of taking the land was virtually nil. There would merely be a change of ownership of part of the front part of the driveway, and no appreciable impact on the property.

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7. This offer was made to the landowners who subsequently advised they would accept \$300 including GST for the area. This is acceptable to staff, subject to obtaining the appropriate Council approval.

171 St Albans Street

8. Area A on Survey Office Plan 19087 comprises 8m². This acquisition was contemplated by the Council in 1990 but not completed.
9. Simes Limited has assessed a compensation value of \$1,600 including GST and an approach has been made to the landowners on this basis.
10. As at the date this report was submitted to the Community Board, the landowners are still considering the offer.

39 Wyndham Street

11. The subject land is shown as Section 1, containing 55 square metres, on Scheme Plan SM149201, and comprises part of a larger site that has been developed with three ownership flats.
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 ²)	Plan Reference	Valuation (April 2005)
140A St Albans Street	8m ²	C on SO 19135	\$200
171 St Albans Street	8m ²	A on SO 19087	\$1,600
39 Wyndham Street	55m ²	Section 1 on SM1492-01	\$3,000
TOTAL			\$4,800

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, which equates to a total of \$100 more than Simes' recommendation for compensation of \$200. 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.

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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.

BOARD RECOMMENDATIONS:

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

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

- (b) That the Council confirm 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 be funded from the capital streets budget held by the Transport and City Streets Unit.

PART B - REPORTS FOR INFORMATION

2. WELCOME

The Chairperson welcomed all present.

3. PETITION

Karen Andrews presented a petition on behalf of Kerry Vandeloo, a resident of Seafield Park who was unable to attend the meeting.

The petition contained 44 signatures from the residents, requesting a playground and half court at Seafield Park.

The Board **received** the petition and advised that:

- In terms of priority, the Greenspace Unit have a request for the Seafield subdivision playground on their capital budget as follows: planning/consultation to take place in 2007/08 and construction to take place in 2008/09.
- With regard to the half court there is the issue of duplication of equipment, in close proximity. Spencer Park has a half court plus a tennis court in the nearby Spencerville Reserve.

The Board thanked Karen Andrews for coming to speak to the Board.

4. COMMUNITY SERVICE AWARD – PRESENTATION

Graeme Matheson was presented with a Community Service Award.

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5. DEPUTATIONS BY APPOINTMENT

5.1 Inspector Dave Lawry, Papanui Police

Inspector Dave Lawry updated the Board on the parking issues in and around Averill Street raised at the Board meeting on 15 June 2005, and other areas of interest in the Board's area.

Inspector Lawry also presented the Board with a certificate from the Papanui Crime Watch.

5.2 Peggy Kelly and Bertram Rush – Friends of Packe Street Park

Peggy Kelly and Bertram Rush from the Friends of the Park at 125–129 Packe Street Inc addressed the Board regarding maintenance of the park.

The Board **received** the information and requested that a staff report be provided on the review of service levels and to investigate further options for the Packe Street park.

5.3 Transport and City Streets Liaison Officer

Tony Lange introduced Stuart Woods as the new Transport and City Streets Liaison Officer for the Shirley/Papanui Community Board. The Board thanked Tony Lange for his service to the Board.

5.4 St Albans Residents' Association

Douceline Wardle from the St Albans Residents' Association updated the Board on the work of the St Albans Residents' Association.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

6. CONFIRMATION OF MEETING REPORT – 6 JULY 2005

The Board **resolved** that the report of the ordinary meeting held on 6 July 2005 be confirmed subject to the following amendments:

1. Mary Scales, 27 Gambia Street, Papanui

The size of the bathroom was also a concern since a caregiver or two people would not be able to fit into the bathroom.

2. Redwood Beautifying Association and Garden Club– Application for Funding

That the resolution be revoked on the basis that a Board member did not declare a conflict of interest and that this report be referred to the Board's next meeting on 3 August 2005.

7. PERRY STREET KERB & CHANNEL RENEWAL

The Board considered a report seeking its approval for staff to proceed with the final design, the calling of tenders and the construction of the Perry Street kerb and channel renewal project, and the implementation of a number of associated parking restrictions.

The Board **resolved**:

1. That approval be granted for staff to proceed with the final design, the calling and letting of tenders and implementation of the Perry Street kerb and channel renewal project.
2. That the stopping of vehicles be prohibited at any time in the following locations:
 - (i) On both sides of Perry Street commencing at its intersection with Papanui Road and extending 14 metres in an easterly direction.

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- (ii) On the east side of Papanui Road commencing at its intersection with Perry Street and extending 16 metres in a northerly direction and 23 metres in a southerly direction.
 - (iii) On the north side of Perry Street commencing 108 metres east of its intersection with Papanui Road and extending 36 metres in an easterly direction.
 - (iv) On the south side of Perry Street commencing 110 metres east of its intersection with Papanui Road and extending 30 metres in an easterly direction.
 - (v) On both sides of Perry Street commencing 258 metres east of its intersection with Papanui Road and extending to its intersection with Rayburn Avenue.
 - (vi) On both sides of Perry Street commencing at its intersection with Rayburn Avenue and extending 17 metres in an easterly direction.
 - (vii) On both sides of Rayburn Avenue commencing at its intersection with Perry Street and extending 10 metres in a southerly direction.
 - (viii) On both sides of Rayburn Avenue commencing at its intersection with Perry Street and extending 15 metres in a northerly direction.
 - (ix) On the north side of Perry Street commencing 107 metres east of its intersection with Rayburn Avenue and extending 13 metres in an easterly direction.
 - (x) On the south side of Perry Street commencing 103 metres east of its intersection with Rayburn Avenue and extending 19 metres in an easterly direction.
3. That the new traffic restrictions described in (1) above take effect upon completion of the works described in (2) above.
 4. That lighting for safety be considered at the two pinch points.

8. INTEGRATED ARTWORK SIGNAGE FUNDING REQUEST

The Board considered a report seeking ratification for funding an integrated artwork signage project at the Janet Stewart Reserve Pa Harakeke.

The Board **resolved:**

1. That \$5,000 be allocated from the Board's 2005/06 SCAP budget towards an integrated artwork signage project at the Janet Stewart Reserve Pa Harakeke.
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)

The Board considered a report from the Community Development Adviser seeking financial assistance for a newly established community group, Music Moments.

The Board **resolved:**

1. That a start up grant of \$1,500 be allocated from its 2005/06 Discretionary budget to Music Moments.
2. The start up grant to be allocated as follows:
 - \$950 towards equipment and advertising costs
 - \$100 towards printing of music sheets
 - \$450 towards overhead costs

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10. REDWOOD EARLY CHILDHOOD CENTRE

The Board considered a report from the Community Development Adviser seeking financial assistance for the Redwood Early Childhood Centre to replace their shade-cloth.

The Board **resolved** that \$4,900 be allocated from the Board's 2005/06 SCAP budget to the Redwood Early Childhood Centre towards the cost of a new shade-cloth.

11. MACFARLANE PARK NEIGHBOURHOOD CENTRE – FENCE REPLACEMENT

The Board considered a report from the Parks and Waterways Area Advocate seeking financial assistance to replace a section of fence around the Macfarlane Park Neighbourhood Centre.

The Board **resolved** that \$2,600 be allocated from the Board's 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

The Board considered a report seeking its support for the implementation of the proposed playground and landscaping plan for Morrison Avenue Reserve, following community consultation.

The Board **resolved**:

1. That approval of the proposed Morrison Avenue Reserve development plan be granted, in order to proceed to detailed design and construction.
2. That 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 be supported.

The meeting concluded at 6.00 pm.

CONFIRMED THIS 3RD DAY OF AUGUST 2005

**YVONNE PALMER
CHAIRPERSON**