

12. 2. 2009

**HAGLEY/FERRYMEAD COMMUNITY BOARD
19 NOVEMBER 2008**

**Minutes of a meeting of the Hagley/Ferrymead Community Board
held on Wednesday 19 November 2008 at 3pm in the Board Room,
Linwood Service Centre, 180 Smith Street, Linwood.**

PRESENT: Bob Todd (Chairperson), Rod Cameron, Tim Carter, David Cox,
John Freeman, Brenda Lowe-Johnson and Yani Johanson.

APOLOGIES: An apology for lateness was received and accepted from
Yani Johanson.

Yani Johanson arrived at 3.16pm and was absent for part of
clause 8.1.

David Cox retired from the meeting at 4.10pm and was absent
for part of clause 8 and from clauses 9 to 20.

The Board reports that:

PART A – ITEMS REQUIRING A COUNCIL DECISION

**1. POPLAR LANE AND ASH STREET - PROPOSED 30 MINUTE PARKING RESTRICTION,
RESIDENT ONLY PARKING RELOCATION, 5 MINUTE (AT ANY TIME) PARKING RESTRICTION,
AND NO STOPPING RESTRICTIONS**



General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Transport and Greenspace Manager
Authors:	Steve Dejong/Jeanette Ward

PURPOSE OF REPORT

1. The purpose of this report is to recommend to the Council that it approve:
 - (a) The installation of a 30 minute parking restriction at the southern and northern end of Poplar Lane and the eastern end of Ash Street.
 - (b) The relocation of the existing "Residents Only" park from Poplar Lane to Tuam Street; to be established on the north side of the Tuam Street and east of the Madras Street intersection.
 - (c) The installation of a 5 minute (at any time) parking restriction at the western end of Ash Street.
 - (d) The establishment of No Stopping restrictions.

EXECUTIVE SUMMARY

2. At the meeting of the Council, on 3 March 2005, the Council approved the installation of "Residents Only" parking, a P15 and P30, and three loading zones in Poplar and Ash Streets. With the further redevelopment of Poplar Lane over the ensuing three years, this previous parking regime no longer meets the mixed needs of the shops, restaurants and bars with their evolution of free flow outdoor dining arrangements which have evolved.

1 Cont'd

3. The "Residents Only" parking approved in 2005, being controversial at the time, did not conform to the Council's "Residents Only Parking Policy", which is still current. These "Residents Only" parking spaces were installed to service the inner city residential units which had been established above 154 and 146 High Street, 5 Poplar Lane and 138 Lichfield Street. Many of these units have been split up and on-sold, nine are now owned by a major stakeholder in Poplar Lane.
4. As the design work for the Poplar Lane upgrade was underway by July 2007, no further "Residents Only" parking permits have been issued. There are no current permits held by any of the tenants of the above mentioned units, as all permits issued before July 2007 expired on 30 June 2008. It is proposed to relocate the "Residents Only" parking (three spaces) approved by the Council on 3 March 2005 from Poplar Lane to the northern side of Tuam Street, 54 metres east of the Madras Street intersection. This area is presently unrestricted all day parking, see **attached** plan.
5. Not having formed footpaths, Poplar Lane is a shared traffic/pedestrian environment. To enhance this pedestrian environment and slow traffic speeds through the lane, large metal planter boxes have been installed, thus narrowing the lane and providing some protection to pedestrians exiting doorways that open directly onto the lane. Between some of the planter boxes outdoor dining areas have been created. It is proposed to install a 30 minute parking restriction (four spaces) on the western side of Poplar Lane at the Tuam Street end. This proposed P30 will replace the "Residents Only" parking and provide some short-term parking for customers of and deliveries to the shops/facilities located in the lane.
6. Currently located on the northern side of Ash Street outside the "Twisted Hop" is a loading zone (goods vehicles only), however, it is being used as all day parking; because the signs are missing and the yellow box was removed with the seal when the area was cobbled. It is proposed to replace this loading zone with a P5 (at any time). This would remove the necessity to paint the yellow box on the cobbles and aligns with the Central City Loading Zone review approved by the Council on 10 August 2006. It would require only the installation of two signs on the side of the "Twisted Hop" building.
7. It is further proposed to replace the existing P15 located at the northern end of Poplar Lane with a P30 (four spaces). It is understood that the owners of the buildings on both sides of the lane at the intersection of Lichfield Street have major redevelopments planned. These redevelopments are presently at the design stage and, if approved, will necessitate a further review of parking in this location in the future.
8. It is further proposed to replace the existing/missing loading zone at the eastern end of Ash Street with a P30 (three spaces). The Ash Street location is presently all day parking because the signs and markings of the loading zone approved by the Council in March 2005 are missing. Making this loading zone a P30 will create consistent short-term parking at all entrances to the lanes. The owner of Edward Gibbon, the large plumbing supplier at the eastern end of Ash Street, supports the proposed change.
9. Extensive consultation was undertaken by the Capital Projects Team in 2007 prior to the Poplar Lane upgrade. The parking changes were part of that consultation plan and have been further refined through ongoing consultation. This report is merely legitimising that which has already been approved under that project.

FINANCIAL IMPLICATIONS

10. The cost of this proposal is estimated to be \$2000.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

11. The installation and removal of road markings and signs is within the LTCCP Street and Transport Operational Budgets.

1 Cont'd

LEGAL CONSIDERATIONS

12. Part 1, clause 5 of the Christchurch Traffic and Parking Bylaw provides the Council with the authority to install parking restrictions by resolution.
13. The installation of any associated signs and markings must comply with the Land Transport Rule: traffic control devices 2004.

Have you considered the legal implications of the issue under consideration?

14. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

15. Aligns with the Streets and Transport activities by contributing to the Council's Community outcomes - Community and Safety.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

16. This contributes to improve the level of service for parking and safety.

ALIGNMENT WITH STRATEGIES

17. The recommendations align with the Council's Parking Strategy 2003.

Do the recommendations align with the Council's strategies?

18. As above.

CONSULTATION FULFILMENT

19. Extensive consultation was undertaken by the Capital Projects Team in 2007 prior to the Poplar Lane upgrade. The parking changes were part of that consultation plan and have been fine-tuned through ongoing consultation. This report is merely legitimising that which has already been approved under that project. The owner of Edward Gibbon, the large plumbing supplier at the eastern end of Ash Street, supports the proposal.

STAFF RECOMMENDATION

That the Council approve:

Revocation of existing/redundant parking restrictions

- (a) That any parking restriction on the east side of Poplar Lane between Tuam Street and Ash Street be revoked.
- (b) That any parking restriction on the east side of Poplar Lane between Ash Street and Lichfield Street be revoked.
- (c) That any parking restriction on the west side of Poplar Lane between Tuam Street and Lichfield Street be revoked.
- (d) That any parking restriction on the north side of Ash Street between Poplar Lane and Madras Street be revoked.
- (e) That any parking restriction on the south side of Ash Street between Poplar Lane and Madras Street be revoked.

1 Cont'd

30 minute parking restrictions

- (f) That the parking of vehicles be restricted to a maximum period of 30 minutes on the west side of Poplar Lane commencing at a point six metres north of its intersection with Tuam Street and extending in a northerly direction for a distance of 24 metres.
- (g) That the parking of vehicles be restricted to a maximum period of 30 minutes on the west side of Poplar Lane commencing at a point four metres south of its intersection with Lichfield Street and extending in a southerly direction for a distance of 24 metres.
- (h) That the parking of vehicles be restricted to a maximum period of 30 minutes on the south side of Ash Street commencing at a point 19 metres west of its intersection with Madras Street and extending in a westerly direction for a distance of 18 metres.

5 minute parking restriction

- (i) That the parking of vehicles be restricted to a maximum period of 5 minutes (at any time) on the north side of Ash Street commencing at a point 10 metres east of its intersection with Poplar Lane and extending in a easterly direction for a distance of 9 metres.

Residents Only parking relocation

- (j) That 'Residents Only' parking is installed on the north side of Tuam Street commencing at a point 54 metres east of its intersection with Madras Street and extending in an easterly direction for a distance of 18 metres and to be operative at all times.

No Stopping restrictions

- (k) That the stopping of vehicles be prohibited (at any time) on the west side of Poplar Lane commencing at a point 30 metres north of its intersection with Tuam Street and extending in a northerly direction for a distance of 51 metres.
- (l) That the stopping of vehicles be prohibited (at any time) on the east side of Poplar Lane commencing at its intersection with Tuam Street and extending in a northerly direction for a distance of 52 metres, to its intersection with Ash Street.
- (m) That the stopping of vehicles be prohibited (at any time) on the east side of Poplar Lane commencing at its intersection with Ash Street and extending in a northerly direction for a distance of 49 metres, to its intersection with Lichfield Street.
- (n) That the stopping of vehicles be prohibited (at any time) on the south side of Ash Street commencing at its intersection with Madras Street and extending in a westerly direction for a distance of 19 metres.
- (o) That the stopping of vehicles be prohibited (at any time) on the south side of Ash Street commencing at a point 37 metres west of its intersection with Madras Street and extending in a westerly direction for a distance of 61 metres to its intersection with Poplar Lane.
- (p) That the stopping of vehicles be prohibited (at any time) on the north side of Ash Street commencing at its intersection with Madras Street and extending in a westerly direction for a distance of 79 metres.
- (q) That the stopping of vehicles be prohibited (at any time) on the north side of Ash Street commencing at its intersection with Poplar Lane and extending in a easterly direction for a distance of 10 metres.

1 Cont'd

BOARD CONSIDERATION

The Board was advised by staff that there will be a review of the residents only parking scheme, therefore what was proposed in recommendation (j) above could be deferred until the outcomes of that review was addressed by the Council. The Board supported this approach.

BOARD RECOMMENDATION

- (a) That the staff recommendations with the exception of item (j) be approved.
- (b) That the residents only parking relocation proposed in staff recommendation (j) be withdrawn given the information provided that a review of the Council's residents only parking scheme is being undertaken.

2. **MUNICH PLACE - ROAD LEGALISATION**

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Asset and Network Planning Manager
Author:	Weng Kei Chen, Asset Policy Engineer

PURPOSE OF REPORT

1. The purpose of this report is to recommend that the Council authorise the existing road reserve (Lot 51 DP 71871) to be dedicated as a road pursuant to Section 111 of the Reserves Act 1977.

EXECUTIVE SUMMARY

2. A subdivision application has been lodged by Fragien Development to subdivide Lot 2 DP 327472 into 10 residential lots, with road access to be served by the extension of Munich Place with a cul de sac as shown on the **attached** subdivision proposal.
3. The road extension will be constructed on a parcel of road reserve being Lot 51 DP 71871. The vesting of land as road reserve is a common tool used by the Council to control the future access to neighbouring properties.
4. Prior to the approval of this residential subdivision, the owner of the property, Cremation Society, is required to create a separate land title for Lot 2 DP 327472, which will not have legal road frontage.
5. The dedication of 'road reserve' as legal road will need to occur to provide Lot 2 DP 327472 with road frontage, thus enabling the Council to consent to the 10 residential lots development proposed by Fragien Development.
6. Fragien Development has contributed to the Council, the sum of \$25,200 as a roading contribution enabling the development to proceed. This amount is equivalent to the land valuation.
7. The road construction serving the development including the area which is road reserve, will be carried out as a condition of subdivision, hence the Council will not incur any financial costs.

FINANCIAL IMPLICATIONS

8. The costs associated with the dedication process are approximately \$1,500, and these will be met by the Transport and Greenspace subdivision budget.

2 Cont'd

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

9. Yes.

LEGAL CONSIDERATIONS

10. Section 111 of the Reserves Act 1977- Road reserve may be dedicated as a road.

This section states that:

(1) Where any land is vested in the Crown or in any local authority for the purposes of a road reserve and the land is required for the purposes of a road, the land may be dedicated as a road by notice under the hand of the Minister or, as the case may be, by resolution of the local authority, and lodged with the District Land Registrar.

11. The Board does not have the Council's delegated authority to resolve in respect of "existing road reserve" to "road" dedication; such decisions need to be made by the full Council. The Board does however have recommendatory powers.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. This report is in alignment with the Council's core function to manage the roading network.

STAFF RECOMMENDATION

That the Council, pursuant to Section 111 of the Reserves Act 1977, resolve to dedicate the existing road reserve more particularly described as Lot 51 DP 71871, as road.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

3. **80 RETREAT ROAD - PROPOSED ROAD STOPPING**

General Manager responsible:	General Manager, City Environment, DDI 941 8608
Officer responsible:	Asset and Network Planning Manager
Author:	Tom Lennon, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to recommend that the Council consent to stop, pursuant to section 116(1) of the Public Works Act 1981, a portion of unformed road comprising part of Retreat Road, and to amalgamate the land with the adjoining title, pursuant to section 117(3)(b).

EXECUTIVE SUMMARY

2. On 10 April 2008, following a recommendation of the Hagley Ferrymead Community Board, the Council resolved to declare Section 1 illustrated in SO 406298 (**attached**) surplus to the Council's requirements, and to dispose of the respective Section to the adjoining landowners.
3. The adjoining owners have entered into an Agreement for Sale and Purchase with the Council. The Agreement is conditional upon the Council resolving to stop the road pursuant to section 116 of the Public Works Act.
4. Given that the Council has previously declared Section 1, as illustrated in SO 406298, surplus to requirements, the statutory road stopping process should now proceed subject to a formal recommendation of the Community Board, and subsequent resolution of the Council.

3 Cont'd

5. The Council recently considered a report relating to a draft policy on road stopping and associated processes. Although such policy was not adopted and further work and investigations are required, the Council decided to allow for the completion of all road stopping applications already under contractual agreement. Such is the case of the road stopping application for the portion of unformed road adjacent to 80 Retreat Road.

FINANCIAL IMPLICATIONS

6. Simes Limited assessed a current market value for Section 1 of \$30,000 inclusive of GST. The value is reflected in the Agreement for Sale and Purchase with the owners of 80 Retreat Road.
7. The owners have also agreed to meet all costs associated with the road stopping application including, but not limited to, survey and legal fees.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

8. Not applicable.

LEGAL CONSIDERATIONS

9. The Community Board does not have authority to consent to stopping a road, such decisions can only be made by the full Council. The Board does however have recommendatory powers.
10. Section 116 Public Works Act 1981 – Stopping Roads
This section says that, subject to the consent in writing of the territorial authority and the owner(s) of the land adjoining the road to the stopping, then the road can be declared formally stopped by notice in the Gazette.
11. Section 117 Public Works Act 1981 – Dealing with stopped roads
This section enables the Council to deal with the stopped road in the same manner as if the road had been stopped pursuant to the Local Government Act 1974.
12. Section 120 Public Works Act 1981 – Registration
This section provides for the road to be amalgamated with the adjoining land and transfer of the same in the registered proprietor for the time being of the land in that certificate of title.

Have you considered the legal implications of the issue under consideration?

13. Yes. The report recommendations will enable the statutory process as outlined in this section of the report.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. The LTCCP page 152 “Streets and Transport Objectives” – to provide a sustainable network of streets.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

15. Yes.

ALIGNMENT WITH STRATEGIES

16. This action is consistent with the traffic objectives stated in the City Plan.

Do the recommendations align with the Council’s strategies?

17. Yes.

3 Cont'd

CONSULTATION FULFILMENT

18. The owner of 80 Retreat Road adjoining Section 1 illustrated in SO 406298 is considered to be the only affected party to this application. Section 116 of the Public Works Act requires that the owner of land adjoining the portion of road to be stopped must consent, in writing, to the proposed stopping. This consent has been given.

STAFF RECOMMENDATION

That the Council:

- (a) Pursuant to section 116(2)(d) of the Public Works Act 1981, gives consent to declare the area of legal road, shown as Section 1, stopped pursuant to section 116 (1) of the Public Works Act 1981.
- (b) Pursuant to section 117(3)(b) of the Public Works Act 1981, dispose of Section 1, illustrated in SO 406298, to the owners of the adjoining property at 80 Retreat Road, and the Council further directs that pursuant to section 120(3) of the Public Works Act 1981, Section 1 shall be amalgamated with the property at 80 Retreat Road held in Certificate of Title CB 452/174.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND (THE ISSUES)

19. The owners of the property at 80 Retreat Road made an application to the Council to acquire the part of the berm area that adjoins their respective property. The section forms part of the legal road known as Retreat Road, and a statutory process to stop the section of road is required in order to dispose of this section to the owners.
20. A report was presented to the Hagley/Ferrymead Community Board on 5 March 2008 seeking the Board's recommendation to Council:
- (a) *To declare the parcel of land indicated as Sect 1 on the attached plan (542/137/1/3) as surplus to the Council's requirements.*
- (b) *Grant approval for the commencement of the road stopping procedures pursuant to section 116 of the Public Works Act 1981.*

The Council adopted the Board's recommendation on 10 April 2008.

21. The Council now has an Agreement for Sale and Purchase in place with the owners of 80 Retreat Road. The Agreement requires the Council to formally declare to stop Section 1, which is the purpose of this report.

PART B - REPORTS FOR INFORMATION



4. DEPUTATIONS BY APPOINTMENT

4.1 ALEX DRYSDALE AND LINDA RUTLAND – AVON HEATHCOTE IHUTAI TRUST

Mr Alex Drysdale and Ms Linda Rutland presented to the Board on the Avon Heathcote Ihutai Trust, application for the Avon Heathcote Estuary to be accepted for Ramsar status, as a wetland of international importance.

The Trust requested support by way of a letter of support from the Community Board.

The Chairperson thanked Mr Drysdale and Ms Rutland for their presentation, and advised that further information on this matter will be sought from Council staff.

5. PETITIONS

Nil.

6. NOTICES OF MOTION

Nil.

7. CORRESPONDENCE

Nil.

8. BRIEFINGS

8.1 CRIME PREVENTION AND INITIATIVES

Acting Senior Sergeant Philip Dean and Senior Sergeant Gordon Spite from the Christchurch Central Police attended to update the Board on the crime prevention and targeting initiatives reported to the Board on 22 May 2008, and to inform the Board of the community consultation that the Police intend to undertake in 2009.

Details on progress with previous initiatives and new programmes to be undertaken were given, and members were advised that five community police officers have been appointed to target two key areas in the ward; burglaries and violence.

Information was given on the community consultation meetings that the Police intend to hold in 2009, and the Board invited to support and attend. Discussion was held on the format and structure of these meetings.

The Chairperson thanked Acting Senior Sergeant Philip Dean and Senior Sergeant Gordon Spite for their briefing to the Board.

8 Cont'd

8.2 SOUTH CITY DEVELOPMENT

Kim McCracken and Steve Mark, the consultant and architect for the South City Development, briefed the Board on the proposal for construction of an upper story carparking facility and an extension to the ground floor shopping area. Members viewed plans of the development and asked questions of the presenters.

The development includes Alcester Street, and the developer will request the formal stopping of the road in due course. The road has no network function and only provides access from Durham Street to the South City Carpark. Staff from the Urban Design team will continue discussion with the developers consultants.

The Chairperson thanked the presenters for the briefing provided.

(Note: David Cox withdrew from the meeting for the duration of this briefing.)

9. 104 MAJOR HORN BROOK ROAD - ALTERATION TO LANDSCAPED PLOT OUTSIDE

The Board considered a report seeking approval for the alteration of an existing landscaped plot outside 104 Major Hornbrook Road. Concern was expressed at consultation associated with the proposal.

The Board **decided** that the consideration of this report be deferred for two weeks to enable the Council staff to undertake consultation.

10. HAGLEY/FERRYMEAD COMMUNITY BOARD - FUNDING ACCOUNTABILITY REPORT 2007/2008

The Board **received** the accountability details for the end of year outcomes regarding the funding allocations of \$390,000 made by the Hagley/Ferrymead Community Board in 2007/08.

Members clarified that discretionary funding of \$943 was given to the Inner City *East* Neighbourhood Group and requested that records be amended to reflect this.

Staff were thanked for the work they had done in providing the report .

11. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on forthcoming Board related activity over the coming weeks including:

- Combined Community Boards Seminars – Thursday 20 November, Monday 24 November and Monday 8 December 2008.
- Hagley/Ferrymead Community Board Objectives – Members were advised that the updated objectives will be distributed to the Board in the coming weeks.
- New Zealand Community Boards' Conference 2009 – Members were reminded to registration forms are due before 16 December 2008.
- Members were supplied with a copy of a memorandum regarding the final Bridle Path Road Area Plan and the outcome from the Regulatory and Planning Committee.

12. MEMBERS QUESTIONS

Nil.

13. BOARD MEMBER'S INFORMATION EXCHANGE

- Excellence Award – Graffiti in Philipstown – Members were asked to consider entering the Graffiti in Phillipstown for the Combined Community Board Conference Excellence Award. Nominations close on 15 December 2008.
- Keep Christchurch Beautiful – Members were advised that the Keep Christchurch Beautiful presentation of Awards to schools was being held on 20 November 2008 at 3.30pm in the Boardroom at Linwood Service Centre.
- Harper Avenue - Boy Racers – Members were advised that a deputation was presented to the Fendalton/Waimari Community Board concerning boy racers along Fendalton Road and Harper Avenue.
- Wheelie Bins – Mention was made of the new wheelie bins currently being delivered to households around the city and concerns in regard to the hill suburbs in the Hagley/Ferrymead ward.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

14. CONFIRMATION OF MINUTES – 5 NOVEMBER 2008

The Board **resolved** that the minutes of its ordinary meeting held on 5 November 2008, be confirmed.

15. APPLICATION TO THE HAGLEY/FERRYMEAD COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – BROOKE RICHARD FENDALL

The Board considered a report regarding an application for funding from the Hagley/Ferrymead Community Board's 2008/09 Youth Development Scheme.

The Board **resolved** to allocate \$600 from the 2008/09 Youth Development Scheme to Brooke Richard Fendall to represent the South Island region at the Pacific Coast Slam in Port Macquarie in Australia, January 2009.

16. APPLICATION TO THE HAGLEY/FERRYMEAD COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – WAVERLEY GEE

The Board considered a report regarding an application for funding from the Hagley/Ferrymead Community Board's 2008/09 Youth Development Scheme.

The Board **resolved** to allocate \$400 from the 2008/09 Youth Development Scheme to Waverley Gee to compete at the Australian National Clubs Championships in November 2008.

17. APPLICATION TO THE HAGLEY/FERRYMEAD COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – HARRISON DALLOW KING

The Board considered a report regarding an application for funding from the Hagley/Ferrymead Community Board's 2008/09 Youth Development Scheme.

The Board **resolved** to allocate \$200 from the 2008/09 Youth Development Scheme to Harrison Dallow King to enable him to compete in the New Zealand Student Leadership Jump Jam Finals to be held in Auckland from 20 to 21 November 2008.

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18. APPLICATION TO THE HAGLEY/FERRYMEAD COMMUNITY BOARD'S DISCRETIONARY RESPONSE FUND – SUMNER COMMUNITY POOL INC

The Board considered a report regarding an application for funding from the Hagley/Ferrymead Community Board's 2008/09 Discretionary Response Fund.

The Board **resolved** to allocate \$5,000 from the 2008/09 Discretionary Response Fund to the Sumner Community Pool Inc for water testing over the 2008/09 summer.

(**Note:** Rod Cameron requested that his vote be recorded against the adoption of the above decision.)

19. COMMUNITY BOARD - CODE OF CONDUCT

The Board considered a report regarding the adoption of the draft revised Community Board Code of Conduct.

The Board **resolved to** adopt the revised Community Board Code of Conduct, with immediate effect.

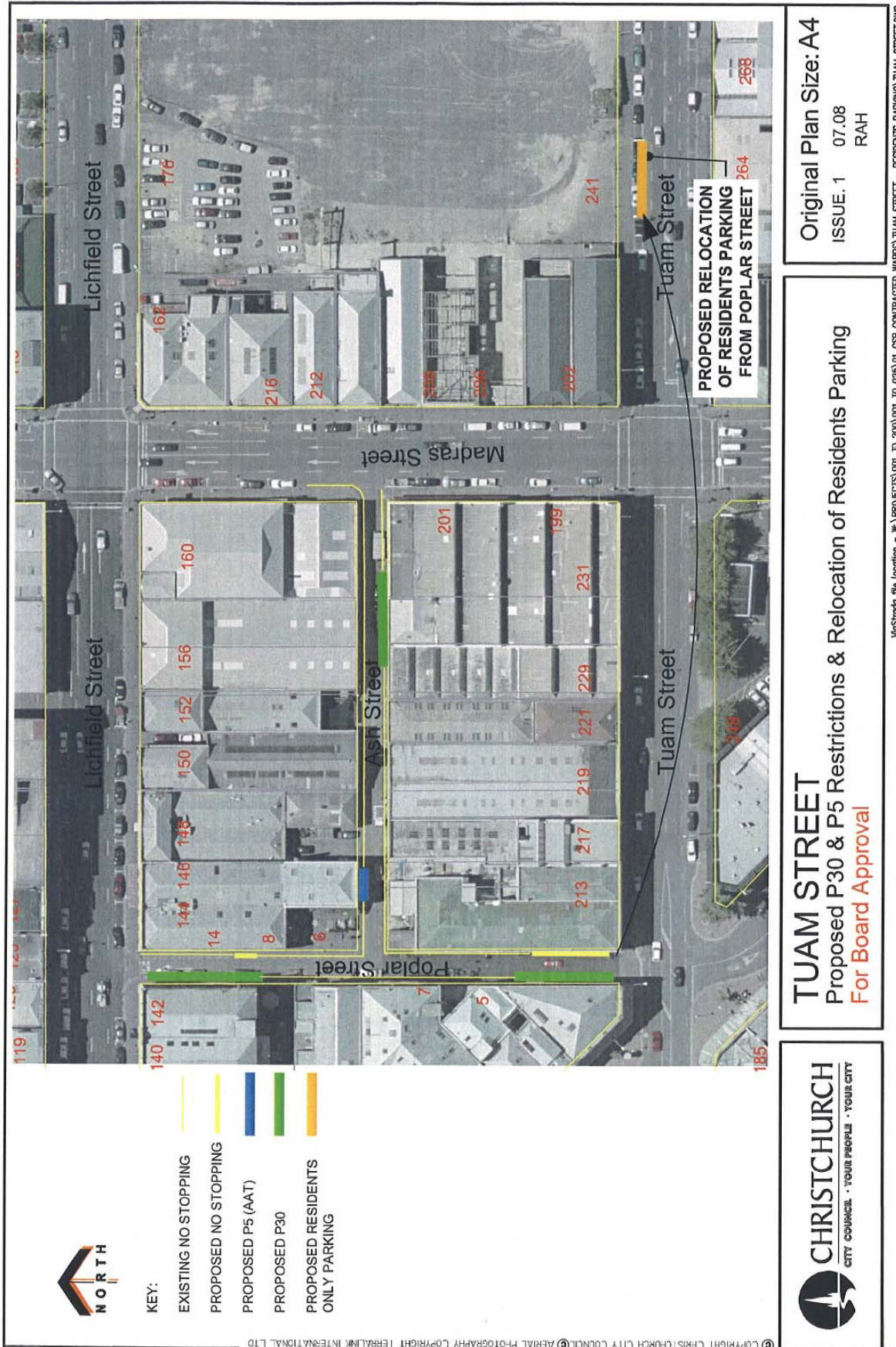
(**Note:** Yani Johanson requested that his vote be recorded against the adoption of the above decision.)

The meeting concluded at 5.17pm.

CONFIRMED THIS 19TH DAY OF NOVEMBER 2008

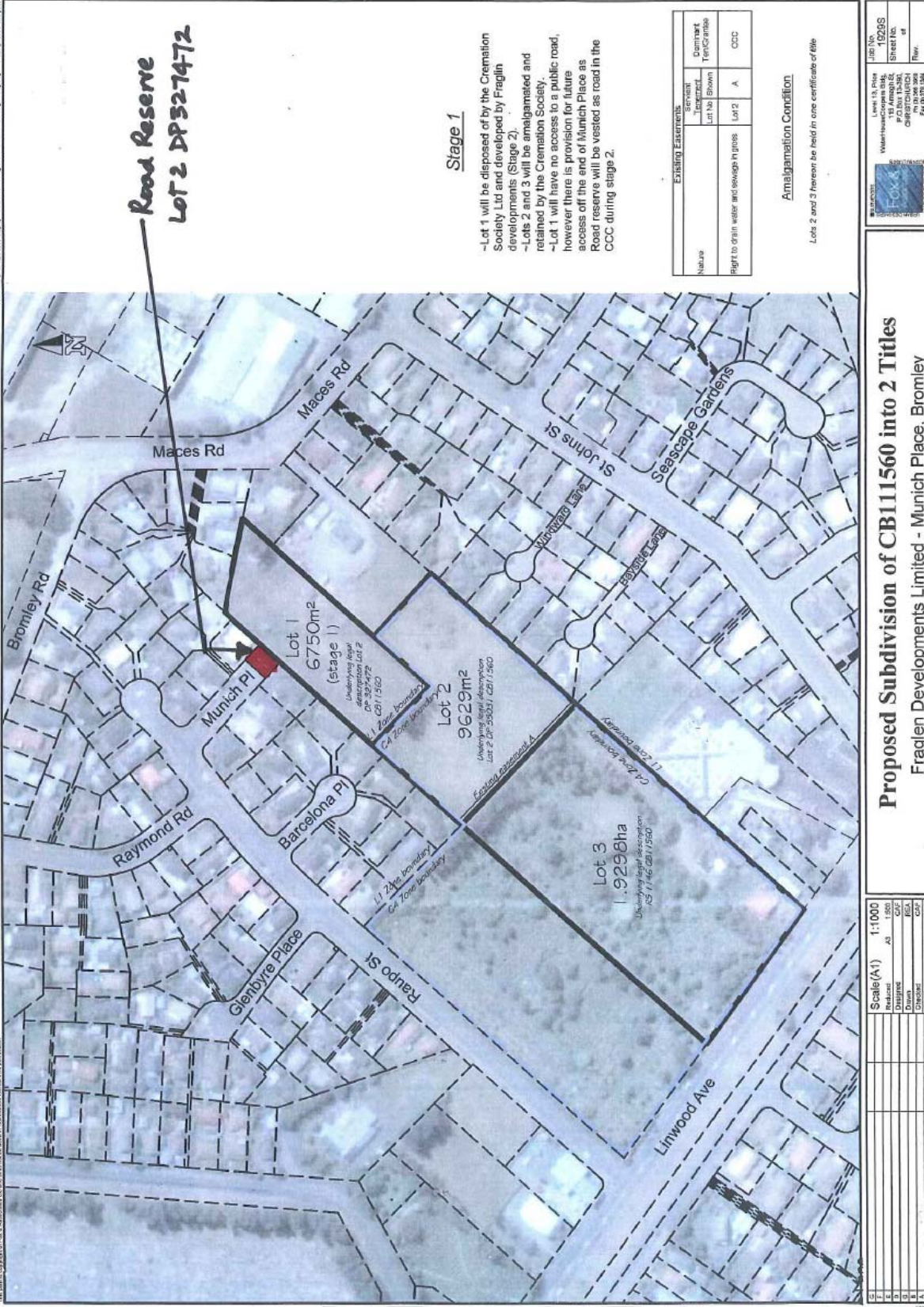
**BOB TODD
CHAIRPERSON**

ATTACHMENT TO CLAUSE 1



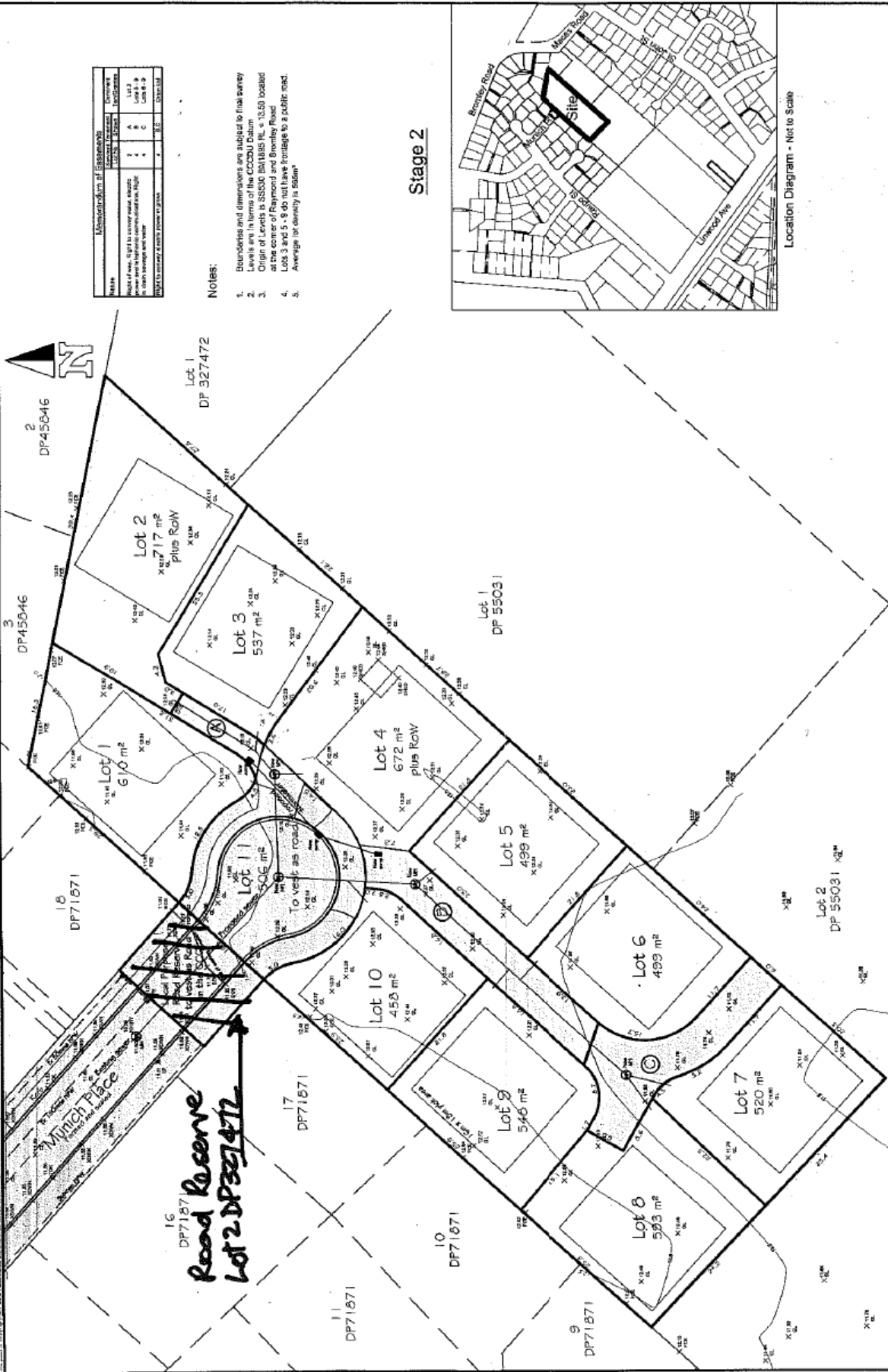
ATTACHMENT TO CLAUSE 2

ATTACHMENT - Munich P



ATTACHMENT 2 TO CLAUSE 2

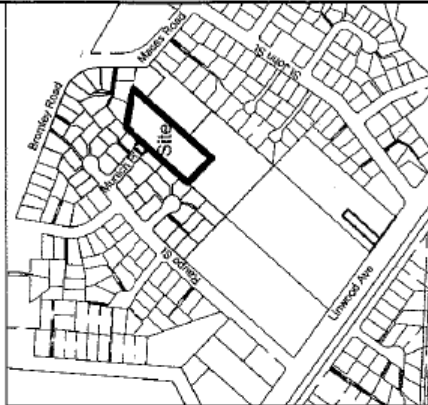
Attachment - Munich Pl.



MARK	Measurement of Easements	Notes
1	Lot 11 to Lot 12	Lot 11 to Lot 12
2	Lot 12 to Lot 13	Lot 12 to Lot 13
3	Lot 13 to Lot 14	Lot 13 to Lot 14
4	Lot 14 to Lot 15	Lot 14 to Lot 15
5	Lot 15 to Lot 16	Lot 15 to Lot 16
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63	Lot 73 to Lot 74	Lot 73 to Lot 74
64	Lot 74 to Lot 75	Lot 74 to Lot 75
65	Lot 75 to Lot 76	Lot 75 to Lot 76
66	Lot 76 to Lot 77	Lot 76 to Lot 77
67	Lot 77 to Lot 78	Lot 77 to Lot 78
68	Lot 78 to Lot 79	Lot 78 to Lot 79
69	Lot 79 to Lot 80	Lot 79 to Lot 80
70	Lot 80 to Lot 81	Lot 80 to Lot 81
71	Lot 81 to Lot 82	Lot 81 to Lot 82
72	Lot 82 to Lot 83	Lot 82 to Lot 83
73	Lot 83 to Lot 84	Lot 83 to Lot 84
74	Lot 84 to Lot 85	Lot 84 to Lot 85
75	Lot 85 to Lot 86	Lot 85 to Lot 86
76	Lot 86 to Lot 87	Lot 86 to Lot 87
77	Lot 87 to Lot 88	Lot 87 to Lot 88
78	Lot 88 to Lot 89	Lot 88 to Lot 89
79	Lot 89 to Lot 90	Lot 89 to Lot 90
80	Lot 90 to Lot 91	Lot 90 to Lot 91
81	Lot 91 to Lot 92	Lot 91 to Lot 92
82	Lot 92 to Lot 93	Lot 92 to Lot 93
83	Lot 93 to Lot 94	Lot 93 to Lot 94
84	Lot 94 to Lot 95	Lot 94 to Lot 95
85	Lot 95 to Lot 96	Lot 95 to Lot 96
86	Lot 96 to Lot 97	Lot 96 to Lot 97
87	Lot 97 to Lot 98	Lot 97 to Lot 98
88	Lot 98 to Lot 99	Lot 98 to Lot 99
89	Lot 99 to Lot 100	Lot 99 to Lot 100

Notes:

1. Boundaries and dimensions are subject to final survey
2. Levels are in terms of the CCSDM Datum
3. Origin of Levels is 55500 BM10181 RL to U.S.D located at the corner of Raymond and Bromley Road
4. Lots 3 and 5 to 8 do not have frontage to a public road.
5. Average lot width is 55.0m



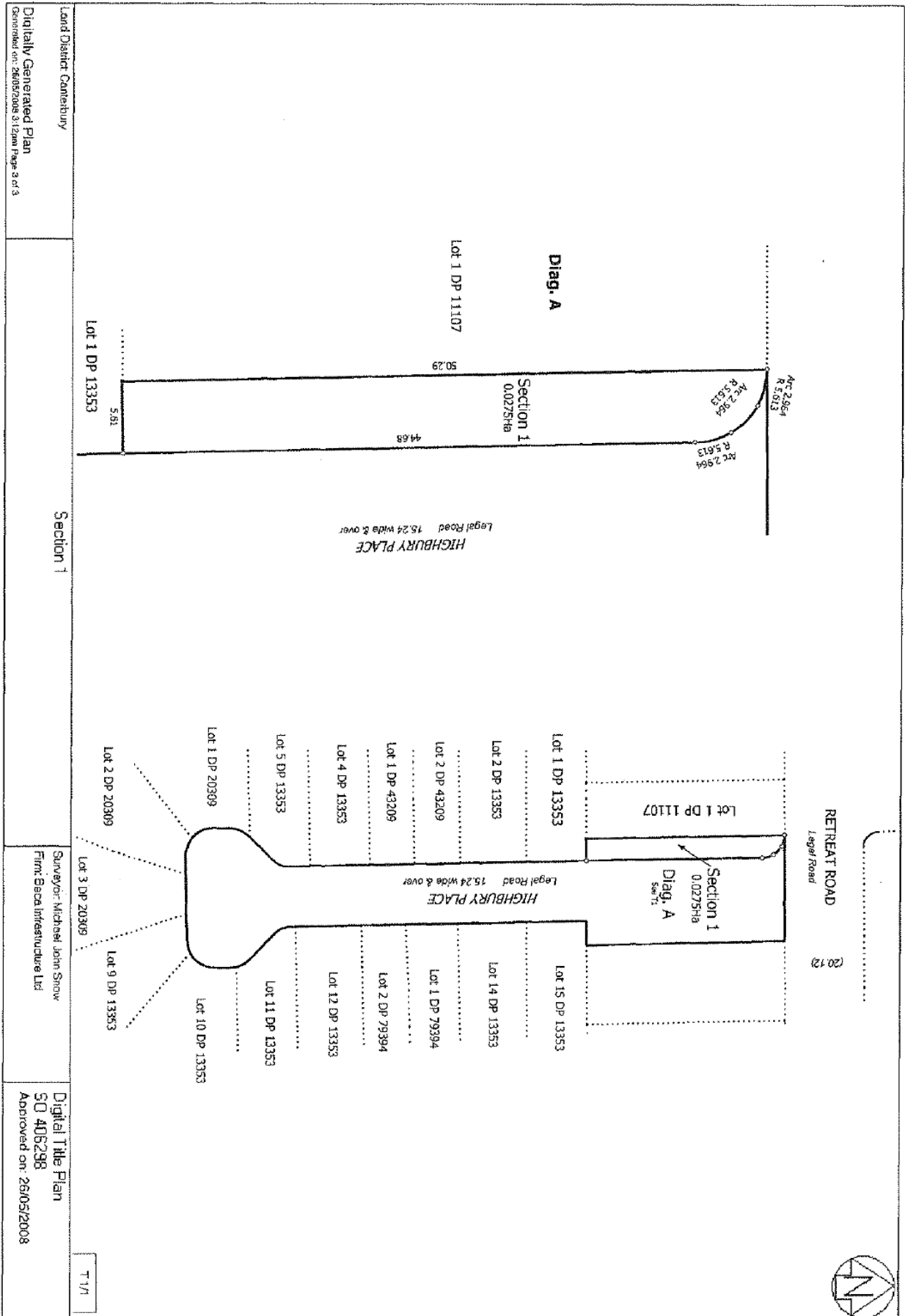
Proposed Subdivision of Lot 2 DP 327472
Fraglen Developments Limited - Munich Place, Bromley

Scale (A1)	1:250
Drawn	AS
Checked	WB
Date	18 March 2013

Fox & Partners
Professional Surveyors
Level 15, Price WaterhouseCoopers Bldg, 100 Market Street, Christchurch

JOB No. 1929S
Sheet No. of
Rev.

ATTACHMENT TO CLAUSE 3



Land District Canterbury
Digitally Generated Plan
Generated on: 26/05/2008 8:12am Page 3 of 3

Surveyor: Michael John Shaw
Firm: Basica Infrastructure Ltd

Digital Title Plan
SO 406298
Approved on: 26/05/2008