

8. 4. 2010

**SHIRLEY/PAPANUI COMMUNITY BOARD
3 MARCH 2010**

**Report of a meeting of the Shirley/Papanui Community Board,
held on Wednesday 3 March 2010 at 4pm
in the Boardroom, Papanui Service Centre,
corner Langdons Road and Restell Street, Papanui.**

PRESENT: Yvonne Palmer (Chairperson), Ngaire Button, Kathy Condon, Pauline Cotter,
Aaron Keown, Matt Morris and Norm Withers.

APOLOGIES: Nil.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. NOTICE OF MOTION

Clause 5.2 of these minutes records the following notice of motion, which is referred to the Council for consideration:

"That the Shirley/Papanui Community Board request that the Council implements organic best practices for the parks and reserves of Christchurch."

2. 156 VAGUES ROAD DISPOSAL

General Manager responsible:	General Manager City Environment, DDI 941 8608
Officer responsible:	Transport and Greenspace Manager
Author:	Stuart McLeod, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to recommend to the Council to dispose of the property situated at 156 Vagues Road.

EXECUTIVE SUMMARY

2. This property was acquired for road widening in 1985. The portion required for road has been legalised leaving a balance of area of 491 square metres being part Lot 1 DP 16902 contained in **Attachment 1** and **Attachment 2** CB585/46.
3. The Transport and Greenspace Unit have advised the property is operationally redundant and has instructed the Property Consultancy Team to dispose of it.
4. The Executive Team, Unit Managers and the Shirley/Papanui Community Board have all received a "Changes to Property Use" memorandum enquiring if other Council units have any use for the property. No responses were received. Therefore it is reasonable to assume there is no identified alternative use for the property and it can be declared surplus. The property is shown in **Attachment 3**.

2 Cont'd

FINANCIAL IMPLICATIONS

5. An independent valuation has been obtained from Simes Limited on a current market valuation basis. The property will be tendered on the open market and will have a minimum price that is yet to be determined. Should this not be achievable then the property will be sold at a negotiated price acceptable to the Manager Corporate Support.

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

6. Yes. Assets sales – surplus property sales page 40 of the LTCCP.

LEGAL CONSIDERATIONS

7. This property was acquired in January 1985 for road diversion, and was tenanted until November 2009. The portion required for road was legalised as such in December 2008.
8. The disposal of this property will be subject to Section 40 of the Public Works Act 1981. This will involve offering the property to the former owner or their successor at market value and will be completed once the Council declare the property surplus.

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

9. Yes – as above.

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?

10. Yes. The sale of surplus property forms part of the Property Consultancy Activity Management Plans, it is considered that this transaction will fall outside of the LTCCP Policy on Determining Significance at pages 207 – 208.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

11. Yes. Retention of the balance of this property no longer meets with Council roading strategies, or any LTCCP initiatives.

CONSULTATION FULFILMENT

12. Not applicable. However, in accordance with the Council's practices around declaring operationally redundant property surplus, a Change to Property Use memorandum has been circulated to the Executive Team, Unit Managers and the Shirley/Papanui Community Board, with no registrations of interest or business case being received.

STAFF RECOMMENDATION

That the Council:

- (a) Declare the balance of the property situated at 156 Vagues Road described as part Lot 1 Deposited Plan 16902 to be surplus.
- (b) Authorise staff to commence offer back obligations under Section 40 of the Public Works Act 1981.
- (c) Approve the property be offered for sale by way of public tender with a minimum tender amount to be set by an independent valuer.

2 Cont'd

- (d) Approve that the Corporate Support Unit Manager is given delegated authority to conclude the sale of the property, as supported by valuation advice and consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender the property may be sold by private treaty.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

PART B - REPORTS FOR INFORMATION

3. DEPUTATIONS

3.1 PHILLIP MOORE – GARDEN PRIDE PRESENTATION

The Board presented a Garden Pride Award Certificate to Phillip Moore as he was unable to attend the Garden Pride Awards presentation ceremony on Tuesday 2 March 2010.

3.2 MARY SCALES AND JUDITH WISE – STREET GARDENS

Mary Scales and Judith Wise expressed their concern for the safety of residents as they believed that the overgrown plants and shrubs in the Papanui Cluster of streets were causing a fire hazard and also creating poor visibility at some intersections. The Papanui Cluster comprises Frank, Wyndham, Horner, Proctor, Mary, Gambia and Loftus Streets. Concern was also expressed at the increasing lack of daytime parking in the area.

The Board **decided** to request staff to provide information on the roadside planting maintenance schedule for the streets in the Papanui Cluster, being Frank, Wyndham, Horner, Proctor, Mary, Gambia and Loftus Streets.

The Chair thanked Mary Scales and Judith Wise for their deputation.

3.3 JADE HOHAIA AND CODI WARBRICK – TE ORA HOU YOUTH AND COMMUNITY DEVELOPMENT GROUP

Jade Hohaia and Codi Warbrick advised the Board of the initiatives that Te Ora Hou had set in place for 2010 and their work in the community.

The Chair thanked Jade Hohaia and Codi Warbrick for their deputation.

3.4 PHILLIP MOORE – PARKING OUTSIDE BELFAST TRADERS MAIN NORTH ROAD

Phillip Moore expressed his concern at the lack of clear parking indicators on the bus lane outside his business, Belfast Traders, at 776 Main North Road. The current unmarked situation was, he believed, having a negative effect on his business due to driver confusion over whether or not they could park in a Bus Lane outside the 7am to 9am restriction.

The Board **decided** to advocate to New Zealand Transport Authority for the installation of P30 parking signs and road markings extending from a mid point outside Belfast Traders at 776 Main North Road to the vehicle entrance next to the Hamburger Bar at 774a Main North Road.

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

5.1. The following notice of motion was submitted by Aaron Keown:

"That the Shirley/Papanui Community Board ask the Christchurch City Council to withdraw the Edgeware pool site from the tender process. Then facilitate a meeting between the pool group, Mr Coffey and ourselves regarding the future of the site with the aim to give the community pool and facility the best possible chance of success before the land is disposed of by the Council forever."

The motion **lapsed** for want of a seconder.

5.2 The following notice of motion was submitted by Aaron Keown:

"That the Shirley/Papanui Community Board request staff to install recycle bins next to every public rubbish bin in our ward with funding to come from the operational budget with a saving coming to the ratepayer through reduced rubbish."

An amendment to the motion was made by Matt Morris as follows:

"That the Shirley/Papanui Community Board request staff to provide the cost of the installation of recycle bins next to every public rubbish bin in the city with funding to be advocated for in the Long Term Council Community Plan to come from the operational budget with a saving coming to the ratepayer through reduced rubbish."

The Notice of Motion was seconded by Kathy Condon and when put to the meeting was declared **lost** on division No. 1 by 3 votes to 4, the voting being as follows:

For (3): Pauline Cotter, Matt Morris and Yvonne Palmer.

Against (4): Ngaire Button, Kathy Condon, Aaron Keown and Norm Withers

The original motion moved by Aaron Keown, seconded by Pauline Cotter was then considered and when put to the meeting was declared **lost** on division No. 2 by 2 votes to 5, the voting being as follows:

For (2): Pauline Cotter and Aaron Keown.

Against (5): Ngaire Button, Kathy Condon, Matt Morris, Yvonne Palmer and Norm Withers.

Norm Withers moved that the Board request a combined community board seminar on the topic of installation of recycling bins beside every public rubbish bin city-wide. The motion was seconded by Kathy Condon and when put to the meeting was declared **carried**.

5.3 Pursuant to Standing Order 3.10.1, the following notice of motion, moved by Pauline Cotter, was received:

"That the Shirley/Papanui Community Board request that the Council adopt organic practices for the parks and reserves of Christchurch."

With the agreement of the mover the notice of motion was altered as follows:

"That the Shirley/Papanui Community Board request that the Council implement organic best practices for the parks and reserves of Christchurch."

5 Cont'd

The altered motion was seconded by Matt Morris when put to the meeting was declared **carried** on division No. 3 by 4 votes to 3, the voting being as follows:

For (4): Pauline Cotter, Aaron Keown, Matt Morris and Yvonne Palmer.

Against (3): Ngaire Button, Kathy Condon and Norm Withers.

This motion is referred to the Council at clause 1 of these minutes.

6. **ADJOURNMENT OF MEETING**

At 5.40pm the Board **resolved** that the meeting stand adjourned and resumed at 5.45pm.

7. **CORRESPONDENCE**

Nil.

8. **ADJOURNMENT OF MEETING**

At 5.46pm the Board **resolved** that the meeting stand adjourned to receive a seminar from staff and refreshments. The meeting resumed at 7.30pm.

9. **COMMUNITY BOARD ADVISER'S UPDATE**

The Board received updates from the Community Board Adviser on Board related activities. Specific mention was made of upcoming meetings, Discretionary Response Fund and Youth Development Fund balances, and upcoming Council consultations.

This included:

9.1 **BRIGGS ROAD/MARSHLAND ROAD INTERSECTION**

Staff advice was tabled in response to a Board request on 28 September 2009 about the issue of purchasing the property on the north-west corner of the Marshland Road/Briggs Road intersection to provide a left-turn traffic slipway. The Board **decided** to request staff to provide additional clarification on the information contained in the memorandum tabled, specifically which property has been purchased at the Briggs Road/Marshland Road intersection and which roading designations at that intersection will lapse in July 2010.

10 **BRIEFINGS**

10.1 **HELEN MILES – CHILDREN'S DAY SUNDAY 7 MARCH 2010**

Helen Miles (Community Recreation Adviser) provided the Board with an update on the arrangements for the Children's Day event and invited Board members to participate in the event.

The Chair thanked Helen Miles for the briefing.

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11. MEMBERS' INFORMATION EXCHANGE

Members shared general information on matters that had arisen since they had last met. The discussion included the following:

Main North Road/Queen Elizabeth II Drive – Safety

The Board **decided** that due to the reported significant crash rate at the Main North Road/Queen Elizabeth II Drive intersection, Council staff and representatives from the New Zealand Transport Authority be invited to advise the Board on possible solutions.

12. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - DELEGATED DECISIONS TAKEN BY THE BOARD

13. CONFIRMATION OF MINUTES – 17 FEBRUARY 2010

The Board **resolved** that the minutes of its ordinary meeting (both open and public excluded) held on 17 February 2010 be confirmed.

The meeting concluded at 8.55pm.

CONFIRMED THIS 17TH DAY OF MARCH 2010

**YVONNE PALMER
CHAIRPERSON**

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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier CB585/46
Land Registration District Canterbury
Date Issued 29 July 1953

Part-Cancelled

Prior References

CB307/78

Estate	Fee Simple
Area	607 square metres more or less
Legal Description	Lot 1 Deposited Plan 16902
Purpose	Road diversion

Proprietors

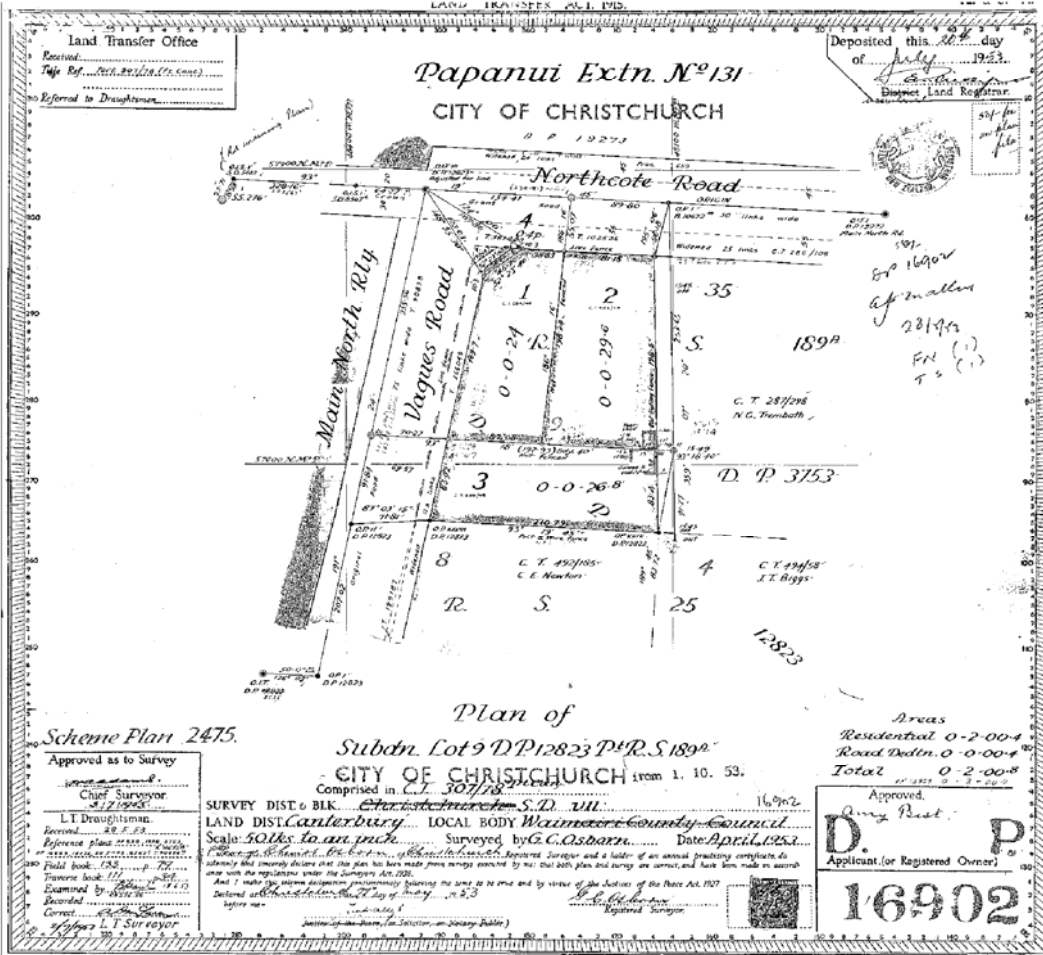
The Christchurch City Council

Interests

8040033.1 Gazette Notice (NZ Gazette 18/12/2008, NO. 195,p.5186) being part (116m2) shown as section 1 on SO 374342 is hereby declared as Road and shall vest in Christchurch City Council - 24.12.2008 at 9:00 am

Identifier

CB585/46



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ATTACHMENT TO CLAUSE 2
ATTACHMENT 3

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