

28. 7. 2011

**RICCARTON/WIGRAM COMMUNITY BOARD  
5 JULY 2011**

**Report of a meeting of the Riccarton/Wigram Community Board  
held on 5 July 2011 at 5pm  
at the Fendalton Service Centre, Corner Clyde and Jefferies Road, Christchurch.**

**PRESENT:** Mike Mora (Chairperson), Helen Broughton, Jimmy Chen, Ishwar Ganda, Sam Johnson, Judy Kirk and Peter Laloli.

**APOLOGIES:** An apology for early departure was received and accepted from Helen Broughton who retired from the meeting and was absent for part of clause 12

The Board reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**



**1. TRAFFIC CONGESTION MANAGEMENT**

See agenda item 29.

**2. 42C ROTHERHAM STREET DISPOSAL**

<b>General Manager responsible:</b>	General Manager, City Environment Group, DDI 941- 7305
<b>Officer responsible:</b>	Unit Manager, Asset and Network Planning
<b>Author:</b>	Stuart McLeod, Property Consultant

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Board's recommendation to Council to dispose of the property situated at 42C Rotherham Street.

**EXECUTIVE SUMMARY**

2. This property was acquired by the Council in 1956 for the purposes of a public toilet facility but has been closed to the public since mid 2004.
3. The asset owning unit, Transport and Greenspace, have confirmed that the property is operationally redundant. This report therefore presents the options for future use, including disposal, following consideration under the "operationally redundant property process".
4. The Executive Team, Unit Managers and the Riccarton/Wigram Community Board have all received a "Changes to Property Use" memorandum enquiring if there is any other Council use for the property. No registrations of interest were received for alternative uses, this report therefore recommends disposal.

**FINANCIAL IMPLICATIONS**

5. See Public Excluded section.

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

6. Yes. Assets sales – surplus property sales page 91 Volume II of the LTCCP.

**LEGAL CONSIDERATIONS**

7. 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 if the Council declares the property surplus.

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

8. 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?**

9. 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 page 207 – 208.

**ALIGNMENT WITH STRATEGIES**

**Do the recommendations align with the Council's strategies?**

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

**CONSULTATION FULFILMENT**

11. 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 Riccarton Wigram Community Board, no registrations of interest were received.

**STAFF RECOMMENDATION**

It is recommended that the Board recommend that the Council:

- (a) Declare the property situated at 42C Rotherham Street described as part Lot 2 Deposited Plan 18406 to be surplus;
- (b) Approve the property be offered for sale by way of public tender, subject to Section 40 Public Works Act 1981 being complied with, with a minimum tender amount to be set by an independent valuer and;
- (c) Approve that the Corporate Support Unit Manager is given delegated authority to conclude the sale of the property, as supported by valuation advice and in 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.

**BACKGROUND**

- 12. This property was acquired in 1956 by the Riccarton Borough Council, it is presumed that the property had been used as a public toilet since this time as it is shown on a plan of subdivision dated August 1955 as a Ladies Rest Rooms, (**Attachments 1, 2 and 3**).
- 13. In 2004 the roof of the building began to leak and when investigated City Care quoted \$20,000 to replace the roof. At this time it was pointed out that this toilet facility was outdated and in need of refurbishment, the estimated cost for this work was \$80,000.

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14. Due to the lack of immediately available funding for refurbishment in 2004 it was decided to ascertain the level of interest in the toilets by closing them. Whilst Council received one letter in support of the toilets remaining open, one letter was also received in support of the closure and several verbal enquiries from the public have been received expressing an interest to purchase the land should the Council decide to sell it.
15. The Transport and Greenspace Unit, no longer budget for operational costs for this facility; there is no allowance for refurbishment costs.
16. With the ongoing development of Riccarton Mall and surrounding streets it is considered there are sufficient toilet facilities in the locality in both the mall and local trading premises.
17. The previously elected Riccarton Wigram Community Board expressed concern over the state of disrepair of the Rotherham Street rest rooms and agreed to request staff advice on the current status and future of the facility.
18. The Council's Transport and Greenspace Unit reviewed the need for a public toilet in this area and consider that in this instance the Council supplying and maintaining such a facility is not justified. Transport and Greenspace requested the Property Consultancy Team to put this property through the Council standard operationally redundant property process.
19. This report and recommendations is the culmination of those requests referred to in paragraphs 17 and 18.

**PART B – REPORTS FOR INFORMATION**

**3. DEPUTATIONS BY APPOINTMENT**

**3.1 NEW ZEALAND TRANSPORT AGENCY - TRAFFIC CONGESTION REPORT**

Mike Blyleven, New Zealand Transport Authority (NZTA) presented a detailed background information to the Board regarding the report on Traffic Congestion Management, considered in Clause 1.

The Chairperson thanked Mike Blyleven for his deputation.

**4. PETITIONS**

Nil.

**5. NOTICES OF MOTION**

Nil.

**6. CORRESPONDENCE**

The Board received the following correspondence:

- 6.1 Letter from the Templeton Residents Association regarding footpaths on Halswell Junction Road and monitoring of the at the Barthers/Main South Road intersection. The Board **decided** to request staff to provide information on these issues by memorandum to be presented at the Board's next meeting on 19 July 2011.

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- 6.2 Letter from Ronald Fensom (Halswell Residents' Association) regarding urgent road realignment and reconstruction of the Sabys Road bridge. Staff present at the meeting confirmed that the reconstruction of the bridge will be undertaken as part of an approved capital project. The Board **decided** to request staff to follow up and provide the necessary information to Ronald Fensom.
- 6.3 Letter from The Templeton Chapel of the Holy Family Community Trust Inc regarding consideration of the appointment of a representative from the Board. The Board **decided** to request staff to liaise with the Trust and provide more information on the appointment requirements at the Board's next meeting on 19 July 2011.
- 6.4 Letter from Halswell Residents' Association regarding the lack of a high school in Halswell. The Board **decided** to request that this matter be raised at the next Board Chairperson's meeting on 22 July 2011, to enable a representative from the Ministry of Education to one of their future meetings. This would be of value as there are likely to be similar issues across the city.

**7. BRIEFINGS**

**7.1 BRIEFINGS**

David Daly, Unit Manager Customer Services provided an overview of how the recent earthquakes have impacted on the Customer Services Unit

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

Nil.

**9. ELECTED MEMBERS' INFORMATION EXCHANGE**

- 9.1 **Westmorland Residents' Association** – The Westmorland Residents' Association had made a submission to the Council's Annual Plan regarding the speed limit review.

The Board **decided** to request staff to provide a report on:

- (a) The speed and safety situation on Cashmere Road from Hendersons Road to Hoon Hay Road.
- (b) The speed and safety situation on Wigram Road between Awotea and Haytons Roads in the area of Broken Run.

**10. MEMBERS' QUESTIONS UNDER STANDING ORDERS**

Nil.

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## PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

## 11. CONFIRMATION OF MEETING REPORT – 21 JUNE 2011

The Board **resolved** that the minutes of the meeting held on 21 June 2011 be accepted as a true and correct record subject to the inclusion of the following to clause 14 which was omitted:

Recreation and Sports Unit	<b>Garden Gala 2012</b> Garden Gala is an older adults event run at Riccarton House and Bush for the local community. It provides a free day of fun, entertainment, education and a variety of have-a-go opportunities. This event offers local older adults a day of socialisation and the opportunity to meet with and possibly join local groups and organisations. It also provides an opportunity for local schools and performers to showcase their talents on stage and for local organisations to promote their services and activities.	\$8,500
Community Support Unit & Recreation & Sports Unit	<b>Youth Development Scheme</b> Riccarton/Wigram has a strong history of supporting young people through their Youth Development Scheme. This fund has always been included in the Board's Discretionary Fund. In December 2009 the Council agreed that Community Board's could now access funds for their Youth Development Schemes directly from the Strengthening Communities Fund. However staff recommend that the Youth Development Scheme continue to be sourced from the Board's Discretionary Fund in 2011-2012, rather than from the Strengthening Communities Fund. The reason for this recommendation being the anticipated demand on the Strengthening Communities Fund in 2011-2012.	\$7000

## 12. MATIPO STREET – PROPOSED NO STOPPING RESTRICTION

The Board considered a report seeking the Board's approval to prohibit the stopping of vehicles at any time on Matipo Street south of Blenheim Road.

The Board **resolved** to:

Revoke the following:

- (a) That any existing parking restrictions applying at any time on the south side of Blenheim Road commencing at the intersection with Matipo Street and extending in a easterly direction for a distance of 112.5 metres be revoked.
- (b) That any existing parking restrictions applying at any time on the south side of Blenheim Road commencing at the intersection with Matipo Street and extending in a westerly direction for a distance of 13.5 metres be revoked.
- (c) That any existing parking restrictions applying at any time on the western side of Matipo Street commencing at the intersection with Blenheim Road and extending in a southerly direction for a distance of 47.5 metres be revoked

Approve the following:

- (a) That the stopping of vehicles be prohibited at any time on the south side of Blenheim Road commencing at the intersection with Matipo Street and extending in a easterly direction for a distance of 113 metres.

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**12 cont'd**

- (b) That the stopping of vehicles be prohibited at any time on the south side of Blenheim Road commencing at the intersection with Matipo Street and extending in a westerly direction for a distance of 14 metres.
- (c) That the stopping of vehicles be prohibited at any time on the western side of Matipo Street commencing at the intersection with Blenheim Road and extending in a southerly direction for a distance of 79 metres.
- (d) That the stopping of vehicles be prohibited at any time on the eastern side of Matipo Street Road commencing at the intersection with Blenheim Road and extending in a southerly direction for a distance of 61 metres.

**13. MUIR PARK CANTERBURY EARTHQUAKE REPAIR EASEMENT**

This item was considered as urgent to enable contractors to proceed with earthquake repairs.

The Board considered a tabled memorandum requesting the Board's initial approval to the granting of an easement to section 48(1)(f) of the Reserves Act 1977(Act), over approximately 450 square metres of Muir Park, (7.15 x 63 metres in accordance with the Council's Development Standards the easement width being twice the depth of that the utility being laid plus the diameter of the utility), to enable work to proceed to install a new wastewater line between two existing wastewater lines as part of the wastewater earthquake repairs being undertaken in the Halswell residential area.

**STAFF COMMENT AND ONSITE REQUIREMENTS**

The City Arborist has considered the proposed easement alignment, and indicated that it will have no affect on the mature trees growing within this reserve. Before commencing work within the reserve it will be necessary for the contractors to meet the Area Contracts Manager (Greenspace) onsite to discuss the Council's temporary access requirements, before undertaking the work; sign a temporary access licence; and post a suitable bond, which is refundable when the work is complete, and the park restored to its original condition, less any costs incurred by Council to undertake the required restoration work etc. Council has delegated these onsite requirements to the Transport and Greenspace Manager and staff to execute, and manage.

**BOARD DECISION**

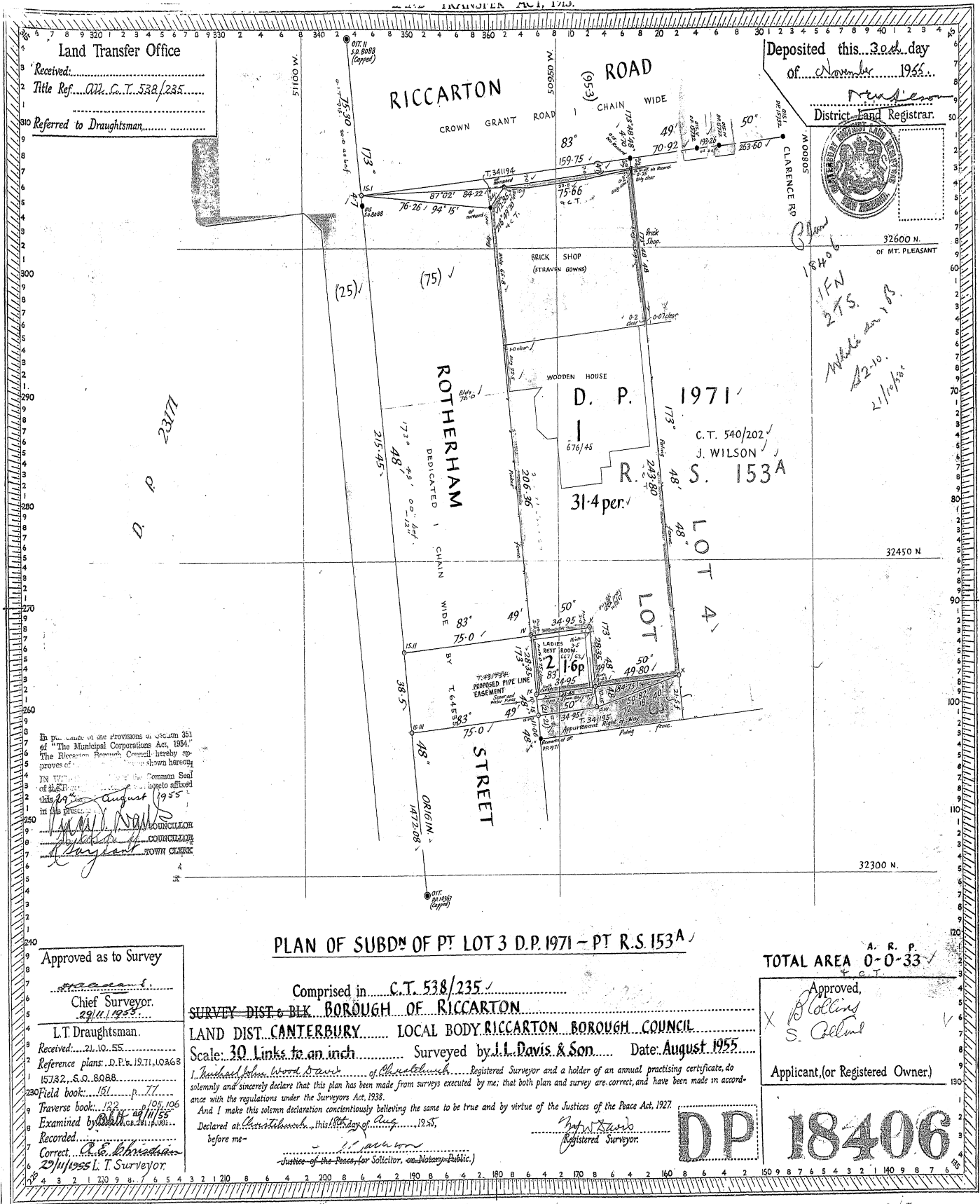
The Board **resolved** to grant an easement to section 48(1)(f) of the Reserves Act 1977(Act), over approximately 450 square metres of Muir Park, (7.15 x 63 metres in accordance with the Council's Development Standards the easement width being twice the depth of that the utility being laid plus the diameter of the utility), to enable work to proceed to install a new wastewater line between two existing wastewater lines as part of the wastewater earthquake repairs being undertaken in the Halswell residential area.

The meeting concluded at 7.28pm.

**CONFIRMED THIS 19TH DAY OF JULY 2011**

**MIKE MORA  
CHAIRPERSON**

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Land Transfer Office  
 Received: .....  
 Title Ref. OM.C.T. 538/235  
 Referred to Draughtsman.....

Deposited this... 30th day  
 of... November 1955...  
 District Land Registrar



In pursuance of the provisions of Section 361 of "The Municipal Corporations Act, 1934," The Riccarton Borough Council hereby approves of this plan and the Common Seal of the Council is hereunto affixed this 29th day of August 1955.  
 Mayor  
 Councillor  
 Town Clerk

Approved as to Survey  
 Chief Surveyor.  
 L.T. Draughtsman.  
 Received: 21.10.55  
 Reference plans: D.P.s. 19.71, 10.6/3  
 15.7.32, S.O. 8088  
 Field book: 151 p. 77  
 Traverse book: 122 p. 106  
 Examined by W. J. Davis 29/11/55  
 Recorded  
 Correct. R. E. Davidson 29/11/55 L.T. Surveyor

PLAN OF SUBD'N OF PT LOT 3 D.P. 1971 - PT R.S. 153A  
 Comprised in... C.T. 538/235  
 SURVEY DIST. & BLK. BOROUGH OF RICCARTON  
 LAND DIST. CANTERBURY LOCAL BODY RICCARTON BOROUGH COUNCIL  
 Scale: 30 Links to an inch. Surveyed by J. I. Davis & Son Date: August 1955  
 I, J. I. Davis, being a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.  
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.  
 Declared at Riccarton this 18th day of Aug 1955.  
 before me - J. I. Davis Registered Surveyor  
Justice of the Peace for Solicitor, or Notary Public.

TOTAL AREA 0-0-33 A. R. P.  
 Approved,  
 X B. Collins  
S. Collins  
 Applicant (or Registered Owner)  
 DP 18406

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CLAUSE 2 ATTACHMENT 3

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