

13. 10. 2011

**HAGLEY/FERRYMEAD COMMUNITY BOARD
14 SEPTEMBER 2011**

**Report of a meeting of the Hagley/Ferrymead Community Board
held on Wednesday 14 September 2011 at 3pm in the Board Room,
Linwood Service Centre, 180 Smith Street, Linwood.**

PRESENT: Bob Todd (Chairperson), Islay McLeod (Deputy Chairperson), David Cox, Nathan Ryan, Tim Carter and Yani Johanson.

APOLOGIES: An apology for absence was received and accepted from Brenda Lowe-Johnson.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. 347 FERRY ROAD DISPOSAL



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

PURPOSE OF REPORT

1. The purpose of this report is to present the Hagley/Ferrymead Community Board's recommendation to the Council to dispose of the property situated at 347 Ferry Road, Linwood, Christchurch.

EXECUTIVE SUMMARY

2. This property was acquired for road widening in 2007, the road widening process is currently being undertaken and will be completed prior to disposal.
3. The Transport and Greenspace Unit have advised that once the road stopping procedure is complete the property will be operationally redundant and have instructed the Property Consultancy Team to dispose of it.
4. The Executive Team, Unit Managers and the Hagley/Ferrymead 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.

FINANCIAL IMPLICATIONS

5. See Public Excluded section for details.

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 2009-19 LTCCP.

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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.

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 pages 207 and 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 roading strategies, or any LTCCP initiatives.

CONSULTATION FULFILMENT

11. Not applicable.

STAFF RECOMMENDATION

That the Council:

- (a) Declare the balance of the property situated at 347 Ferry Road, described as part Lot 4 Deposited Plan 9028 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 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 decide on and resolve any and all insurance issues and 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

It was **decided** on a motion of David Cox, seconded by Nathan Ryan, that the Board recommend to the Council that the staff recommendation be adopted.

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

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1 Cont'd**BACKGROUND**

12. This property was acquired for road widening in 2007, the portion required for road is currently in the process of being declared to be road and will leave a balance of area of 517 square metres being part Lot 4 DP 9028 contained in certificate of Title CB418/116 (refer **Attachment 1** and **Attachment 2**). It is zoned Living 2 (inner suburban), this zone has a minimum allotment area of 300 square metre and is not considered suitable for further subdivision.
13. The principle improvement on the property is a weather board dwelling of approximately 130 square meters (refer **Attachment 3**). The property although reasonably tidy would respond well to refurbishment. The relocated "road" boundary will run very close to the southern wall of the dwelling.
14. The property was tenanted as part of the Council rental stock and was managed by the Council Housing Services Team. The property was vacant when the Transport and Greenspace Unit instructed the Property Consultancy Team to legalise as road the portion required for road widening and once completed that the property was operationally redundant and could be disposed of.
15. The road legalisation process is underway and will be completed prior to the disposal of the property.
16. The property has now been tenanted to an out of town contractor who was looking for accommodation during his time in Christchurch working on earthquake repair projects. This is a periodic tenancy and can be terminated by giving 90 days notice or 42 days notice if an agreement for sale and purchase has been signed.
17. During the recent earthquakes the grounds and garage were subjected to some liquefaction, the contractor referred to above cleared the liquefaction when he commenced his tenancy.
18. 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 Hagley/Ferrymead community board; no registrations of interest were received.

PART B - REPORTS FOR INFORMATION**2. DEPUTATIONS BY APPOINTMENT**

Nil.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

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5. CORRESPONDENCE**5.1 TONY MARRYATT, CHIEF EXECUTIVE, CHRISTCHURCH CITY COUNCIL**

The Board **received** correspondence from Tony Marryatt, Chief Executive, Christchurch City Council, in response to the Board's correspondence of 1 September 2011 regarding the Draft Central City Plan.

It was moved by Yani Johanson, seconded by Tim Carter, that the Board respond to the letter from the Chief Executive expressing concern at the lack of extension in time for people to be able to make submissions to the Draft Central City Plan.

When put to the meeting the motion was declared **lost** on Division No. 1 by one vote to five, with the voting being as follows:

For (1): Yani Johanson.

Against (5): Tim Carter, David Cox, Islay McLeod Nathan Ryan and Bob Todd.

5.2 ALLAN SIMPSON, HEATHCOTE VALLEY BOWLING CLUB

The Board **received** tabled correspondence from Allan Simpson, Secretary of the Heathcote Valley Bowling Club, seeking support from the Board on a proposal to expand and diversify the Club's sporting activities. The Board **decided** to receive the correspondence and seek information from staff on the proposal and the support requested.

5.3 HON. DAVID CARTER

The Board **received** tabled correspondence from Hon. David Carter in support of the Heathcote Valley Bowling Club correspondence to the Board (Clause 5.2 refers).

6. BRIEFINGS

Nil.

7. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** updates from the Community Board Adviser on Board related activities including upcoming meetings and seminars, current Christchurch City Council consultations, and an update on the Streets' Maintenance Customer Service Requests in the Hagley/Ferrymead ward for the 1 June to 31 August 2011 period.

The Board **received** a memorandum from staff in response to the Board's request for information on the beautification of the Moorhouse Avenue/Colombo Street Overbridge, following correspondence from Keep Christchurch Beautiful.

The Board **received** for information and record purposes the minutes of the Hagley/Ferrymead Small Grants Fund Assessment Committee meeting held on 29 August 2011.

The Board was advised that the Christchurch Earthquake Recovery Authority Draft Recovery Strategy for Greater Christchurch is out for consultation, and that copies will be distributed to Board members.

Clause 14 (Part C) of these minutes details the Board's decision regarding its submission to the Council's Draft Central City Plan.

8. BOARD MEMBERS' QUESTIONS

Nil.

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9. BOARD MEMBERS' INFORMATION EXCHANGE

- Islay McLeod advised the Board of a meeting she had attended, as the Board's representative on the Summit Road Society, with representatives of the five Trusts involved in the management of the Port Hills and areas of Banks Peninsula, and Council staff. Matters discussed included funding arrangements and expectations, and consideration of a Memorandum of Understanding between the five Trusts and the Council.
- Board members were advised of a request from the Sumner Community Group for assistance in following up on the Group's application to the Christchurch Earthquake Mayoral Relief Fund. The Board **requested** the Community Board Adviser to contact the Mayor's Office to request information on the process for applications to the Fund, and the progress and timeframes relating to the application from the Sumner Community Group.
- The Board Chairperson advised the Board of information he had received seeking the Board's input on a proposal for Community Boards to nominate Earthquake Heroes, to be considered for awards to be presented in February 2012. The Board **decided** not to provide input on the proposal at this time, but to seek information on the comments of other Boards and Councillors in response to the proposal.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**10. CONFIRMATION OF MINUTES - 31 AUGUST 2011**

It was **resolved** on the motion of Nathan Ryan, seconded by Tim Carter, that the minutes of the Board's ordinary meeting of 31 August 2011 be confirmed.

11. LINWOOD AVENUE AT ST JOHNS STREET – PEDESTRIAN CROSSING FACILITY REQUEST

The Board considered a report seeking support for the installation of a pedestrian road crossing facility on Linwood Avenue.

STAFF RECOMMENDATION

It is recommended that the Hagley/Ferrymead Community Board support the installation of a pedestrian road crossing facility on Linwood Avenue in the form of a central island, kerb build-outs and path linkages, adjacent to the St Johns Street intersection from the Pedestrian Safety Initiatives budget in the 2012/13 financial year.

BOARD CONSIDERATION

Board members considered that the installation of a pedestrian road crossing facility should not encroach on the cycle lanes on Linwood Avenue.

BOARD DECISION

It was **resolved** on the motion of Bob Todd, seconded by David Cox, that the Board support the installation of a pedestrian road crossing facility on Linwood Avenue in the form of a central island, kerb build-outs and path linkages, with no encroachment on the cycle lanes, adjacent to the St Johns Street intersection from the Pedestrian Safety Initiatives budget in the 2012/13 financial year.

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12. WOOLSTON PARK BOWLING CLUB INCORPORATED – WOOLSTON PARK – PROPOSED NEW LEASE IN PLACE OF EXPIRED LEASE

The Board considered a report seeking its approval to grant a new lease to the Woolston Park Bowling Club Incorporated over their existing leased area at Woolston Park, within which they have built buildings, and developed their bowling greens.

It was **resolved** on the motion of Yani Johanson, seconded by Tim Carter, that the Board under delegated authority from the Council and Minister of Conservation:

- (a) Approve the granting of a new lease to the Woolston Park Bowling Club Incorporated over the part of Woolston Park on which the existing buildings and greens are located, within their existing fences, being approximately 2,895 square metres of Lots 24 and 25 of DP 2287, a public reserve vested in the Christchurch City Council contained in certificate of title CB 347/131 for a period of up to 33 years broken into three 11 year periods with rights of renewal at the end of the first two periods of 11 years. These rights of renewal being subject to the Council being satisfied that the terms and conditions of the lease have been complied with, and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.
- (b) Authorise the Corporate Support Manager in association with the Policy and Leasing Administrator (Network Planning Unit) to conclude and administer the terms of the lease.
- (c) Resolve that the Council's obligations under Section 4 of the Conservation Act 1987, have been considered, and determine that this issue does not require specific consultation with Te Runanga o Ngāi Tahu, for the reasons set out in paragraph 13 of the report.

(**Note:** David Cox declared an interest and withdrew from the discussion and the voting on this item.)

13. CONSIDERATION OF APPLICATIONS FOR NEIGHBOURHOOD WEEK FUNDING

The Board considered a report, and a tabled matrix including recommendations, presenting 20 applications to the Hagley/Ferrymead Community Board Neighbourhood Week 2011 Fund.

It was **resolved** on the motion of Tim Carter, seconded by Bob Todd, that applications from Karen Theobald (8), Mt Pleasant Memorial Community Centre and Residents Association Inc. (15) and Chester Street East Residents (17) be granted funding only if their events are held before 30 November 2011.

When put to the meeting the motion was declared **carried** on Division No. 2 by four votes to two, the voting being as follows:

For (4): Tim Carter, Yani Johanson, Islay McLeod and Bob Todd.
Against (2): David Cox and Nathan Ryan.

It was **resolved** on the motion of Islay McLeod, seconded by Tim Carter that the Board:

- (a) Allocate the Neighbourhood Week Fund as per the staff recommendations below, with the additional condition for applications 8, 15 and 17 that events must be held by 30 November 2011:

No.	Organisation	Location of Activity	Allocation
1	Sumner Bays Union Trust	Redcliffs Community Information Centre	\$300

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No.	Organisation	Location of Activity	Allocation
2	COWPAT Residents	Cowlishaw Street	\$165
3	Linwood North School	Linwood North School	\$170
4	Contact: Nicolette de Lautour	Wildberry Street	\$90
5	Woolston Community Association Inc.	Woolston Park	\$250
6	Neighbourhood Watch	Jura Place	\$80
7	Contact: Gillian Sheard	Avalon Street	\$160
8	Contact: Karen Theobald	Morgans Valley Reserve	\$200
9	Wakatu Avenue Neighbourhood Watch	Wakatu Avenue	\$150
10	Victoria Neighbourhood Association Inc.	Beveridge Street	\$140
11	Avon Loop Planning Association	Walnut Tree Park	\$120
12	Avebury House Community Trust	Avebury Park	\$90
13	Linwood Avenue Community Corner Trust	378 Linwood Avenue	\$200
14	Linwood Resource Centre	332 Linwood Avenue	\$180
15	Mt Pleasant Memorial Community Centre and Residents Association Inc.	Old School Reserve (Proposed)	\$200
16	St Chads Anglican Parish	St Chads Church	\$170
17	Chester Street East Residents	Christchurch Squash Club	\$200
18	Clifton Neighbourhood Committee	Brownlee Reserve	\$300
19	Contact: Amanda Lawson	Sumnervale Drive	\$165

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No.	Organisation	Location of Activity	Allocation
20	Contact: Catherine Brett	Lower Richmond Hill Road (Sumner)	\$105

- (b) Assign delegated authority to the Board Chairperson and Deputy Chairperson to consider any late applications and allocate funding, should any funds remain, before 7 October 2011.

14. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED

Further to Clause 7 (Part B) of these minutes, the Board ratified and adopted its submission to the Council's Draft Central City Plan – August 2011.

It was **resolved** on the motion of Bob Todd, seconded by Islay McLeod, that the Board adopt its submission to the Draft Central City Plan – August 2011, and delegate authority to the Chairperson of the Board to approve the final wording of the submission.

(**Note:** Tim Carter and Yani Johanson withdrew from the discussion and voting on this item.)

15. RESOLUTION TO EXCLUDE THE PUBLIC

It was **resolved** on the motion of Tim Carter, seconded by David Cox, that the public be excluded from the following parts of the proceedings of this meeting, namely item 16.

The public were excluded from the meeting at 3.50pm.

The open section of the meeting resumed at 3.55pm.

The Chairperson thanked Board members and staff for their attendance and contributions, and declared the meeting closed at 4.20pm.

CONFIRMED THIS 5TH DAY OF OCTOBER 2011

**BOB TODD
CHAIRPERSON**

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ATTACHMENT 1 TO CLAUSE 1



Areas and Dimensions Subject to Survey

A	ISSUE	AMENDMENT	SIGNED	DATE
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SECTION 1: LAND DESIGNATED FOR ROAD

<p>Christchurch City Council</p> <p>CAPITAL PROGRAMME GROUP</p>	SURVEYED T Costello DRAWN J Anderson DATE 05/2010	DRAWING NUMBER 500711-01 FILE REFERENCE WBS 542/137/1/1 PROJECT NUMBER 500711	ORIGINAL SHEET SIZE A4	SCALES 1:250 SHEET 1 OF 1
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ATTACHMENT 2 TO CLAUSE 1



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

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier CB418/116
Land Registration District Canterbury
Date Issued 20 June 1929

Prior References

CB413/95

Estate Fee Simple
Area 612 square metres more or less
Legal Description Lot 4 Deposited Plan 9028

Proprietors
Christchurch City Council

Interests

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ATTACHMENT 3 TO CLAUSE 1

