

13.10. 2011

**RICCARTON/WIGRAM COMMUNITY BOARD  
30 AUGUST 2011**

**Report of a meeting of the Riccarton/Wigram Community Board  
held on 30 August 2011 at 5pm  
at the Fendalton Service Centre, cnr Clyde and Jeffreys Road, Christchurch.**

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

**APOLOGIES:** Apologies for early departure were received and accepted from Peter Laloli who retired from the meeting at 6.55pm and was absent for clauses 2, 8-10 and 13-15 inclusive and Sam Johnson who retired from the meeting at 7.20pm and was absent for clauses 8-10 inclusive.

The Board reports that:

**PART A – MATTERS REQUIRING A COUNCIL DECISION**

**1. PROPOSED PLAN CHANGE - 61 AND 121 WIGRAM ROAD**

This item was considered by the Council on 22 September 2011.

**2. RETENTION OF PROPERTY IN COUNCIL'S OWNERSHIP - 153 MAIN SOUTH ROAD**

<b>General Manager responsible:</b>	General Manager City Environment, DDI 941-73058
<b>Officer responsible:</b>	City Water and Waste Unit Manager
<b>Author:</b>	Tom Lennon, Property Consultant,

**PURPOSE OF REPORT**

1. This report is submitted to the Council for consideration and resolution to retain in the Council's ownership the property located at 153 Main South Road, Sockburn, also identified as Pt Lot 1 DP 3343.
2. The property has been identified by City Water and Waste as a suitable site for the provision of additional wells at Sockburn to allow the Council to run the water pumps for longer periods of time during peak demand.

**EXECUTIVE SUMMARY**

3. The subject property was identified as potentially redundant as a result of no longer being required for the purpose for which it was originally acquired for by the former Paparoa County Council.
4. A process to determine the future use for the property, including the transfer and reclassification for another Council use or ultimate sale has been completed. This process involved consultation with a number of the Council units who were given the opportunity to identify a possible future use for the site based on current Area and LTCCP strategies and objectives.

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5. Unless the Council had a known identified use for the property that the Council was authorised to undertake as a public work, the property would be declared surplus to requirements and firstly offered back to the previous owner to purchase at current market value as required under the Public Works Act.
6. A proposal to retain a property which is no longer required for the purpose for which it was originally acquired must satisfy the Council that the proposed new use for the property is considered to be "Public Work" in accordance with legislation.

**FINANCIAL IMPLICATIONS**

7. There are no identified financial implications associated with retaining the property for the proposed use.

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

8. Yes.

**LEGAL CONSIDERATIONS**

9. The provision of a water well within the site is consistent with the definition of a "Public Work" as described under the Public Works Act. Consequently, the Council have the rights to retain ownership of the property for as long as a public work, as defined within the Act, is provided within the site.

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

10. Yes, legal implications associated with retaining ownership of the property for the provision of a public work have been considered.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

11. Water Supply Strategy 2009 – 2039.

**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

12. Yes. Page 67 of the 2009-19 LTCCP, Water Supply "The water supply system (reticulation, pumping etc.) will be extended as demand requires over the life of the plan."

**ALIGNMENT WITH STRATEGIES**

13. Christchurch City Council Water Supply Strategy 2009 – 2039.

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

14. Retention of this property meets the Council infrastructure strategies and LTCCP initiatives.

**CONSULTATION FULFILMENT**

15. There is no requirement for statutory consultation to be carried out.

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16. The property identified as 153 Main South Road comprises of 1725 metres squared land on which a 159 metres squared house is situated. The four bedroom house is constructed of summerhill stone brick work and requires extensive remedial work and repairs, following vacation of the previous tenants, to bring it back to a habitable state. On it's own this would be uneconomic in the normal course of events, let alone now that there is a higher and better use identified for infrastructure purposes. There appears to be no earthquake damage. However, if it was resolved to retain the dwelling a structural report would needed to confirm the soundness or otherwise of the house.
17. The legal description for the property is Part Lot 1 DP 3343 contained in Certificate of Title CB277/83 and has a rating valuation of \$736,000.
18. The subject property adjoins 157 Main South Road to the east, which is under the ownership of Ngai Tahu Property Limited and the Sockburn Service Centre to the west. The property was acquired by the former Paparoa County Council for roading purposes and has been in the Council's ownership since June 1950. Over latter years it has been rented out through the Council's Community Services Housing Unit, in addition to the economic and better use issues, retention for that purpose no longer fits with their strategies.
19. City Water and Waste have determined that two wells would need to be constructed to deal with the anticipated demand. Construction of the wells is likely to be undertaken in 2020.
20. As a result of the poor state of repair of the existing dwelling and the significant expenditure required to bring the property to a liveable standard, it has been determined that the most suitable option is its demolition.

**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Approve the retention in Council's ownership of the property situated at 153 Main South Road contained in Certificate of Title CB277/83.
- (b) Approve the demolition of the existing dwelling at the earliest possible time.

**BOARD RECOMMENDATION**

That the staff recommendation be adopted.

**PART B - REPORTS FOR INFORMATION****3. REVIEW OF DELEGATIONS TO COMMUNITY BOARDS**

1. The purpose of this report is to submit to each Community Board, for review, the current delegations from the Council.

**STAFF RECOMMENDATION**

It is recommended that the Community Board consider each of its current delegations and indicate whether it would like to see any amendments.

**BOARD CONSIDERATION**

The Board considered each of the current delegations and discussed suggested amendments to the attending staff. The Board recommend that a Combined Community Board seminar be held.

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**4. DEPUTATIONS BY APPOINTMENT**

**4.1 GRAHAM GALE – KINSELLA CRESCENT**

Mr Graham Gale, resident of Kinsella Crescent, outlined his concerns at the speed and motorist behaviour on the bend outside his residence in Kinsella Crescent. Refer to Clause 12 of these minutes on the Board's decision.

The Chairperson thanked Graham Gale for his deputation.

**5. PETITIONS**

Nil.

**6. NOTICES OF MOTION**

Nil.

**7. CORRESPONDENCE**

Nil.

**8. BRIEFINGS**

**8.1 PROPOSED PLAN CHANGE 61 AND 121 WIGRAM ROAD**

Ivan Thomson (District Planning Team Leader), Mark Stevenson (Senior Planner) and Richard Holland (Team Leader Network Planning Greenspace) provided information around the proposed plan change to 61 and 121 Wigram Road. Refer to Clause 1 of these minutes.

The Chairperson thanked staff for their briefing.

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

**9.1 CENTRAL CITY PLAN**

The Board **decided** to meet on Wednesday 7 September 2011 to formulate the Board's submission on the Draft Central City Plan.

**10. ELECTED MEMBERS' INFORMATION EXCHANGE**

**10.1 PUBLIC MEETING WITH HALSWELL RESIDENTS**

The Board **decided** to hold a joint post earthquake community meeting with the Halswell Residents' Association on Monday 19 September 2011 to hear residents issues.

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

Nil.

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

**12. CONFIRMATION OF MEETING MINUTES – 23 AUGUST 2011**

The Board **resolved** that the minutes of its ordinary and public excluded meeting of Tuesday 23 August 2011 be confirmed at their next meeting being held on 13 September 2011.

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**13. KINSELLA CRESCENT – PROPOSED NO STOPPING LINES**

The Board considered a report seeking approval that No stopping lines be installed around the bend outside number 9 Kinsella Crescent.

The Board **resolved** that the stopping of vehicles be prohibited at any time on the south-west side of Kinsella Crescent commencing at a point 73 metres north west of its intersection with Bibiana Crescent and extending initially in a north-westerly direction and then around the bend to the south-west for a distance of 40 metres.

**14. APPLICATION TO THE RICCARTON/WIGRAM 2011/12 YOUTH DEVELOPMENT SCHEME – CANTERBURY ALPINE ICE SKATING CLUB**

The Board considered a report seeking approval for an application for funding from the Riccarton/Wigram 2011/12 Youth Development Scheme.

The Board **resolved** to approve a grant of \$300 to each of the applicants from the Canterbury Alpine Ice Skating Club (totalling \$600), as a contribution towards their expenses for their attendance to the Australian National Short Track Championships from the Riccarton/Wigram 2011/12 Youth Development Scheme.

**15. APPLICATION TO THE RICCARTON WIGRAM 2011/12 YOUTH DEVELOPMENT SCHEME – ASHLEIGH LAVINIA O’NEILL**

The Board considered a report seeking approval for an application for funding from the Community Board’s 2011/12 Youth Development Scheme.

The Board **resolved** to approve a grant of \$500 to Ashleigh Lavinia O’Neill as a contribution towards her expenses related to her upcoming rhythmic gymnastics season from the 2011/12 Youth Development Scheme.

**16. LOCAL GOVERNMENT “KNOW HOW” TRAINING WORKSHOP – COMMUNITY BOARDS**

The Board considered a report seeking approval for interested members to attend Local Government New Zealand “Know How” Training Workshop – Community Boards, to be held at the Waimakariri District Council on Friday 16 September 2011.

The Board **resolved** that no Board members are to attend the Local Government New Zealand “Know How” Training Workshop – Community Boards, to be held at the Waimakariri District Council on Friday 16 September 2011.

The meeting concluded at 7.26pm.

**CONSIDERED THIS 13TH DAY OF SEPTEMBER 2011**

**MIKE MORA  
CHAIRPERSON**

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