

12. 7. 2012

SHIRLEY/PAPANUI COMMUNITY BOARD
12 JUNE 2012

Report of an Extraordinary meeting of the Shirley/Papanui Community Board
held on Tuesday 12 June 2012 at 4pm
in the Boardroom, Papanui Service Centre,
corner Langdons Road and Restell Street, Papanui.

PRESENT: Kathy Condon (Acting Chairperson), Ngaire Button, Pauline Cotter and Aaron Keown.

APOLOGY: Apologies were received and accepted for Chris Mene, Anna Button and Chris English.

The Board adjourned from 5.38pm until 5.50pm.



The Board reports that:

PART A - REPORTS REQUIRING A COUNCIL DECISION

1. 22 NORTHCOTE ROAD - PURCHASE OF LAND

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

PURPOSE OF REPORT

1. This report is submitted to the Council to authorise the purchase of the property situated at 22 Northcote Road, Christchurch.

EXECUTIVE SUMMARY

2. The property situated at 22 Northcote Road contains 766 metres squared being Lot 4 Deposited Plan 21439 and is contained in Computer Freehold Register CBA1/38, (refer **Attachment 1**).
3. It has a road widening designation over it, (refer **Attachment 2**). The road designation is 5.5 metres wide along the entire width of the property. The designation was put in place after the current registered proprietor purchased the property in 1961.
4. The designation attaches to the land and acts as a warning that at some future time the Council requires the land for a public work. The land owner can force the Council to acquire the land or remove the designation.
5. The registered proprietor marketed the property for a number of months in late 2011 but had no success whatsoever in attracting interest in the property. The main reason cited for lack of interest was the road widening designation.
6. As a consequence of the inability to sell the property, the vendor has approached the Council and asked if we would purchase on hardship grounds as provided for under the Public Works Act.
7. The Council has, over the years, acquired several properties in this area and legalised the front portion as road. Some were held for a number of years as part of the Council's social housing stock before on selling the balance property to mitigate costs.
8. It is proposed to tenant the property until such time as the front portion of this property is declared to be road. This could take approximately six to 12 months. The property will then be sold on the open market with a minimum price to be set by an independent valuer.

1 Cont'd

FINANCIAL IMPLICATIONS

9. See public excluded report.

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

10. Yes – see above.

LEGAL CONSIDERATIONS

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

11. Yes, legal implications associated with this property purchase have been considered and an agreement for sale and purchase, conditional on Council approval has been signed by the vendor.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Yes, the work provides for a safe and sustainable road network that enables access to roads and services network leisure activities. LTCCP Vol 1 page 80.

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

13. Yes, the four laning of Northcote Road is planned for 2014-15. LTCCP Volume 1 page 84.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

14. Yes, there is a roading strategy in place LTCCP volume 1 page 80, Planning Building and Maintaining the public road network.

CONSULTATION FULFILMENT

15. Not required.

STAFF RECOMMENDATION

That the Council adopts a resolution in the following form:

- (a) Purchase of the property located at 22 Northcote Road containing 766 metres squared being Lot 4 Deposited Plan 21439 contained in Computer Freehold Register CBA1/38 is approved.
- (b) That the balance of the property at 22 Northcote Road is declared surplus to requirements and that it be offered for sale by way of public tender, subject to compliance with Section 40 Public Works Act 1981 (if required), with a minimum tender amount to be set by an independent valuer.
- (c) The Corporate Support Unit Manager is granted delegated authority to conclude the purchase and subsequent sale of the balance property at 22 Northcote Road, 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 then the property may be sold by private treaty.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

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ATTACHMENT TO CLAUSE 7
Attachment 1



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

Search Copy



Identifier CBA1/38
Land Registration District Canterbury
Date Issued 20 July 1961

Prior References
CB431/247

Estate Fee Simple
Area 766 square metres more or less
Legal Description Lot 4 Deposited Plan 21439

Proprietors
John Victor Freeman

Interests

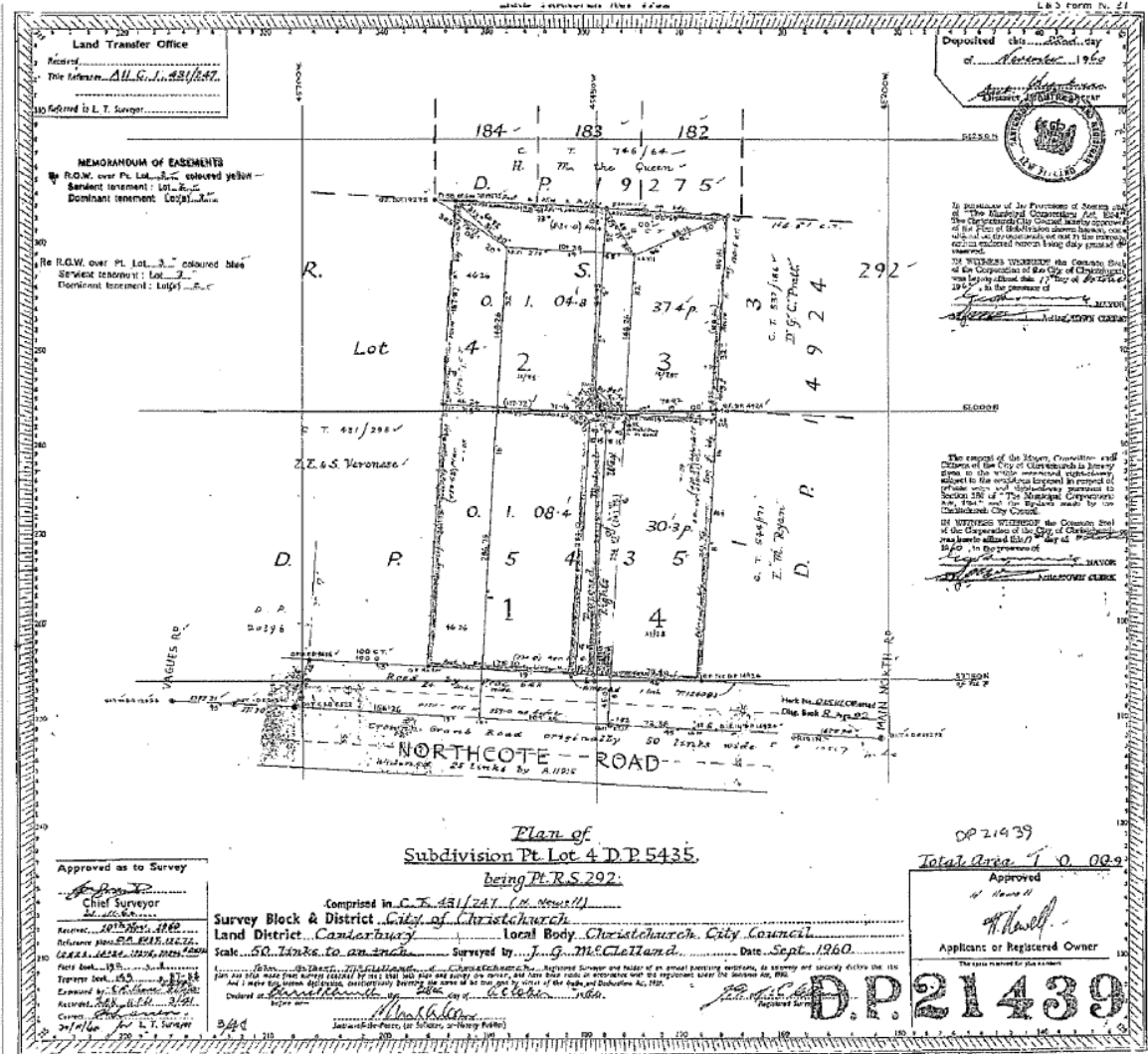
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ATTACHMENT TO CLAUSE 7
Attachment 1

Identifier

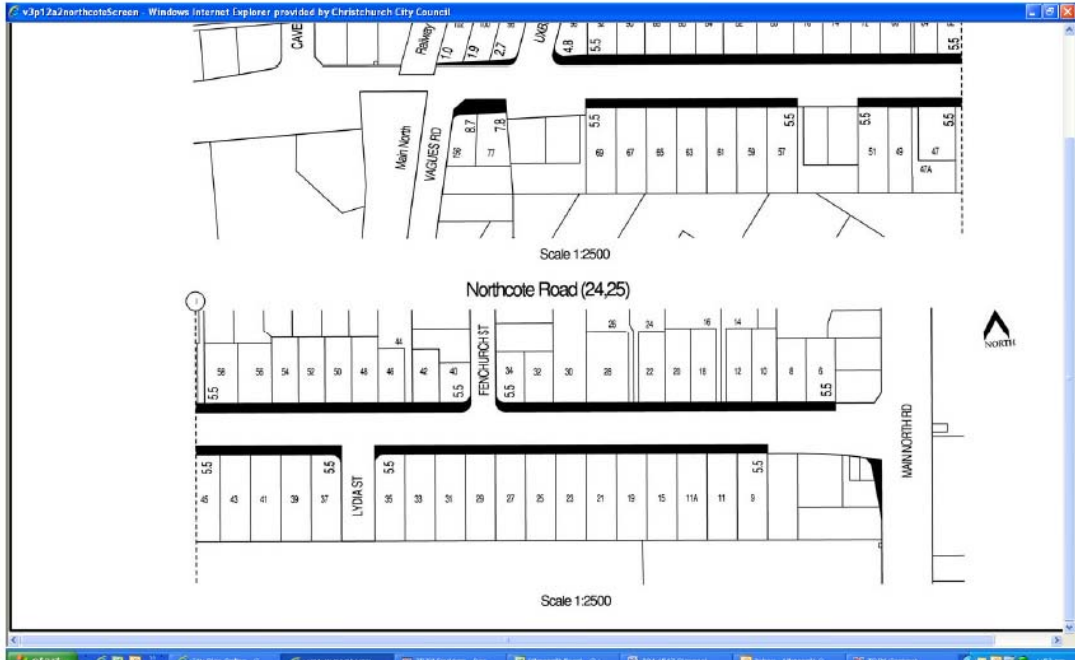
CBA1/38



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ATTACHMENT TO CLAUSE 7
Attachment 2



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PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 ALEX MARSHALL AND ANNEKA VAN DER ZEE – POSITIVE YOUTH DEVELOPMENT FUND REPORT BACK

Alex Marshall (Willows Cricket Club Tour) attended the meeting and updated members on his team's participation in events held in Sri Lanka and Kuala Lumpur. Alex thanked the Board for their support. An apology for non attendance was received from Anneka Van der Zee (National Secondary Volleyball Championships) who had provided a written report.

The Acting Chairperson thanked Alex Marshall for his report.

2.2 BRIAN BODDY – PURCHAS STREET WORK

Brian Boddy (Downers) was in attendance and briefed members on the street renewal plan proposed by Stronger Christchurch Infrastructure Rebuilding Team for Purchas Street. Mr Boddy undertook to report back to the Board following the three week public consultation period.

The Acting Chairperson thanked Mr Boddy for his presentation to the Board.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. BRIEFINGS

5.1 IVAN THOMSON – PROPOSED URBAN DEVELOPMENT UPPER STYX-HAREWOOD

Ivan Thomson, District Planning Team Leader, and Glenda Dixon, Senior Planner briefed the Board on the proposed urban development of the Upper Styx-Harewood area (Greenfield Residential area CN3).

The Board noted the consultation period for informal feedback was from 22 May to 18 June 2012.

The Board **decided** to provide feedback that while it acknowledges that the provision of social/affordable housing may not be part of the City Plan requirement, it should be considered as part of the plan change for the proposed urban development for Styx-Harewood.

The Acting Chairperson thanked Ivan Thompson and Glenda Dixon for their briefing.

6. CORRESPONDENCE

6.1 ENVIRONMENT CANTERBURY – EXISTING USE RIGHT FOR LOG BURNERS

The Board **received** correspondence from Environment Canterbury responding to the Board's request to allow log burners into new houses. The Board noted their disagreement with the Environment Canterbury stance that new or repaired homes will need to comply with the current air quality rules.

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6.2 NORTHWOOD RESIDENTS' ASSOCIATION

The Board **received** correspondence from the Northwood Residents' Association regarding Northwood Park and Englefield Reserve and requesting a toilet block upgrade and addition of two more unisex facilities in those areas.

The Board **decided** to request staff to provide comment on the proposal from the Northwood Residents' Association for a toilet block upgrade in Englefield Reserve and the addition of two more unisex facilities.

6.3 LINDSEY TROTT

The Board **received** correspondence from Lindsay Trott regarding inconsiderate parking outside his property at 3 Daniels Road. Mr Trott requested no-stopping lines across his driveway.

The Board **decided** to request staff to advise Mr Trott that the matter was one of enforcement and that he should report his concerns to the enforcement staff as infringements occur.

Staff were further requested to consider a targeted enforcement campaign to dissuade inconsiderate parking outside Mr Trott's address.

7. COMMUNITY BOARD ADVISER'S UPDATE

- The Board received information from the Community Board Adviser on Board related activities, including upcoming meetings and events, balances of the Board's 2011/12 Discretionary Response Fund and Youth Development Scheme, the Council April Update of Current Projects and an update on ward earthquake recovery discussions.
- A meeting with ward School Principals was proposed to be held on Friday, 10 August 2012 at 8am.
- Staff provided a request from eight residents of Springvale Gardens for the removal of a black poplar tree adjacent to 7 Springvale Gardens. Council Arborists had asked if the Board wishes to meet on site with the residents to debate the issue.

The Board **decided** that the Council Arborists be requested to advise the signatories of the request from Springvale Gardens for the removal of the black poplar tree, of their professional assessment of the tree, which was that it should be retained.

- Staff provided advice that the fence along Phoenix Lane that borders the walkway/cycleway will be maintained by the Council.
- A combined Board Seminar will be held at Beckenham Service Centre on 21 June 2012 regarding the Hagley Oval.
- A combined Board Seminar will be held at Beckenham Service Centre on 25 June 2012 at 5.30pm regarding the draft Rooding Plan and the proposed Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012.

8. ELECTED MEMBERS' INFORMATION EXCHANGE

- Members requested information from staff on the proposal by the Shirley Community Trust to purchase a Church building via Government funding. Staff undertook to research this matter and to inform the Board.

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- The Board **decided** that staff be requested to provide more detail on the following projects contained in the Council Update for April 2012:
 - English Park Artificial Surface
 - Graham Condon Centre Leisure Centre
 - Westminster Park Toilets
 - Cranford Street (4 laning)
 - Roto Kohatu Reserve
 - Northwood Park Recreation Facilities
- A member of the community is enquiring about setting up a community garden in the Papanui area. Staff are investigating on her behalf and will keep the Board informed.
- In his absence, Chris Mene had asked the Board to consider separate proposals from Audrey Dragovich and Annette Buxton for a memorial structure/plaque to be erected at Brooklands to recognise the history of the area.

That Board **decided** to request staff to consider the proposals from Audrey Dragovich and Annette Buxton for Brooklands memorial structure/plaque to recognise the history of the area.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

10. CONFIRMATION OF MEETING MINUTES – 16 MAY 2012

The Board **resolved** that the minutes of its ordinary meeting of Wednesday 16 May 2012 be confirmed.

11. FARQUHARS ROAD – PROPOSED NO STOPPING

The Board's consideration was sought on the stopping of vehicles being prohibited at anytime outside 1 Farquhars Road.

The Board **resolved** to approve the stopping of vehicles being prohibited at any time on the north-west side of Farquhars Road commencing at a point 376 metres west and then south-west (following the kerb line) of its intersection with Willowview Drive and extending in a south-westerly direction for a distance of 21 metres.

The Board further **resolved** that staff be requested to investigate the height allowance of the road adjacent to Farquhars Road, under the Main North Road bridge, to ascertain if there was justification for reducing the height of the road to allow trucks safe passage under the bridge.

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12. APPLICATION TO THE BOARD'S POSITIVE YOUTH DEVELOPMENT SCHEME – EILISH FRANCIS CUMMACK

The Board's approval was sought for funding from its 2011/12 Positive Youth Development Scheme for Eilish Francis Cummack.

The Board **resolved** to allocate \$200 from its 2011/12 Positive Youth Development Scheme to assist Eilish Francis Cummack to attend the Queensland Junior Squash Championships from 29 June to 1 July 2012.

13. SMALL GRANTS FUND ASSESSMENT COMMITTEE COMMUNITY REPRESENTATIVES

The Board's consideration was sought regarding the appointment of Community Representatives to the Board's Small Grants Fund Assessment Committee for the 2012/13 funding round.

The Board **resolved** that the Shirley/Papanui Community Board's Small Grants Fund Assessment Committee for the 2012/13 funding round comprise a minimum of any five members of the Community Board.

14. LOCAL GOVERNMENT "KNOW HOW" TRAINING WORKSHOP – FINANCIAL GOVERNANCE 201

The Board's consideration was sought regarding approval for interested members to attend a Local Government New Zealand "Know How" Training Workshop – Financial Governance 201, to be held in Christchurch on 3 August 2012.

The Board **resolved** to approve the attendance of Pauline Cotter and Ngaire Button at the Local Government New Zealand "Know How" Training Workshop – Financial Governance 201, to be held in Christchurch on 3 August 2012.

(Note: Ngaire Button and Pauline Cotter did not participate in the voting for this item).

15. CONSIDERATION OF SUPPLEMENTARY ITEM

The Board's approval was sought to submit a supplementary report for consideration at this meeting regarding the Strengthening Communities Funding – Key Local Projects 2012/13 Report. The reason, in terms of section 46(vii) of the Local Government Official Information and Meetings Act 1987, why the report was not included on the main agenda is that it was not available at the time the agenda was prepared.

The Board **resolved** to accept the supplementary report (Item 16 below), as detailed above.

16. STRENGTHENING COMMUNITIES FUNDING – KEY LOCAL PROJECTS 2012/13 REPORT

The Board considered a report regarding Key Local Projects in the Shirley/Papanui Ward.

It was **resolved** that the Board recommends:

- (a) The Belfast Community Network Inc project as a Key Local Project and recommend a grant of \$35,000 to be considered by the Metropolitan Funding Committee for the 2012-13 Strengthening Communities Fund.
- (b) The Shirley Community Trust project as a Key Local Project and recommend a grant of \$50,000 to be considered by the Metropolitan Funding Committee for the 2012-13 Strengthening Communities Fund.
- (c) The Te Ora Hou project as a Key Local Project and recommend a grant of \$40,000 to be considered by the Metropolitan Funding Committee for the 2012-13 Strengthening Communities Fund.

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17. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the resolution set out in Item 16 on page 31 of the agenda in relation to the following, be adopted:

- Purchase of Land – 22 Northcote Road

The meeting concluded at 6.40pm.

CONFIRMED THIS 20TH DAY OF JUNE 2012

**CHRIS MENE
CHAIRPERSON**